THE CORPORATION OF THE TOWN OF COBOURG ZONING BY-LAW 066-2025

OFFICE CONSOLIDATION: SEPTEMBER 23, 2026

Important Note: This document is for reference purposes only and contains only those amendments approved prior to and including September 23, 2026. Always confirm the accuracy of any information retrieved from this document with the Town of Cobourg's Planning Department.

OFFICE CONSOLIDATION

This office consolidation of Zoning By-law 066-2025 for the Town of Cobourg has been prepared for convenient reference only. For accurate reference, a true copy of By-law 066-2025 and each amending by-law, as approved, should be consulted.

The following amending by-laws have been included in this consolidation:

By-law #	Date Approved	By-law #	Date Approved	By-law #	Date Approved
001-2026	2026/01/20				
016-2026	2026/03/25				
020-2026	2026/04/22				
030-2026	2026/05/27				
034-2026	2026/07/22				
056-2026	2026/09/23				
057-2026	2026/09/23				

An annotation has been included in the margins of this office consolidation wherever the original text of Zoning By-law 066-2025 has been modified by an amending by-law.

Note: This page is included for information purposes only and is not part of Zoning By-law 066-2025

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PART 1.0 - INTERPRETATION AND ADMINISTRATION

1.1 TITLE

This By-law may be referred to as the "Town of Cobourg Zoning By-law" and applies to all lands within the Town of Cobourg, as shown on Maps 1 to 8 to this By-law.

1.2 CONFORMITY AND COMPLIANCE WITH BY-LAW

No person shall change the use of any **building**, **structure** or land or erect or use or permit the erection or use of any **building** or **structure** or occupy or permit the occupation of any land or **building** except in accordance with the provisions of this By-law.

1.3 NEED TO COMPLY WITH OTHER REQUIREMENTS

Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the Town or any other requirement of the County, the Province of Ontario or the Government of Canada or the Ganaraska Region Conservation Authority that may affect the use of lands, **buildings** or **structures** in the Town of Cobourg.

1.4 ENFORCEMENT

Any person or corporation that contravenes any provision of this By-Law is guilty of an offense and upon conviction is liable to the fine as provided for in the Planning Act, R.S.O. 1990, Chapter P.13 as amended.

1.5 SEVERABILITY

A decision of a court that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this By-law.

1.6 REPEAL OF FORMER BY-LAW

Zoning By-law 85-2003 of the Town and all Amendments thereto are hereby repealed in so far as it applies to lands subject to this By-law and for greater clarity, this By-law does not apply to lands on Maps 1 to 8 that are shown to be subject to By-law 85-2003.

1.7 MINOR VARIANCES TO FORMER BY-LAW

a) Where the Committee of Adjustment of the Town (herein referred to as the Committee of Adjustment) or the Ontario Municipal Board/ Local Planning Appeal Tribunal/Ontario Land Tribunal has authorized a minor variance from By-law 85-2003, the provisions of this By-law (as they apply to such land, **building** or **structure**) are modified to the extent necessary to

only and solely give effect to the provisions of that previous minor variance that would otherwise not be in conformity or compliance with this By-law.

b) Sub-section a) does not authorize any relief from this By-law unless the relief was specifically granted in the previous minor variance.

c) Sub-section a) only applies if the decision on the minor variance was made after May 25, 2010.

1.8 PREVIOUSLY APPROVED EXPANSIONS TO LEGAL NON-CONFORMING USES

a) Where the Committee of Adjustment of the Town or the Ontario Municipal Board/ Local Planning Appeal Tribunal/Ontario Land Tribunal**,** has made a decision in accordance with Sections 45(2)(a) or (b) of the Planning Act, respecting a **use** that was a legal **non-conforming use** under By-law 85-2003, the provisions of this By-law (as they apply to such **use**, **building** or **structure**) are modified to the extent necessary to implement the previous decision made before the effective date of this By-law.

b) Sub-section a) only applies if the decision to expand a legal **non-conforming use** was made after May 25, 2010.

1.9 PREVIOUSLY APPROVED SITE PLAN AGREEMENTS AND SITE PLAN APPROVALS

Where site plan approval in accordance with the Planning Act has been granted by the **Town** and a **building** permit for the project has not been issued, the provisions of this By-law, as they apply to such land, **building** or **structure**, are modified to the extent necessary to implement site plan approval in accordance with the relevant provisions of By-law 85-2003 as amended, provided that the **building** permit is issued within two (2) years of the effective date of this By-law.

1.10 TRANSITION CLAUSES FOR APPLICATIONS IN PROGRESS

1.10.1 Building Permit Applications

Nothing in this By-law shall prevent the erection or use of a **building** or **structure** by the By-law of any **building** or **structure** for which a permit has been issued under subsection 8(1) of the Building Code Act, 1992, prior to the day of the passing of this By-law, so long as the **building** or **structure** when erected is used and continues to be used for the purpose for which it was erected and provided the permit has not been revoked under subsection 8 (10) of that Act.

1.10.2 Minor Variance Applications

The requirements of this By-law do not apply to prevent the erection or use of a **building** or **structure** for which an application for a minor variance under Section 45 of the Planning Act was filed on or before the effective date of this By-law, provided the application was in compliance with By-law 85-2003 except for those aspects of By-law 85-2003 that are subject to the minor variance application.

1.10.3 Site Plan Approval Applications

The requirements of this By-law do not apply to prevent the erection or use of a **building** or **structure** for which a complete application for site plan approval was made on or before the effective date of this By-law and the said complete application complied with the provisions of By-law 85-2003.

1.10.4 Zoning By-law Amendment Applications

Where an application for an amendment to By-law 85-2003 is deemed complete by the Town prior to the date of passage of this By-law, such application shall be continued and finally disposed of under former By-law 85-2003 as it read on the day the application was deemed complete, and this By-law shall be read with necessary modifications.

1.11 NON-CONFORMING USES

a) Nothing in this By-law applies to prevent the use of any land, **building** or **structure** for any purpose prohibited by this By-law if such land, **building** or **structure** was lawfully used for such purpose on the effective date of this By-law, so long as it continues to be used for that purpose.

b) Nothing in this By-law prevents the repair, strengthening or restoration to a safe condition of a building containing a legal **non-conforming** use or the rebuilding of all or a portion of a **building** containing a legal **non-conforming** use provided that the dimensions and use of the original **building** or **structure** or of any of the associated **yards** are not altered in any way except in conformity with this By-law.

1.12 NON-COMPLYING BUILDINGS, STRUCTURES AND LOTS

1.12.1 Replacement, Enlargement, Repair or Renovation

a) A **non-complying (legal) building** or **structure** may be enlarged, repaired or renovated provided that the enlargement, repair or renovation:

i) Does not further encroach into a **required yard**;

ii) Does not increase the amount of floor area or volume in a **required yard**;

iii) Does not in any other way increase a situation of non-compliance; and,

iv) Complies with all other applicable provisions of this By-law.

b) Nothing in this By-law prevents the repair, strengthening or restoration to a safe condition of a **legal non-complying building** or **structure** or part thereof or the replacement or the re**building** of all or a portion of a **legal non-complying building** or **structure** provided that the dimensions and use of the original **building** or **structure** or of any of the associated **yards** are not altered in any way except in conformity with this By-law.

1.12.2 Non-Compliance as a Result of Land Acquisition by a Public Authority

Notwithstanding any other provision in this By-law, where, as a result of an acquisition of land by the **Town**, the **County**, the Province of Ontario, the Government of Canada or any department, board, commission or agency thereof, and where such acquisition results in a contravention of this By-law, the following applies:

a) If the acquisition results in a contravention of this By-law with respect to minimum **lot frontage** and **lot area** requirements, the **lot** is permitted to be used and **buildings** and **structures** on the **lot** may be erected, enlarged, repaired or renovated provided the use conforms with the By-law and the **buildings** or **structures** comply with all of the other provisions of this By-law.

b) If the acquisition results in a contravention of this By-law of any other provision in this By-law the lands so affected are deemed to comply with this By-law to the extent it complied with this By-law on the day before the acquisition was finalized.

c) Notwithstanding subsection (b), no new **building**, **structure** or addition to an existing **building** or **structure** shall be erected or located except in accordance with all the provisions of this By-law.

1.12.3 Non-complying lots

A **lot** in existence prior to the effective date of this By-law that does not meet the **lot area** and/or **lot frontage** requirements of the applicable **zone**, is permitted to be used and **buildings** and **structures** on the **lot** may be erected, enlarged, repaired or renovated provided the use conforms with the By-law and the **buildings** or **structures** comply with all of the other provisions of this By-law.

1.13 DEFINITIONS

a) Bolded terms are defined in Part 3.0 of this By-law.

b) Each of the defined **uses** in Part 3.0 of this By-law are distinct and separate from other defined **uses**, unless the definition indicates otherwise.

c) Unless otherwise defined as a bolded term, the words and phrases used in this By-law have their normal and ordinary meaning.

d) Defined terms are intended to capture both the singular and plural forms of these terms.

1.14 PERMITTED USES AND ACCESSORY USES

a) Where a **use** is defined in Part 3.0 of this By-law and not listed as a permitted **use** in a **zone**, the use as defined is not a permitted **use** in that **zone**.

b) **Accessory uses** to any permitted use in a **zone** are also permitted.

1.15 MULTIPLE USES ON ONE LOT

Where any **building**, **structure** or land is used for more than one purpose as provided in this By-law, the said **building**, **structure** or land shall comply with the provisions of this By-law relating to each use. In the case of a conflict, the more stringent provision shall apply.

1.16 ILLUSTRATIONS

All illustrations or photos in this By-law are deemed to not be part of this By-law and are included only to assist with the interpretation of the By-law.

1.17 LAND OWNERSHIP

No representation or implication is made by the Town, nor shall any inference be drawn from the Schedules attached to this By-law as to the ownership of private land and/or rights of access to such land. Ownership and access rights are legal matters that fall solely within the purview of a court of competent jurisdiction.

PART 2.0 - ESTABLISHMENT OF ZONES

2.1 ZONES

All lands subject to this By-law are contained within one or more of the following **Zones**:

Residential Zones (see Part 6.0)

R1 - Residential One

R2 - Residential Two

R3 - Residential Three

R4 - Residential Four

R5 - Residential Five

New Amherst Zones (see Part 7.0)

NR1 - New Amherst Neighbourhood Residential One

NR2 - New Amherst Neighbourhood Residential Two

NMU - New Amherst Neighbourhood Mixed Use

Cobourg East Zones (see Part 8.0)

CER1 - Cobourg East Low Density Residential One

CER2 - Cobourg East Medium Density Residential Two

CER3 - Cobourg East High Density Residential Three

CEMU - Cobourg East Mixed Use

Commercial Zones (see Part 9.0)

NC - Neighbourhood Commercial

SC - Shopping Centre Commercial

CC - Corridor Commercial

MC - Main Central Commercial

Mixed Use Zone (see Part 10.0)

MUC - Mixed Use Corridor

Rural, Environmental and Other Zones (see Part 11.0)

RU - Rural

I - Institutional

OS - Open Space

EC - Environmental Constraint

D - Development

TC - Transportation Corridor

Flood Overlay Zone (see Part 12.0 of this By-law)

F - Floodplain - F

2.2 ABBREVIATIONS

All of the **zones** identified in Section 2.1 of this By-law are abbreviated in the remainder of this By-law, and the full name of the **zone** is as per Section 2.1.

2.3 DETERMINING ZONE BOUNDARIES

When determining the boundary of any **Zone** as shown on any Schedule forming part of this By-law, the following provisions shall apply:

a) Where a **zone** boundary is indicated as following a **public street**, **lane,** unopened road allowance, railway right-of-way or utility corridor, the boundary is the edge of such **public street, lane,** unopened road allowance, railway right-of-way or utility corridor;

b) Where a **zone** boundary is indicated as substantially following **lot lines,** the **zone** boundary follows such **lot lines;**

c) If the location of a **lot line** changes in accordance with Section 1.12.2 of this By-law, the location of the **zone** boundary also changes to correspond with the new **lot line** location;

d) Where a **zone** boundary is indicated as following flooding hazard limits established by the Ganaraska Region Conservation Authority, the **zone** boundary shall be the flooding hazard limits as determined by the Ganaraska Region Conservation Authority;

e) Where a **zone** boundary is indicated as following the shoreline of a lake or watercourse, the **zone** boundary will move with the actual shoreline or watercourse in the event of a natural change in the shoreline or edge of the watercourse or in the event of a human-made change in the shoreline or edge of the watercourse that has been approved by the Ganaraska Region Conservation Authority; and

f) Where none of the above provisions apply, the **zone** boundary is to be scaled from the Maps that form part of this By-law.

2.4 MULTIPLE ZONES ON A LOT

a) Where a **lot** falls into two or more **zones**, each portion of the **lot** shall be used in accordance with the provisions of this By-law for the applicable **zone**.

b) In no case is a **zone** boundary dividing a **lot** into two or more **zone** categories intended to function as a property boundary for the purposes of calculating **yards** and setbacks. In all cases, the **lot line** shall be used for the purposes of calculating **yards** and setbacks, unless otherwise specified by this By-law.

2.5 SITE-SPECIFIC EXCEPTION ZONES

a) Where a number follows a **zone** symbol on the attached Schedules to this By-law, the number refers to a site-specific exception that applies to the lands noted. Site-specific exceptions are listed in Part 13 of this By-law.

b) The provisions of the site-specific exception govern over any inconsistent provisions in the remainder of this By-law.

2.6 HOLDING ZONES

a) Notwithstanding any other provision in this By-law, where a **zone** symbol is preceded by the letter (H), no person may use the land to which the letter (H) applies for any use other than the use which legally **existed** on the date the By-law applying the Holding provision came into effect, or expand or replace an existing **building** or **structure**, or erect a new **structure**, as the case may be until the (H) is removed in accordance with the policies of the Official Plan and the criteria/reasons for removal of the (H) have been satisfied.

b) Notwithstanding the above, this provision does not apply to **public uses** in accordance with Section 4.23 of this By-law, which are permitted without the need to remove the Holding provision.

c) In addition, the existence of the Holding provision does not prevent the issuance of a **building** permit to make structural repairs, carry out façade improvements, improve and/or replace plumbing and electrical systems and/or replace openings. Site-specific or Area-specific Holding **zones** are detailed in Part 14 of this By-law

PART 3.0 - DEFINITIONS

ACCESSORY BUILDING OR STRUCTURE - Means a detached **building** or **structure**, the use of which is incidental to, subordinate to and exclusively devoted to the **main use** in the **main building** located on the same **lot**.

ACCESSORY USE - Means a use of land, **buildings** or **structures** that are incidental to, subordinate to and exclusively devoted to the principal use located on the same **lot**.

ADULT ENTERTAINMENT ESTABLISHMENT - Means an establishment used for entertainment including activities, facilities, performances, exhibitions, viewings or encounters designed to appeal to erotic or sexual appetites or inclinations which a principal feature or characteristic is the nudity or partial nudity of any person.

AGRICULTURAL USE - Means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm **buildings** and **structures**, including, but not limited to livestock facilities, manure storages and farm processing - value-retaining facilities.

ALTER or ALTERATION - Means the modification of a structural component of a **building** or **structure** that results in a change of use, or any increase or decrease in the volume or **gross floor area** of a **building** or **structure**.

ART GALLERY - Means an establishment used for any combination of the preservation, exhibition, or sale of paintings and other works of art.

ASPHALT PLANT - Means an establishment that 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, and includes:

a) The stockpiling and storage of bulk materials used in the process or finished product(s) manufactured on the premises;

b) The storage and maintenance of equipment; and

c) Facilities for the administration or management of the business.

ATTACHED - Means a **building** otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with an adjacent **building** or **buildings**.

AUCTION SALES ESTABLISHMENT - Means an establishment used for the sale of items, in which the price is determined through bidding, and may include **accessory** outdoor storage.

BALCONY - Means an outdoor living area on an unenclosed or 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 or connected to the ground.

BANQUET HALL - Means an establishment used for the purpose of catering to banquets, weddings, receptions or similar functions for which food and beverages are prepared and served.

BASEMENT - Means one or more **storeys** of a **building** located below the **first storey**.

BED AND BREAKFAST ESTABLISHMENT - Means a **single detached dwelling** in which not more than three (3) Guest Rooms are used or maintained for the accommodation of the travelling public, in which the owner of the **dwelling unit** resides and supplies lodgings with or without meals for hire or pay. Meals shall only be provided to guests lodging at the establishment. A **Bed and Breakfast Establishment** is considered a **Short Term Rental Accommodation**, but does not include a **hotel, motel**, boarding or lodging house or inn.

BICYCLE PARKING SPACE - Means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act.

BUILDING - Means a **structure** consisting of any combination of a wall, roof and floor, or a structural system serving the function thereof, including all associated works, fixtures and service systems.

BUILDING SUPPLY OUTLET - Means an establishment in which **building** or construction materials and/or home improvement materials are offered for retail sale.

BULK FUEL DEPOT - Means an establishment for the bulk storage of petroleum, petroleum products, chemicals, gases or similar substances.

BUSINESS OFFICE - Means a **building** or part thereof where administrative and clerical functions are carried out in the management of a business, profession, organization or public administration.

CALL CENTRE - Means a **building** or part thereof used as a telecommunication centre for purposes such as product support, consumer assistance and tele-marketing.

CAMPGROUND - Means a facility consisting of camping sites for the overnight and/or temporary camping or parking of travel/tent trailers, truck campers, or tents for recreational or vacation use and may be designed for seasonal occupancy.

CANNABIS-RELATED USE - INDOOR - Means those activities authorized in accordance with the Federal Cannabis Regulation SOR-2018-144 as amended that are carried out within an enclosed **building** or **structure**.

CARPORT - Means a **building** or **structure** attached to a **main building** which is used for the parking or storage of one or more **motor vehicles** and which has at least one open wall, but does not include a **private garage**.

CEMETERY - Has the same meaning as in the Funeral, Burial and Cremation Services Act, as amended.

CENTRELINE - Means, with reference to a **public street**, a line drawn parallel to and equal from the limits of a road allowance as originally laid our prior to any subsequent road widening.

CHILD CARE CENTRE - Has the same meaning as in the Child Care and Early Years Act, as amended.

COMMERCIAL FITNESS CENTRE - Means an establishment in which facilities are provided for recreational or athletic activities such as body-**building** and exercise classes and may include associated facilities such as a sauna, a swimming pool, a solarium, and **accessory** retail or food related uses.

COMMERCIAL PARKING LOT - Means an area of land used for the parking of **motor vehicles** for a fee, with such use forming the principal use of a **lot**.

COMMERCIAL SELF-STORAGE FACILITY - Means a facility 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.

[030-2026] **COMMERCIAL USE, CONVENIENCE -** Means a **retail store** with a floor area of 235 square metres or less serving the daily or occasional needs of residents and employees in the immediate area with a variety of goods such as groceries, meats, beverages, dairy products, patent medicines, sundries, tobacco, stationery, hardware, magazines and newspapers.

COMMUNITY GARDEN - Means an area of land, rooftop, or other space managed and maintained by individuals and/or **non-profit organizations** that is not located in a **building**, to grow and harvest:

a) Food crops; and/or

b) Non-food, ornamental crops, such as flowers grown for personal or group use, consumption or donation.

CONCRETE BATCHING PLANT - Means an industrial use where concrete or concrete products used in **building** or construction is produced, and includes facilities for:

a) The administration or management of the business;

b) The stockpiling of bulk materials used in the production process or of finished products manufactured on the premises; and/or

c) The storage and maintenance of required equipment;

d) But does not include the retail sale of finished concrete products.

CONSERVATION USE - Means an area of land that is generally left in its natural state and which is used for any combination of preservation, protection, or improvement of components of the natural heritage system or other lands for the benefit of man and the natural environment and which may include, as an **accessory use**, hiking trails and cross country ski trails, **buildings** and **structures** such as nature interpretation centres, public information centres, with associated **parking areas**, stormwater management and, erosion control or flood control **structures**.

CONTRACTORS YARD - Means the use of land, **building** or **structure**, 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 services, cabinetry services, plumbing services, welding

services, electrical services, heating/air conditioning services, roofing services, excavation services or other similar services but does not include any other use as defined by this by-law.

CORPORATION - Means the Corporation of the Town of Cobourg.

COUNCIL - Means the Municipal Council of the Corporation of the Town of Cobourg.

COUNTY - Means the Corporation of the County of Northumberland.

CREMATORIUM - Means a **building** that is fitted with appliances for the purpose of cremating human remains and that has been approved as a **crematorium** or established as a **crematorium** in accordance with the Funeral, Burial and Cremation Services Act and includes everything necessarily incidental and ancillary to that purpose.

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 c**lot**hes or articles and shall include upholstering, repair, refinishing of antiques and other art objects, but shall not include metal spinning, woodworking or furniture manufacturing, or refinishing of antique automobiles, and does not include any factory production or any shop or factory otherwise classified or defined in the By-law.

DECK - Means an uncovered and unenclosed **structure** that is **accessory** to a residential use and used as an outdoor living area, open to the ground below, holding it erect and a floor which is more than 0.3 metres above finished grade and shall not include a landing, balcony, porch or a stair.

DENSITY, NET - Shall mean the ratio between the number of **dwelling units** located or proposed to be located on a **lot** and the area of the **lot** where the area to be measured includes only those parts of the **lot** classified for residential uses and excludes the area devoted to roads, lands **zoned** Environmental Constraint or Open Space, stormwater management facilities, common **driveways**, and other similar **infrastructure**.

DRIVEWAY - Means a defined area providing access for **motor vehicles** from a public or **private street** or a **lane** to a **parking area**, parking garage, parking **lot**, loading space, **private garage** or carport.

DRIVE-THROUGH SERVICE USE - 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.

DWELLING UNIT OR DWELLING - An area of a **building** operated as a housekeeping unit, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities. The **dwelling units** regulated by this By-law are defined below:

a) Additional residential unit: A **dwelling unit** that is self-contained, subordinate to and located within the same **building** or on the same **lot** of a **primary dwelling unit**. For the purposes of this definition, a detached **additional residential unit** can be considered a modular home **dwelling**. The addition of an **additional residential unit** in a **building** does not change a **dwelling unit** into any other type of residential **building** typology.

b) Apartment **dwelling**: A **dwelling unit** in a **building** containing four or more **dwelling units** that share a common access to the outdoors through a common entrance and/or a common corridor system.

c) Back-to-back townhouse **dwelling**: a **dwelling unit** in a **building** that has four or more **dwelling units** divided vertically, including a common rear wall, each with an independent entrance with a yard abutting at least one exterior wall of each **dwelling unit**.

d) Garden suite: A detached **dwelling unit** that is **accessory** to the principal **dwelling unit** on the same **lot** and which is designed to be portable and which can be a **modular home dwelling,** but not a trailer.

[057-2026] e) Link **dwelling**: A **building** containing only one **dwelling unit** that is linked below grade to one or more other **buildings** containing only one **dwelling unit**.

f) Mobile home **dwelling**: A **dwelling unit** designed to be mobile and constructed or manufactured to provide a permanent residence for one or more persons in accordance with the applicable Canadian Standards Association standard.

g) Modular home **dwelling**: A prefabricated **building** or **structure** which is designed to provide a permanent **dwelling unit** for one or more persons and which is placed on a finished permanent foundations. This definition shall not include a **mobile home dwelling**, a travel trailer or tent trailer or a trailer otherwise defined.

h) Multiple **dwelling**: A **dwelling unit** in a **building** containing four or more **dwelling units** that would not be considered any other type of **dwelling unit** as defined by this By-law.

i) Primary **dwelling unit**: The largest **dwelling unit** in which the residential use of the **lot** is conducted.

j) Semi-detached **dwelling**: A **dwelling unit** in a **building** that is divided vertically into two **dwelling units** that share a common wall above and below grade.

k) Single detached **dwelling**: A **dwelling unit** in a **building** containing only one **dwelling unit**.

l) Stacked townhouse **dwelling**: a **dwelling unit** in a **building** containing four or more **dwelling units** divided horizontally and/or vertically, each with an entrance that is independent or through a shared landing and/or external stairwell.

m) Street townhouse **dwelling**: A **dwelling unit** in a **building** that is vertically divided above and below grade into a minimum of three **dwelling units**, each of which has an independent entrance to the outside at the front, rear, and/or side of the **building** and a yard abutting at least two of the exterior walls of each **dwelling unit**.

EMERGENCY CARE ESTABLISHMENT – or “E.C.E” means an institutional use that provides a means of immediate, temporary accommodation and assistance for a short-term period, generally less than one week for the majority of the residents.

EMERGENCY SERVICE FACILITY - Means a **building** that houses emergency personnel, their supplies, equipment and vehicles and may include an ambulance response facility, fire station or police station.

ENERGY FROM WASTE FACILITY - Means the use of land, **buildings** or **structures** for the purpose of energy generation from the incineration of waste.

EQUESTRIAN CENTRE - Means an area of land where horses are boarded and taken out to be ridden by their owners, or rented to others and where riding lessons may be given.

EQUIPMENT SALES AND RENTAL ESTABLISHMENT - Means an establishment where machinery and equipment are offered or kept for rent, lease or hire under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.

ERECT - Means to build, construct, reconstruct, alter, relocate or, without limiting the generality of the foregoing, shall include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any existing **building** or **structure** by an addition, deletion, enlargement or extension.

ESTABLISHED BUILDING LINE - Means, on any street, the average setback of the existing **main buildings** from the **streetline** on the nearest three **lots**, on opposite sides of the subject **lot**, which have been built upon on the same side of the street between two intersecting streets.

ESTABLISHED GRADE - Means the average surface elevation of the finished level of the ground adjoining the outside walls of the **main building wall** of any **building** or **structure**.

EXISTING OR EXISTED - Means in existence on the effective date of this By-law unless otherwise specified in the By-law.

FARM IMPLEMENT DEALER - Means an establishment where farm equipment is repaired, serviced or sold.

FINANCIAL INSTITUTION - Means an establishment in which financial services are offered to the public and is limited to a bank, credit union and trust company.

FLEA MARKET/FARMER'S MARKET - Means an indoor or outdoor place, location or activity where new or used goods and commodities are offered for sale or exchange to the general public by one or more licensed vendors, usually in compartmentalized spaces.

FLOOR AREA - Means the total area of all floors in a **building**, measured between the exterior faces of the exterior walls of the **building** at each floor level.

FLOOR AREA, GROSS - Means the aggregate of the areas of each floor of a **building** or **structure** above or below **established grade,** measured between the exterior faces of the exterior walls of the **building** or **structure**, or where there are common walls between uses or **buildings** or **structures**; measured to the centre-line of a common wall, excluding the sum of the areas of each floor used, or designed or intended for the parking of **motor vehicles**, unless the parking of **motor vehicles** is the principle use of the **building** or **structure**.

FLOOR AREA, NET - Means the aggregate of the floor areas of a **building** above or below **established grade**, but excluding:

a) Any part of a **basement** that is unfinished;

b) Any space with a floor to ceiling **height** of less than 1.8 metres;

c) Bicycle lockers;

d) Parking areas within the **building**;

e) Elevator shafts and other service and mechanical shafts;

f) Loading areas and loading spaces within a **building**;

g) Service/mechanical rooms;

h) Staff locker rooms, staff restrooms and staff lunch rooms;

i) Stairways and common hallways;

j) Washrooms; and

k) Waste/recycling rooms.

FLOOR SPACE INDEX - Means the **gross floor area** of all **buildings** on a **lot** divided by the **lot area**.

FUNERAL HOME - Means an establishment used for providing funeral supplies and services to the public and includes facilities intended for the preparation of the human body for internment and **accessory** public gathering areas, but does not include a **crematorium.**

GARAGE, PARKING - Shall mean a **building** or **structure** used for the parking of **motor vehicles** and may include aisles, **parking spaces** and related ingress and egress **lanes**.

GARAGE, PRIVATE - Means an enclosed **building** that is detached or part of the **main building** on a **lot** that is also the site of any **dwelling unit** that is accessed from the outside at the **first storey** level and is designed and/or used for the storage of one or more electric and/or **motor vehicles**.

GARAGE WIDTH - Means the width of a **private garage** measured between the interior faces of the walls of the **private garage**.

GARDEN CENTRE - Means an establishment used for the sale of nursery stock, landscaping supplies and equipment and incidental goods and materials.

GOLF COURSE - Means an area of land laid out for golf with a series of holes including tee, fairway, and putting green and often one or more natural or artificial hazards. A golf course may include **restaurant**s, retail stores and miniature golf courses as **accessory uses**.

GOLF DRIVING RANGE - Means an indoor or outdoor public or private facility dedicated to the driving of golf balls from fixed golf tees.

GROUP HOME – TYPE I - Means a premises used to provide supervised living accommodation, licensed or funded under Province of Ontario of Government of Canada legislation, for up to ten

persons, exclusive of staff, living together in a single housekeeping unit because they require a supervised group living arrangement. A Group Home – Type 1 may locate:

a) in a single detached dwelling; or,

b) in a two-unit **building** (duplex or semi-detached) if the group home is the sole occupant of both units of the two-unit **building** and the total number of residents in the entire **building** does not exceed ten (10) residents.

GROUP HOME – TYPE II - Means a premises used to provide supervised living accommodation, licensed or funded under Province of Ontario or Government of Canada legislation, for more than ten persons, exclusive of staff, living together in a single housekeeping unit because they require a supervised group living arrangement. A Group Home – Type II may only be located in a **single detached dwelling**.

HEALTH SERVICES FACILITY - Means an establishment primarily engaged in providing medical, surgical or other services to individuals, including the offices of physicians, dentists, and other health practitioners, medical and dental laboratories, addiction treatment, mental health treatment, out-patient care facilities, physical therapy, blood banks and oxygen and miscellaneous types of medical supplies and services, and pharmacies, but does not include a hospital.

HEIGHT

a) Means with reference to a **building** or **structure**, the vertical distance measured from the **established grade** of such **building** or **structure** to:

   i) the highest point of the roof surface or the parapet, whichever is the greater, of a flat roof; or

   ii) the deck line of a mansard roof; or

   iii) the mid-point between eaves and ridge of a gabled, hip or gambrel roof or other type of pitched roof; or

   iv) in case of a **structure** with no roof, the highest point of the said **structure**.

b) The calculation of **height** shall not apply to:

   i) Agricultural **buildings** and **structures**, including silos and grain elevators;

   ii) Antenna or telecommunication towers;

   iii) Any mechanical features, such as **structures** containing a mechanical penthouse or the equipment necessary to control an elevator, and other rooftop **structures** not containing any habitable space, provided that such equipment does not project more than 5 metres above the highest point of the roof, is not located less than 5 metres from any exterior wall. A mechanical penthouse that meets the foregoing is not a **storey**;

iv) Any ornamental roof construction features including but not limited to domes, chimneys, parapets less than 2 metres high, towers and steeples;

v) Buildings and **structures** associated with a public works yard;

vi) Clock towers and flagpoles;

vii) Monuments;

viii) Silos, cooling towers, chimneys and other stacks in an Employment **Zone**;

ix) Solar panels; and

x) Water storage tanks.

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**.

HOME CHILD CARE - Means the caring of children in a **dwelling unit** in accordance with the Child Care and Early Years Act, as amended and which is not a child care centre.

HOME INDUSTRY - Means a small-scale, business activity of an industrial nature **accessory** to a residential use and conducted entirely within a detached **accessory building**. For the purpose of this definition, a home industry shall not include the repairing, storage or recycling of **motor vehicles**, mobile homes, boats, heavy equipment and recreational vehicles, which includes, but is not limited to campers, motor homes, motor cycles, all-terrain vehicles, personal watercraft and snowmobiles.

HOSPITAL, PRIVATE - Means any institution, **building** or other premises or place established for the purpose of the treatment of persons, and that is not approved as a **public hospital** under The Public Hospitals Act.

HOSPITAL, PUBLIC - Means any institution, **building** or other premises or place established for the purpose of the treatment of persons, and that is approved as a public hospital under The Public Hospitals Act.

HOTEL - Means an establishment containing rooms for the travelling public and may include **accessory** meeting facilities, recreation facilities, a **restaurant**, **banquet halls** and **retail stores** which are incidental and subordinate to the primary lodging function and located on the same **lot**, and which does not include a **dwelling unit**, **bed and breakfast establishment, short term rental accommodation** or **shared housing.**

INDIVIDUAL ON-SITE SEWAGE SERVICES - Means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the property upon which the system is located.

INDIVIDUAL ON-SITE WATER SERVICES - Means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

INDUSTRIAL USE - Means an establishment used for:

a) The processing of goods and materials;

b) The processing of food and related items;

c) The assembly of manufactured goods;

d) The manufacturing of goods;

e) The repair and servicing of goods and similar uses;

f) Research and development facilities; and

g) Any permanent storage facilities or **accessory** equipment that is in conjunction with a use in sub-sections (a) to (f) above.

INFRASTRUCTURE - Means a physical **structure** (facilities and corridors) that form the foundation for development. **Infrastructure** includes: sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission facilities, communication/telecommunications facilities, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

KENNEL - Means an establishment where dogs or other domestic pets are boarded for more than 24 hours and/or are kept for the purposes of breeding.

KENNEL, DAY - Means an establishment where dogs or other domestic pets are boarded for a continuous period not exceeding twenty-four hours.

LANDSCAPED OPEN SPACE - Means an area of land that contributes toward stormwater management, tree canopy cover, and biodiversity by being used for the growth and maintenance of grass, flowers, trees, shrubbery, natural vegetation and native species and other landscaping and includes any **planting strip**, surfaced walk, surface patio, green roof, swimming pool or similar area, but does not include any **parking areas** or **driveways.**

LANE - Means a subsidiary thoroughfare that is not intended for general traffic circulation and which provides a secondary means of vehicular access to an abutting **lot**.

LIBRARY - Means a facility containing printed, electronic and pictorial material for public use for purposes of study, reference and recreation.

LOADING SPACE - Means an unobstructed area of land that is used for the temporary parking of one or more commercial **motor vehicles** while merchandise or materials are being loaded or unloaded from such vehicle.

LONG TERM CARE HOME - Means a place that is licensed as a long-term care home under the Long-Term Care Homes Act and includes a municipal home, joint home or First Nations home.

LOT - Means a parcel of land that may be conveyed in accordance with provisions of the Planning Act. Below are the three types of **lots.**

a) Corner **lot**: a **lot** at the intersection of two or more streets or highways or upon two parts of the same **public street** with such **public streets** containing an angle of less than or equal to 135 degrees.

b) Interior **lot**: a **lot** situated between adjacent **lots** and having access to one **public street**.

c) Through **lot**: a **lot** that is not a **corner lot** but has frontage on more than one **public street**. If a **lot** is a through **lot**, both of the **lot lines** abutting the **public streets** are deemed to be **front lot lines**. Notwithstanding the above, where a 0.3 metre wide reserve is located along one of the **lot lines** abutting the **public street**, the **lot** is not a through **lot**.

LOT AREA - Means the total horizontal area within the **lot lines** of a **lot**.

LOT COVERAGE - Means mean the combined area of all **buildings** or **structures** on the **lot**, measured at the level of the lowest storey above grade, including all porches and verandas open or covered and covered parking areas, but excluding open, unenclosed terraces at grade, decks, steps, cornices, eaves, bay windows, chimney breasts, corbelling and similar projections, and swimming pools.

LOT DEPTH - Means the horizontal distance between the mid-point of the **front lot line** and the mid-point of the **rear lot line** or, in the case of a triangular **lot**, between the midpoint of the **front lot line** to the apex of the triangle formed by the intersecting of the **side lot lines.**

LOT FRONTAGE - Means the horizontal distance between the **interior side** and/or **exterior side lot lines**, with such distance being measured perpendicularly to the line joining the mid-point of the **front lot line** with the mid-point of the **rear lot line** at a point on that line 6.0 metres from the **front lot line**.

In the case of a **lot** with no **rear lot line**, the point where two side **lot lines** intersect shall be the point from which a line is drawn to the mid-point of the **front lot line**. In the case of a **corner lot** with a sight triangle, the **exterior side lot line** shall be deemed to extend to its hypothetical point of intersection with the extension of the **front lot line** for the purposes of calculating **lot frontage**.

LOT LINE - Means a line delineating any boundary of a **lot**. Below are the four types of **lot lines**:

a) Exterior side **lot line**: the **lot line** of a **corner lot**, other than the **front lot line**, which divides the **lot** from a **public street** or an unopened road allowance.

b) Front **lot line**: the **lot line** that divides the **lot** from the **public street**, provided that in the case of a **corner lot**, the shorter **lot line** that abuts a **public street** or is deemed to be the **front lot line** and the longer **lot line** that abuts a **public street** is deemed to be an **exterior side lot line**.

c) Interior side **lot line**: the **lot line**, other than a **rear lot line** that does not abut a **public street**.

d) Rear **lot line**: the **lot line** opposite to, and most distant from, the **front lot line**. For the purpose of this definition, if two side **lot lines** join at a point, that point shall be deemed as a **rear lot line**.

MAIN BUILDING - Means the principal **building** on the **lot**. School portables are considered to be **main buildings** by this By-law.

MAIN BUILDING WALL - Means the exterior wall of the **building** on the **first storey** of the **main building.**

MAIN USE - Means the principal use of the **lot**.

MICRO-BREWERY/WINERY/DISTILLERY - Means an establishment at which malt beverages fermented on the premises and/or wines and/or alcohol are packaged and sold for distribution, retail, or wholesale. The establishment may include retail sales, tours, and hospitality and tasting area, and a **restaurant**. The incidental brewing and making of beer and/or wine and/or alcohol in a **restaurant** is not a micro-brewery/winery/distillery.

MINERAL AGGREGATE OPERATION means

a) Lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act; 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 - Means 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 does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

[057-2026] **MOBILE CATERING UNIT** – Means a motorized vehicle, trailer, push car, or non-motorized vehicle propelled by muscular power, from which refreshments are cooked, carried, or offered for sale for consumption to the general public.

MODEL HOME - Means a **building** that is used on a temporary basis as a sales office and/or as an example of the type of **dwelling** that is for sale in a related development and which is not occupied or used for human habitation.

MOTEL - Means an establishment containing multiple rooms with no private cooking facilities that are rented to the travelling public for temporary sleeping accommodation, with each of the rooms accessed from the outside and which does not include a **bed and breakfast establishment** or **shared housing.**

MOTOR VEHICLE - Means an automobile, motorcycle, motor-assisted bicycle unless otherwise indicated in the Highway Traffic Act, as amended, and any other vehicle propelled or driven otherwise than by muscular power.

MOTOR VEHICLE BODY SHOP - Means an establishment 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.**

MOTOR VEHICLE, COMMERCIAL - A **motor vehicle**, used or intended to be used for commercial purposes and having permanently attached thereto a truck or delivery body and may include, without limiting the foregoing, catering or canteen trucks, buses, cube vans, tow trucks, tilt and load trucks, dump trucks, transport tractors, hearses, fire apparatus, taxis and limousines.

MOTOR VEHICLE REPAIR ESTABLISHMENT - Means an establishment used for the repairing of **motor vehicles** and recreational trailers, vehicles or boats, 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.**

MOTOR VEHICLE SALES, LEASING AND/OR RENTAL ESTABLISHMENT - Means an establishment used for the sale, leasing and/or rental of **motor vehicles**.

MOTOR VEHICLE SERVICE STATION - Means an establishment used for the sale of **motor vehicle** fuels and which may include the following **accessory uses**: the sale of **motor vehicle** parts and accessories, retail and personal service uses, **motor vehicle** rental, the servicing and repairing of **motor vehicles** and **motor vehicle washing establishments.**

MOTOR VEHICLE WASHING ESTABLISHMENT - Means an establishment in which the mechanical or hand washing of **motor vehicles** is carried out.

MUNICIPALITY - Means the Corporation of the Town of Cobourg.

MUNICIPAL SEWAGE SERVICES - Means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that is owned or operated by a municipality.

MUNICIPAL WATER SERVICES - Means a municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002.

MUSEUM - Means a collection of artifacts and other objects of scientific, artistic, cultural or historic importance and which may also include libraries, reading rooms, laboratories and **accessory** offices.

NIGHTCLUB - Means an establishment whose primary function is the provision of pre-recorded music, or live musical entertainment, whether such pre-recorded music or live music is provided for listening or dancing by the patrons, or any combination of the above functions, and whose **accessory** function is the sale and consumption on the premises of food and alcoholic beverages.

NON-COMPLYING (LEGAL) OR LEGAL NON-COMPLYING - Means a **building** or **structure** that was erected in compliance with the Zoning By-law in effect at the time the **building** or **structure** was erected.

NON-CONFORMING - Means a use that is not a permitted use in the **zone** in which the said use is situated.

NON-PROFIT ORGANIZATION - Means an incorporated organization that is established and which is operated in a manner that does not result in the generation of profits.

OPENING - Means an area of a **main building wall** that is open from the outside to the inside and/or which is treated in a manner that offers a view to the inside from the outside and includes a door or window.

OPEN PROCESSING - Means processing, manufacture or repair of materials, goods, or equipment conducted in the open air and/or unenclosed portions of **buildings** which are open on one or more sides.

OUTDOOR STORAGE USE - Means an area of land used for the storage of goods and materials forming the **main use** of a **lot**.

OUTDOOR STORAGE, ACCESSORY - Means an area of land used in conjunction with a business located within a **building** or **structure** on the same **lot**, for the storage of goods and materials.

PARK MODEL HOME - Means a trailer designed for temporary human habitation having permanent running gear attached and meeting Canadian Standards Association Standard Z240 and Z241.

PARK, PRIVATE - Means an open space or recreational area other than a public park, operated on a commercial and/or private member basis, and which includes one or more recreational uses.

PARK, PUBLIC - Means any area of land under the jurisdiction of a **public authority** that is designed and/or maintained for active or passive recreational purposes. Without limiting the generality of the foregoing, a park may include municipal parks and playgrounds, open spaces, golf courses, swimming pools, tennis courts, bowling greens, arenas, boating facilities, trails and sports fields and ancillary retail uses.

PARKING AREA - Means an open area of land not located on a **public street**, **private street** or **lane** that is used for the parking of four or more **motor vehicles**, but shall not include any area where **motor vehicles** for sale or repair are kept or stored.

PARKING SPACE - Means an unobstructed space for the exclusive use of parking of a **motor vehicle**.

[057-2026] **PATIO** – Means an uncovered and unenclosed **structure** that is **accessory** to a residential use and used as an outdoor living area, open to the ground below, holding it erect and a floor which is 0.3 metres or less above finished grade and shall not include a landing, balcony, porch, or a stair. The definition does not include a **restaurant patio**.

PERSONAL SERVICE USE - Means an establishment in which services involving the care of persons or their apparel are offered and includes a barber shop, a hair dressing shop, a beauty shop, a shoe repair establishment, dry cleaning establishment, registered massage therapist facility, domestic animal grooming salon or similar service establishments.

PLACE OF WORSHIP - Means a **building** or part of a **building** used by a charitable religious group(s) for the practice of religious rites and may include **accessory uses** that are subordinate and incidental to the practice of religious rites. Examples of **accessory uses** include, but shall not be limited to,

classrooms, assembly areas with a potential occupancy less than the place of worship area, a kitchen, a residence for the faith group leader, and offices subordinate and incidental to the principal place of worship. A place of worship may include a child care centre or private school**.**

PLANTING STRIP - Means an area of a **lot** which shall be used for no purpose other than landscaping, including decorative rock treatments or other required structural features, a row of trees or a continuous unpierced hedgerow of evergreens or shrubs. The remainder of such planting strip shall be used for no purpose other than landscaping features, planting trees, shrubs, flowers, grass or similar vegetation. Walkways and **driveways** accessing the **lot** from the street are permitted to cross a planting strip.

PORCH - Means a **structure** with a roof and at least one side that is open and unenclosed, that is accessed by stairs from grade and which provides access to the **first storey** of a **dwelling unit**.

PORTABLE ASPHALT PLANT - Means a facility:

a) With equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and,

b) Which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

PORTABLE CONCRETE PLANT - Means a **building** or **structure**:

a) With equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and,

b) Which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

PRIVATE CLUB - Means an establishment used as a meeting place by members and guests of members of **non-profit organizations** and non-commercial organizations for community, social or cultural purposes. This definition does not include uses that are normally carried out as a commercial enterprise and shall not include any **adult entertainment establishment.**

PUBLIC AUTHORITY - Means any commission, board, or authority or any quasi-public body that is controlled by the Federal and/or Provincial governments and/or any commission, board, or authority or any quasi-public body that is controlled by the Region or City, provided it is owned or operated by or for, or under the authority of, the County or the Town.

PUBLIC USE - Means any use of land, **buildings** or **structures** by or on behalf of a **public authority**.

RECREATIONAL EQUIPMENT SALES, RENTAL AND SERVICE ESTABLISHMENT - Means an establishment where recreational equipment such as canoes, kayaks, rowboats and other similar non-motorized types of recreational equipment is sold, rented or serviced.

RECREATIONAL ESTABLISHMENT - Means an establishment that has been designed and equipped for the conduct of athletic and leisure time activities including but not limited to a billiard or pool room, bowling alley or ice/curling or roller skating rink and similar private-operated athletic and leisure time uses.

[030-2026] **RECREATIONAL FACILITY AND COMMUNITY CENTRE -** Means the use of buildings or structures or a portion thereof for recreation and/or community activities and is designed and equipped for the conduct of sports, leisure time activities and other recreational facilities, the control of which is vested in the municipality, a local board, a non-profit organization, or an authorized agent thereof.

RECREATIONAL TRAILER, VEHICLE OR BOAT - 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.

RECYCLING FACILITY - Means a **building** or any part thereof in which blue box waste and recyclable waste is collected, handled, separated, sorted, stored, recovered, prepared and/or compacted but shall not include **open processing**, a waste management facility, a **salvage yard,** or an **energy from waste facility.** For the purpose of this By-law, "blue box waste" and "recyclable waste" shall have the same meaning as set out in O. Reg. 101/94, enacted pursuant to the Environmental Protection Act, R.S.O. 1990, c.E-19, as amended from time to time.

REHABILITATION TREATMENT CENTRE - Means a facility providing secure, supervised, specialized care, treatment and/or rehabilitation services on an in-patient or out-patient basis for individuals who are addicted to chemical substances and/or alcohol. Services generally include 24-hour accommodation for a period equal to or greater than seven (7) consecutive days where meals may also be prepared on site and served to patrons. The facility may also include **accessory** offices, lounges and meeting rooms. For the purposes of this use, 'secure' shall mean monitored and controlled ingress and egress to the facility at all times.

REPAIR SHOP - Means an establishment used for the servicing, repairing or renting of articles, goods or materials, and may include an outlet for service and repair done off premises, but does not include any use involving the sale, rental or servicing of **motor vehicles**.

RESEARCH AND DEVELOPMENT USE - Means an establishment used for scientific research, investigation, testing or experimentation, but does not include facilities for the manufacture or sale of products, except as incidental to the main purpose of the facility.

RESERVE - Means a strip of land abutting a **public street** and owned by a **public authority** having jurisdiction over the **public street**.

RESTAURANT - Means an establishment in which the principal business is the preparation and serving of food and refreshments to the public for consumption at tables within or outside the **building** and which may include the preparation of food in a ready-to-consume state for consumption off the premises, but shall not include a drive-through service use.

[057-2026] **RESTAURANT PATIO** – Means an uncovered and unenclosed outdoor dining area that is **accessory** to a permitted **restaurant** use and is not located on a **public street**. The definition does not include a **patio**.

RETAIL STORE - Means an establishment in which goods, wares, merchandise, substances, articles or things are displayed, rented or sold directly to the general public.

RETIREMENT HOME - Has the same meaning as in the Retirement Homes Act, 2010.

SALVAGE YARD - Means an area outside of an enclosed **building** where scrap metal and/or **motor vehicles** are disassembled and dismantled, or where **motor vehicles** in an inoperable condition or used **motor vehicle** parts, or scrap metals, are stored or re-sold but shall not include a recycling facility.

SCHOOL - Means a facility where instruction is provided to students as the principal use. The schools that are regulated by this By-law are defined below:

a) **Adult or continuing education school**: a facility identified as a centre of learning for credit courses, language, literacy, academic upgrading or career training for mature students or others.

b) **Commercial school**: an establishment where instruction, training, or certification in a specific trade, service, or skill is provided.

c) **Elementary school**: an institution under the jurisdiction of a school board, used primarily for the instruction of students receiving primary education, with or without a child care centre as an **accessory use**.

d) **Post-secondary school:** a university or college of applied arts and technology established under the Ministry of Colleges and Universities Act.

e) **Private school**: an institution, other than an elementary school, secondary school, adult or continuing education school, post-secondary school or a commercial school, under the jurisdiction of a private board of directors, trustees or governors, a religious organization or a charitable institution, used primarily for the instruction of students receiving primary and/or secondary education.

f) **Secondary school**: an institution under the jurisdiction of a School Board, used primarily for the instruction of students receiving secondary education, with or without a child care centre as an **accessory use**.

SCHOOL PORTABLE - Means a temporary **building** or **structure** designed to serve as a classroom on a **lot** that is also the site of a school.

SHARED HOUSING (SMALL SCALE) - Means a **dwelling unit** where lodging is provided to more than two and no more than six tenants who live as a single housekeeping unit with no more than one kitchen and where at least 1 of the tenant-occupied rooms is equipped with an external locking

mechanism that prevents access to said room by the other house occupants when the room is unoccupied.

SHARED HOUSING (LARGE SCALE) - Means a **dwelling unit** where lodging is provided to more than six tenants who live as a single housekeeping unit with no more than one kitchen and where at least 1 of the tenant-occupied rooms is equipped with an external locking mechanism that prevents access to said room by the other house occupants when the room is unoccupied.

SHIPPING CONTAINER - Means a freight container that is used for the transportation and storage of goods and materials which are loaded onto trucks, trains or ships for the purpose of moving goods and materials. A shipping container shall also include, but not be limited to, the body of a transport trailer or a straight truck and any prefabricated portable metal storage unit. For the purpose of this definition, a shipping container does not have wheels or include a **motor vehicle** or a transport trailer.

SHORT TERM RENTAL ACCOMMODATION - Means a dwelling or **dwelling unit**, or any portion of it, that is rented or available for rent and intended to be provided to the travelling or vacationing public or occupied for a seasonal or temporary period and includes a **bed and breakfast establishment**, that rents not more than three (3) guest rooms, but does not include any other use defined in this By-law.

SPECIALTY FOOD USE - Means a retail commercial use specializing in a specific type or class of foods such as frozen food, baked goods, meat products, fish, gourmet foods and/or similar foods.

STACKING 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 typically associated with a **drive through service use.**

STEPBACK - Means an architectural design element that is applied to upper **storeys** of **buildings** where the wall of the **building** above a certain **height** facing the street or a **lot line** is set back further than the wall below the specified **height**.

STOREY - Means that portion of a **building** between the surface of a floor and the floor, ceiling or roof immediately above.

STOREY, FIRST - Means the **storey** with its floor closest to **established grade** and having its ceiling more than 1.8 m above **established grade** and provided also that any portion of a **storey** exceeding 4.5 m in **height** shall be deemed an additional **storey.**

STREETLINE - Means the limit of street allowance and is the dividing line between a **lot** and a public or **private street**.

STREET, PRIVATE - Means a private thoroughfare not under the jurisdiction of the Corporation, the County or the Province of Ontario or created through the registration of a plan of condominium.

STREET, PUBLIC - Means a roadway owned by a **public authority** and for the purposes of this By-law does not include a **private street** or **lane**.

STRUCTURE - Means anything that is erected, built or constructed of parts joined together and attached or fixed permanently to the ground or any other **structure**. For the purpose of this By-law, a retaining wall that has a **height** of 1.0 m or less, a light standard, a fence, an antenna and a sign shall be deemed not to be **structures**. For the purpose of setback calculations, natural gas or electricity meters, air conditioning units and back-up generators, dog houses, freestanding mail boxes, entrance pillars, statues, storage lockers under 1 m high, freestanding arbours or pergolas, pool pumps and filters not inside **accessory buildings**, flag poles, free standing trellises, shopping cart enclosures, waste receptacles, school bus shelters, composters, planters, portable barbeques and similar items are not considered **structures**.

STUDIO - Means an establishment 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.

SUPERMARKET - Means an establishment larger than 500m^2 containing a complete departmentalized food store selling a comprehensive line of groceries, baked goods, fresh fruit and vegetables, canned goods, dairy products, frozen foods, and fresh and frozen meats. Other lines may include confectionary, drugs and cosmetics, household supplies, hardware, commercial service uses such as dry cleaning and financial services, optical services, photo services and a seasonal garden centre.

TANDEM PARKING - Means two **parking spaces** arranged such that two **motor vehicles** can park nose-to-end and where one vehicle does not have independent access to a street.

TECHNOLOGY INDUSTRY - Means a **building** or **structure** used for the manufacturing, assembling, repair, packaging, or storage of specialized technical equipment including computers, electronics and communication devices.

[057-2026] **TEMPORARY SPECIAL EVENT** – Means an event which has received approval through the **Town's** Municipal Event Application process.

TENT - Means every kind of temporary shelter for sleeping that is not permanently affixed to the site and that is capable of being easily moved.

TOWN - Means the Corporation of the Town of Cobourg.

TRADE AND CONVENTION CENTRE - Means a facility where facilities are provided for the displaying of goods and/or services for the general public, such as an auto show or a computer trade show or where groups of people meet for civic, educational, political, religious or social purposes.

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.

TRAILER PARK - Means an area of land used for the temporary or seasonal parking of travel/tent trailers, recreational trailer or vehicle, truck campers and/or tents occupied by the travelling or vacationing public.

TRANSPORTATION TERMINAL - Means land, **structures** or **buildings** used to store, repair, service, or dispatch freight or passenger-carrying vehicles and shall include a terminal for the loading, unloading, or transfer of materials or goods to or from freight-carrying transport vehicles, but shall not include a waste management facility.

TRAVEL/TENT TRAILER - Means a trailer which is designed to be temporarily utilized for living, shelter and sleeping accommodation, with or without cooking facilities and which has running gear and towing equipment that is permanently attached, has a current license and is not permanently affixed to the ground.

TRAVEL/TENT TRAILER SITE - Means a site in a trailer park or **campground** that is used for the temporary parking or storing of a travel/tent trailer, recreational trailer or vehicle, truck camper or tent.

TRUCK CAMPER - Means a unit that is constructed in a manner such that it may be attached to a **motor vehicle**, as a separate unit, and is capable of being temporarily utilized for living, sleeping or eating.

USE - Means the purpose for which any portion of a **lot**, **building** or **structure** is designed, arranged, intended, occupied or maintained.

VETERINARY CLINIC - Means an establishment where cats, dogs, and other domesticated animals (excluding livestock) are evaluated and/or treated for medical conditions and which may have boarding facilities for animals in their care for limited time.

WAREHOUSE - Means a facility in which goods or wares are stored and where trucks are stored, serviced, repaired, loaded or unloaded.

WASTE - Means ashes, garbage, refuse, domestic waste, industrial waste or municipal refuse and other such materials as may be designated as waste from time to time in the regulations of the Environmental Protection Act, R.S.O. 1990, c. E-19, as amended.

WASTE COMPOSTING FACILITY - Means:

a) Any land upon, into, in or through which, or **building** or **structure** in which organic waste that is to be diverted from landfill is deposited, stored, processed and recycled into compost for retail and wholesale purposes; and,

b) Any operation carried out or machinery or equipment used in connection with the depositing, storage, transfer, and processing or recycling referred to in clause (a).

WASTE DISPOSAL SITE - Means any land upon, into or through which, a **building** or **structure** in which, waste is deposited, disposed of, handled, stored, transferred, treated or processed and

includes any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment or processing of waste.

WASTE MANAGEMENT FACILITY - Means the use of land, **buildings** or **structures** for the management of waste, including the collection, handling, sorting, transportation, storage, recovery and disposal thereof, but does not including a recycling facility.

WASTE STORAGE AREA, ACCESSORY - Means space allocated either within a **main building** or in an **accessory building**, **structure** or enclosure where garbage, refuse or recycling materials generated on the same **lot** are temporarily stored while awaiting disposal, but does not include any storage for hazardous waste or materials.

WASTE TRANSFER STATION - Means the use of land for the collection of waste into bulk containers for the further transport to a land fill site, recycling facility or other waste disposal facility.

WAYSIDE PIT OR QUARRY - Means a temporary pit or quarry opened and used by a **public authority** solely for the purpose of a particular project or contract of road construction or maintenance and which is not located within the right-of-way of a **public street**.

YARD - Means an open, uncovered space on a **lot** appurtenant to a **building** and unoccupied by **buildings** or **structures** except as specifically permitted in this By-law.

YARD, EXTERIOR SIDE - Means the yard of a **corner lot** extending from the **front yard** to the **rear yard** between the **exterior side lot line** and the nearest main wall of the **main building** or **structure** on the **lot**.

YARD, FRONT - Means a yard extending across the full width of the **lot** between the **front lot line** and the nearest main walls of the **main building** or **structure** on the **lot**.

YARD, INTERIOR SIDE - Means a yard other than an **exterior side yard** that extends from the **front yard** to the **rear yard** between the **interior side lot line** and the nearest main walls of the **main building** or **structure** on the **lot**.

YARD, REAR - Means a yard extending across the full width of the **lot** between the **rear lot line** and the nearest main walls of the **main building** or **structure** on the **lot**.

ZONE - Means a designated area of land use(s) shown on the Zoning Maps of this By-law.

PART 4.0 - GENERAL PROVISIONS

4.1 ACCESSORY BUILDINGS AND STRUCTURES

4.1.1 General Provisions

a) Where this By-law provides that land may be used or a **building** or **structure** may be erected or used for a purpose, that purpose shall include any **accessory uses**, **buildings** or **structures** located on the same **lot** as the principal use to which they are related.

b) No **accessory building** or **structure** shall be used for human habitation or an occupation for gain or profit, except if specifically permitted by this Bylaw.

c) All **accessory buildings** and **structures** regardless of size and whether or not they require a Building Permit, shall comply with the rules set out in this section of the Bylaw.

d) Accessory buildings and structures are only permitted in the rear, interior and exterior side yards.

e) Detached private garages may be no closer than 6 metres to an exterior side lot line, if the driveway used to access the detached private garage crosses the exterior lot line.

f) Accessory **buildings** and **structures** shall be located no closer than 1.0 metres from the **interior side, exterior side** or **rear lot line**. **Private garages** for **semi-detached** and **street townhouse dwellings** that share a common **lot line** and are attached may be set back 0.0 metres from the applicable **interior side** and/or **rear yard**.

g) The maximum permitted **building height** of the **accessory building** or **structure** is 4.5 metres, unless a higher **building height** is specifically permitted by this By-law.

h) **Shipping containers**, trailers or other mobile **structures** are not permitted as **accessory buildings** or **structures** unless they are specifically permitted by this By-law.

i) In any Commercial or Employment **Zone**, **accessory buildings** for the Commercial or Employment Use shall not be located in any required side or **rear yard** abutting an adjacent residential use.

j) The maximum **lot coverage** of all detached **accessory buildings** and **structures** on a **lot** is 10 percent.

k) Provisions for detached **private garages** in the CER1, CER2, CER3 and CEMU **Zones** are set out in Section 8.2 and apply in the case of conflict.

4.2 ACCESSORY OUTDOOR STORAGE

Where **accessory outdoor storage** is located in an Employment **Zone,** the following provisions apply:

a) **Accessory outdoor storage** is permitted in any **yard** except the **front yard** and shall not be located any closer than 9.0 metres to any **lot line** abutting a **public street**;

b) The **height** of stored materials shall not exceed the **height** of the **main building** on the **lot,** or 12 metres, whichever is the lesser; and

c) The accessory **outdoor storage** shall be screened by opaque fencing with a minimum **height** of 2.1 metres or a berm with a minimum **height** of 3.0 metres.

4.3 ADDITIONAL RESIDENTIAL UNITS

4.3.1 General Provisions

a) An additional residential unit shall only be permitted on a lot containing a single detached dwelling, semi-detached dwelling or street townhouse dwelling.

b) Where two (2) **additional residential units** are located on a **lot**, such **additional residential units** may be located as follows:

i) One (1) **additional residential unit** within the same **building** as the **primary dwelling unit** on the **lot** and one (1) **additional residential unit** in a detached **accessory building** located on the same **lot** as the **primary dwelling unit**; or,

ii) Two (2) **additional residential units** within the same **building** as the **primary dwelling unit** in which case, an **additional residential unit** in a detached **accessory building** shall not be permitted.

In no case, shall two (2) **additional residential units** be permitted in a detached **accessory building**.

[057-2026] c) An **additional residential unit** shall only be permitted on a **lot** that satisfies Section 4.8 (Frontage on a Public Street) of this By-law, unless the **additional residential unit** is accessed by a **lane**.

d) Where municipal sewage services and municipal water services are available, both the primary dwelling unit and the additional residential unit(s) on the same lot shall be connected to municipal sewage services and municipal water services.

e) An **additional residential unit** shall not be permitted:

i) On lands within the Environmental Constraint (EC) **Zone** or in a **floodplain** as identified by the Conservation Authority; and,

ii) On a **lot** containing **shared housing, bed and breakfast establishment, group home type 1** or **group home type 2.**

f) **Parking spaces** for an **additional residential unit(s)** shall be provided in accordance with the requirements of Section 5.4 (Residential Parking Requirements) of this By-law. Required off-street **parking spaces** may be arranged as **tandem parking.**

4.3.2 Additional Residential Units Within the Same Building as the Primary Dwelling Unit

Where an **additional residential unit(s)** is within the same **building** as the **primary dwelling unit**, the following provisions shall apply:

a) The additional residential unit(s) shall be located entirely within the same building as the primary dwelling unit.

b) A maximum of one entrance to the **main building** shall be permitted along each **public street**.

c) The maximum **gross floor area** of the **additional residential unit(s)** may not singularly or cumulatively exceed 50% of the **gross floor area** of the **primary dwelling unit**.

d) Notwithstanding the above, if an **additional residential unit(s)** is located in the **basement**, such **additional residential unit(s)** may occupy the entire **basement**.

e) Where direct access to the **additional residential unit** is provided from the **interior side yard**, the entrance to the **additional residential unit** is required to be a minimum of 1.2 metres from the **interior side lot line.**

f) In addition to the above, where the entrance to the **additional residential unit** is provided through a door located in the **interior side** or **rear yard**, an unobstructed pedestrian path of travel having a minimum width of 0.9 metres and minimum **height** of 2.1 metres shall be provided along any portion of the **yard** extending from the door used as the entrance to an **additional residential unit** to a **public street or a lane**.

4.3.3 Additional Residential Unit in a Detached Accessory Building

Where an **additional residential unit** is within a detached **accessory building**, the following provisions shall apply:

a) Additional residential units within a detached accessory building are only permitted in the rear, interior and exterior side yards.

b) The following setbacks apply to additional residential units in a detached accessory building:

   i) **Exterior side lot line** - same as the **required exterior side yard** for the **main building**, which is increased to 6.0 metres if the **driveway** used to access the **additional residential unit** crosses the **exterior lot line**;

   ii) **Rear lot line** - 1.0 metre which is reduced to 0.6 metres if the **additional residential unit** is accessed by a **lane**; and

   iii) **Interior side lot line** - 1.2 metres which is reduced to 0.6 metres if there are no doors or windows facing the **interior side lot line** when the **additional residential unit** is accessed by a **lane** and which can be further reduced to **0.0 metres** if the **additional residential unit** is accessed by a **lane** and shares a wall with an **additional residential unit** on an abutting **lot**.

c) The maximum permitted **building height** of the **additional residential unit** is 4.5 metres, unless the **additional residential unit** is located above a detached **private garage** on a **lot** accessed by a **lane** in which case the maximum **building height** is 8.0 metres.

d) The **maximum gross floor area** of the **additional residential unit** within a detached **accessory building** shall not exceed 50% of the **gross floor area** of the **primary dwelling unit** but in no case can occupy more than 50% of the **rear yard.**

e) A detached **additional residential unit** shall be setback no further than 40 metres from the **public street** that is relied upon for access, if the **additional residential unit** is not accessed by a **lane**.

f) An **additional residential unit** in a detached **accessory building** is not permitted to have a **basement** or other habitable living space below grade.

g) An **additional residential unit** in a detached **accessory building** shall be set back a minimum of 4.5 metres from the **main building** on the **lot.**

h) A clear path suitable for pedestrian use with a minimum width of 0.9 metres shall be provided from the **streetline** to the entrance of an **additional residential unit** that is contained within a detached **accessory building,** if the **additional residential unit** is not accessed by a **lane**.

4.4 ACCESSORY WASTE STORAGE BUILDINGS, STRUCTURES AND ENCLOSURES

Accessory waste storage **buildings**, **structures** and enclosures are subject to the following provisions:

a) Accessory waste storage areas in an **accessory building**, **structure** or enclosure shall be surrounded on three sides by masonry, concrete or wooden walls to provide screening and,

b) Accessory waste storage areas within an **accessory building**, **structure** or enclosure shall be located:

   i) In an interior, **exterior side yard** or **rear yard** only;

   ii) No closer to any **lot line** than required for an **accessory building** or **structure** by this by-law;

   iii) No closer than 7.5 metres to any adjacent Residential **Zone** boundary;

   iv) Outside of any required **landscaped open space** area or **planting strip**; and,

   v) Shall not occupy any required **loading spaces, parking spaces,** access to **parking spaces** or **driveways**.

c) Notwithstanding the above, deep well storage receptables are permitted anywhere on a **lot**.

4.5 BARRIER-FREE ENTRANCES

Nothing in this By-law prevents the establishment of **barrier-free** entrances in accordance with the requirements of the Ontario Building Code. In addition, nothing prevents the location of **barrier-free** entrances in a **private garage** that is attached to a **dwelling unit** provided the required number of **parking spaces** can still be provided.

4.6 DECK AND PORCH REGULATIONS

a) **Decks** are permitted provided that:

i) The **deck** is located no closer than 3.0 metres to the **rear lot line;**

ii) The **deck** is located no closer to the **interior side lot line** than the **interior side yard** requirement for the **main building;**

iii) The **deck** is located no closer to the **exterior side lot line** than the required **exterior side yard** for the **main building**; and

iv) The **deck** is not located in the **front yard.**

b) Notwithstanding the above provisions, stair landings less than 1.0 m2, and stairs used to access a **deck** shall not be subject to the setback requirements of this Section, provided they are no closer than 0.5 metres from any **lot line.**

c) **Porches** and the associated stairs, eaves and gutters are permitted in the **front, interior side** and **exterior side yards** provided that the **porch** and the associated stairs, eaves and gutters:

i) Are no closer than 0.5 metres from the **interior side lot line;**

ii) Are no closer than 1.5 metres from the **front** and **exterior side lot lines;** and,

iii) Do not extend more than 2.0 metres into the **required rear yard.**

4.7 ENCROACHMENTS INTO REQUIRED YARDS (EXCLUDING DECKS AND PORCHES)

Encroachments of the following **structures** or features into a **required yard** shall be permitted in accordance with Table 4.7 below:

Table 4.7: Encroachments

	Structure	Yard in which Encroachment is Permitted	Maximum Encroachment Permitted
A	Air conditioners and heat pumps	**Interior side** and **rear yard**	Shall be set back a minimum of 0.6 metres from the **interior** and **rear lot lines**
		Exterior side yard	Shall be set back a minimum of 1.0 metre from the **exterior side lot line**
B	Awnings, **canopies** (which are not above doorways), cornices, coves, belt courses, eaves, gutters, pilasters, sills, eavestroughs, rainwater collectors or weather-shielding **structures**	All **yards**	May encroach by no more than 0.9 metres into any **required yard**

	Structure	Yard in which Encroachment is Permitted	Maximum Encroachment Permitted
C	**Balconies**	**Front** and **exterior side yards**	May encroach by no more than 1.5 metres into the **required front** and **exterior side yards**
		Rear yard	May encroach by no more than 1.5 metres into the **required rear yard**
		Interior side yard	No encroachment permitted into **required interior side yard**
D	**Bay windows**, box out windows and bow windows without foundations, with a maximum width of 3.0 metres	All **yards**	May encroach by no more than 0.6 metres into any **required yard**
E	**Canopies** (above doorways and not supported by the ground) and porticos	**Front, rear** and **exterior side yards**	Shall be set back a minimum of 1.5 metres from the **front, rear** and **exterior side lot lines**
F	Chimneys and gas fireplace projections and chases with a maximum width of 1.8 metres	All **yards**	May encroach by no more than 0.6 metres into any **required yard**
G	Fire escapes	All **yards**	May encroach by no more than 2.5 metres into any **required yard** and must be set back a minimum of 0.6 metres from the **interior side lot line**
H	**Patios**	**Front, interior** and **exterior side yards**	May encroach by no more than 0.6 metres into any **required yard** and must be set back a minimum of 0.6 metres from the **interior side lot line**
		Rear yard	May encroach in accordance with Section 4.3 (a) of this By-law
I	Stairs and landings that access any part of the **main building**	**Exterior, interior and rear yards**	No part of the stairs or landing shall be closer than 0.3 metres from the **exterior side, interior side and rear lot lines**

4.8 FRONTAGE ON A PUBLIC STREET

Unless otherwise specified by this By-law, no person shall erect any **building** or **structure** and no person shall use any **building** or **structure**, **lot** or parcel unless the **lot** or parcel to be so used, or upon which the **building** is situated or erected or proposed to be erected:

a) Abuts or fronts on a **public street** which is assumed by By-law by a **public authority** for maintenance purposes; or,

b) Is being constructed pursuant to a Subdivision Agreement with a **public authority**; or,

c) Fronts on a year round maintained **public street** that was not established as a consequence of Registering a Plan of Subdivision; or,

d) Fronts onto a **private street** within a Plan of Condominium that either provides direct access to a **public street** or which connects with other **private street**s within a Plan of Condominium or other Plans of Condominium to access a **public street**; or,

e) Fronts on a right-of-way.

For the purposes of this By-law, the **front lot line** of a **lot** separated from a **public street** by a reserve owned by a **public authority** shall be deemed to abut such a **public street**.

4.9 GARDEN SUITES

Where a garden suite is permitted by a Temporary Use By-law, the following provisions apply:

a) Minimum setback shall be equal to the required rear and **interior side yards** for the **main building** from the rear and **interior side lot lines**.

b) In no case shall the garden suite be located any closer to the front or exterior **lot line** than the **main building**.

c) The maximum floor area of any garden suite is 80 square metres and shall not exceed 40% of the **first storey** floor area of the **main building**.

d) The maximum permitted **height** is 4.5 metres.

4.10 HOME OCCUPATIONS

Where a home occupation is permitted in a **Zone**, the following regulations apply:

a) A **home occupation** shall be conducted by the person or persons whose principal residence is the **dwelling unit** in which the **home occupation** is located.

b) A **home occupation** shall be operated entirely within a **dwelling unit**.

c) The total amount of **residential floor area** within the **dwelling unit** that may be occupied by a **home occupation** is up to a maximum of 50 square metres.

d) Outside storage and outside display and sales areas are not permitted in conjunction with a **home occupation.**

e) The sale of goods or materials is limited to such goods or materials that are made on the premises or are **accessory** to the **home occupation.**

f) Any **home occupation** that creates noise, vibration, fumes, odour, dust or glare that is detectable from outside of the **dwelling unit** is not permitted.

g) Any parking required for the **home occupation** shall be in addition to the parking required for other uses on the same **lot.**

h) There shall be no external advertising other than a sign erected in accordance with The Town of Cobourg Sign By-law;

i) A **health service facility** shall be only permitted on a **lot** that has a **front lot line** or an **exterior side lot line** that abuts a Provincial Highway, an arterial road or collector road as shown on the schedules to The Town of Cobourg Official Plan.

j) The following uses shall not be permitted as a **home occupation:**

i) **Adult entertainment establishments;**

ii) Any use involving the storage, repair, maintenance and/or towing of **motor vehicles**, recreational vehicles or engines;

iii) Any use requiring ventilation, other than ventilation typically found in any residence;

iv) Assembly and storage of **hazardous substances**;

v) Construction/landscaping **contractor's yard**;

vi) **Contractors yards;**

vii) Dating/escort services;

viii) **Day kennels;**

ix) **Kennels;**

x) **Restaurants;**

xi) **Retail stores;**

xii) Scrap metal recycling operations or **salvage yards**;

xiii) Tattoo parlours; and

xiv) Taxi service depot/dispatch establishments.

4.11 OUTDOOR SWIMMING POOLS AND HOT TUBS

The following regulations apply to outdoor swimming pools and hot tubs:

a) Outdoor swimming pools and hot tubs are permitted in the **interior, rear** and **exterior side yards**, provided they are set back a minimum of 1.2 metres from the **interior side** and **rear lot lines** and 3.0 metres from the **exterior side lot line** with the setback measured from the water's edge of the swimming pool and the outside wall of the hot tub.

b) Outdoor swimming pool pumps, filters and heaters, are permitted in the **interior**, **rear** and **exterior side yards**, provided they are set back a minimum of 0.6 metres from the **interior** and **rear lot lines** and 1.5 metres from the **exterior side lot line**;

c) **Decks** that are associated with outdoor swimming pools and hot tubs are permitted subject to Section 4.6 of this By-law.

4.12 PLANNED WIDTH OF STREET ALLOWANCE

No person shall erect any **building** or **structure** in any **zone** on the following **public streets** or portions of **public streets** unless such **building** or **structure** conforms to the setback requirements in Table 4.12 and furthermore, in determining any requirements of the Zoning By-law, the portion of the **lot** lying within the setback shall be deemed not to form part of the **lot**.

Table 4.12: Planned Width of **Public Street** Allowance

Public Street or Portion of Public Street	Existing Public Street Width (m)	Planned Width of Public Street Allowance (m)	Minimum Setback Requirements from Centreline of Public Street (m)
Albert Street			
Ontario to Hibernia	20	20	10
Hibernia to Division	12	18	9
Ball Street (see Note 6)			
King to Blake	12	15	7.5
Blake to University	15	15	7.5
Baltimore Road (see Note 1)	23-30	36	18
Brook Road N. (see Note 7)	20-30	30	15
Burnham Street (see Note 7)			
William to North Town Limits	26	30	15
King to Heath	20	24	12
Heath to Carlisle	20	20	10
Covert Street (see Note 5)	9	12	6
D'Arcy Street			
King to University	20	25	12.5
University to Elgin	20	30	15
King to Lakeshore	20	20	10
Densmore Rd./Danforth	20	26	13
DePalma Dr.	20	30	15
Division Street			
King to Havelock	20	20	10
Havelock to University	20	26	13
University to Baltimore	20	30	15
King to Harbour	20	20	10
Elgin Street (See Note 7)			
Hwy 2 to Burnham	N.A.	30	15
Burnham to Division	20+	30	15
Division to D'Arcy	25+	30	15
D'Arcy to Brook	27+	30	15
Burnham Street to the West Town limits	20	30	15
George Street	12	12	6

Public Street or Portion of Public Street	Existing Public Street Width (m)	Planned Width of Public Street Allowance (m)	Minimum Setback Requirements from Centreline of Public Street (m)
King to a point 30 metres north of King 30 metres north of King to University	12	15	7.5
Heath Street	20	24	12
Hibernia Street King to Lake Ontario	15	18	9
James Street Spring to College College to D'Arcy	15 15	20 18	10 9
Kerr St. (Former H.E.P.C.) William to Brook Road North	30	36	18
King Street William to Ball Ball to Spring Spring to George/Third George to College College to D'Arcy D'Arcy to Brook N. Brook to Normar Tracey to William	 20 20 20+ 20+ 20 20-21 21+ 20	 26 24 24 21 26 30 30 23	 13 12 12 10.5 13 15 15 11.5
Ontario Street University to North Limits Albert to King	20 20	23 20	13 10
Park Street	12	15	7.5
Princess Street	10	15	7.5
Queen Street (see Note 2) Division to McGill McGill to Church Church to D'Arcy	 13-15 20 20	 18 23 20	 9 13 10
Rogers Rd.	20	26-30	13-15
Spring Street (see Note 3) King to James James to University	 15 20	 20 23	 10.5 11.5
Strathy Road	20	26	13
Swayne Street	9	12	6
Third Street (see Note 4)	18	18	9
University Ave	20	26	13
White Street	17-20	26-30	13
William Street King to University University to Elgin	 25 25+	 25 30	 12.5 15

NOTES:

1. Centre line of Baltimore Road shall be deemed to be 11.5 metres south of the existing northern **streetline.**
2. Centre line of Queen Street shall be deemed to be 7.6 metres south of the existing northern **streetline.**
3. Centre line of Spring Street shall be deemed to be 10 metres west of the existing eastern **streetline.**
4. Centre line of Third Street shall be deemed to be 9 metres east of the existing western **streetline**.
5. Centre line of Covert Street shall be deemed to be 6 metres north of the existing southern **streetline.**
6. Centre line of Ball Street shall be deemed to be 6 metres west of the existing eastern **streetline.**
7. For those portions of Elgin Street, Burnham Street and Brook Road that are under the jurisdiction of the County of Northumberland as shown on Maps 1 to 8 of this By-law, the minimum setback requirement from the centre line of the **public streets** that are under the County's jurisdiction is 18.25 metres.

4.13 PHASED CONDOMINIUMS

Unless provided elsewhere, where a plan of condominium is proposed to be developed as a phased condominium as defined and set out in the Condominium Act, S.O. 1998, Chapter 19 the lands shall be considered as one singular property for the purpose of determining conformity with the provisions of the Zoning By-law and temporary **lot lines** created as a result of the phasing shall not be considered.

4.14 PLANTING STRIPS

The following regulations apply to **planting strips** in the **zones** that are specifically identified in this Section:

a) A minimum 3.0 metre wide **planting strip** that is a minimum of 1.5 metres in **height** and abutting the full length of the **lot line** is required where a **lot** in any Institutional, Mixed Use, Commercial or Employment **Zone** abuts an **interior side** or **rear lot line** of a **lot** in any Residential **Zone** or Open Space **Zone.**

b) Where **parking areas** are connected to **parking areas** on adjacent **lots**, a **planting strip** in accordance with sub-section (a) is not required for that portion of the **lot line** where the parking is connected.

c) Where there is a wall or fence having a **height** of 1.8 metres or more along an **interior side** or **rear lot line**, the width of the **planting strip** established in sub-section (a) may be reduced to 1.8 metres in width.

d) A minimum 3.0 metre wide **planting strip** abutting the full length of the **lot line** is required along the **front** and **exterior side lot lines** in any Institutional, Mixed Use, Commercial and Employment **Zone**.

e) Notwithstanding subsection (d), the requirement for a **planting strip** is waived wherever a **building** is permitted to be closer than 3.0 metres from the **lot line.**

f) **Planting strips** required by this section of the By-law can be counted as part of any **landscaped open space** requirement of this By-law.

4.15 REDUCED AND INCREASED FRONT YARD REQUIREMENT

a) Notwithstanding any other provision of this By-law, where a vacant **lot** exists or is created between two developed **lots,** with the **main building** on one or both of the abutting developed **lots** having a **front yard** less than required, the **required front yard** for the vacant **lot** is the average of the **front yards** of the two abutting developed **lots.**

b) Notwithstanding any other provision of this By-law, where a vacant **lot** exists or is created between two developed **lots,** with the **main building** on one or both of the abutting developed **lots** having a **front yard** that is in excess of what is required, the **required front yard** for the vacant **lot** is the average of the **front yards** of the two abutting developed **lots.**

4.16 RESTAURANT PATIOS

4.16.1 Rooftop Patios

Outdoor rooftop patios are permitted **accessory** to any **restaurant**, subject to the following provisions:

a) Outdoor rooftop patios shall not extend beyond the roof of the **building**;

b) Where an abutting **lot** is **zone**d for residential purposes or contains a **building**(s) with one or more **dwelling units**, a minimum 1.8 metre tall acoustical wall shall be erected along the portion of the perimeter of the outdoor rooftop patio that is generally parallel to the **rear lot line** and side **lot line**. For the purposes of this provision, an acoustical wall means a wall designed to effectively eliminate noise from the outdoor rooftop patio from reaching the abutting **lot zone**d for residential purposes containing a **building** with one or more **dwelling units**.

c) The maximum floor area of all outdoor rooftop patios combined shall be 50 square metres per **building**.

d) Any roofed area comprising part of an outdoor rooftop patio shall remain unenclosed and open to the air on at least two sides and shall not exceed 20% of the total floor area of the outdoor rooftop patio.

e) The primary ingress and egress of an outdoor rooftop patio shall be from the interior of the **building**, and exterior stairs shall only be used for emergency and fire safety purposes as required by applicable law.

f) Outdoor rooftop patios shall not contain electronic music/sound equipment, and shall not be used as a dance floor or for live music or other forms of entertainment.

4.16.2 Other Restaurant Patios (non-rooftop)

Restaurant patios are permitted **accessory** to any **restaurant** provided that:

a) A **restaurant** patio shall be permitted in any yard with no required setback to the applicable **lot line**, except that in a **rear yard** it shall be located no closer to the **rear lot line** than required for an **accessory building** by this By-law;

b) Notwithstanding Subsection (a) above, a **restaurant** patio shall not be permitted within a sight triangle required by this By-law;

c) Notwithstanding Subsection (a) above, a **restaurant** patio shall not be located within any **planting strip** required by Section 4.14 of this By-law;

d) Notwithstanding Subsection (a) above, a **restaurant** patio shall be setback a minimum of 7.5 metres from any Residential **Zone**;

e) The maximum **height** of the floor of a **restaurant** patio shall be 4.0 metres, and,

f) A **restaurant** patio shall be screened by fencing with a minimum **height** of 1.0 metre.

4.17 SEWAGE AND WATER SERVICES

a) Notwithstanding any other provisions of this By-law, no lands shall be used nor any **building** or **structure** erected or used unless the use is connected to **municipal sewer services** and **municipal water services.**

b) Notwithstanding the above, and only within the Rural and Development **Zones**, **individual on-site sewage services** and/or **individual on-site water services** may be used provided it can be demonstrated that such services are adequate for the use proposed.

4.18 SHIPPING CONTAINERS

a) Notwithstanding any other provision in this By-law, the placement of one **shipping container** is permitted per **lot** in a Residential **Zone** provided the **shipping container:**

i) Is located on the **driveway;**

ii) Is set back a minimum of 1.0 metre from any **lot line;**

iii) Has a maximum **height** of 2.5 metres, a maximum width of 2.5 metres and a maximum length of 6.0 metres; and

iv) Is not located on the **lot** for more than 30 days in a calendar year.

4.19 SIGHT TRIANGLES

a) Notwithstanding any other provision of this By-law, no **building** or **structure,** fence, wall, vegetative planting or landscaping that has a **height** of greater than 0.75 metres shall be permitted in a sight line triangle as defined in sub-section (b).

b) Where the **front lot line** and the **exterior side lot line** intersect or are projected to intersect, a sight line triangle is that portion of a **corner lot** within the triangular space on a **lot** formed by two intersecting **lot lines** that abut a **public street** and a line drawn from a point on one **lot line** across such **lot** to a point in the other **lot line**, with each such point being the required distance from the point of intersection of the **lot lines** (measured along the **lot lines**) with each point being measured based on road classification based on road classification established by the Official Plan as shown in Table 4.19.

c) This Section of the By-law does not apply to lands in the Main Central Commercial **Zone**.

Table 4.19: Site Triangles

		Subject **lot** has access onto a:		
		Local Street	Collector Street	Arterial Road
Other Street:	Local Street	5.0 metres	7.0 metres	9.0 metres
	Collector Street	7.0 metres	7.0 metres	9.0 metres
	Arterial Road	9.0 metres	9.0 metres	9.0 metres

4.20 SPECIAL SETBACKS

4.20.1 Railway Right-of-Way Setback

Any portion of a building used for **dwelling units**, any type of **school**, **child care centre** or **place of worship** shall be setback a minimum of:

a) 30 metres from the **lot line** of the active railway right-of-way for a Principal or Secondary Main Line; or,

b) 15 metres from the **lot line** of the active railway right-of-way for a Principal, Secondary or Tertiary Branch Line.

4.20.2 Provincial Highway Setback

Notwithstanding any other provision of this By-law, where a **lot** abuts a provincial highway, the setbacks required by the Ministry of Transportation shall apply.

4.20.3 Environmental Protection Zone Setback

a) Notwithstanding any other provision in this By-law, no **buildings** or **structures**, with the exception of **accessory buildings or structures**, and **decks,** shall be permitted within 3 metres from the Environmental Constraint (EC) **Zone** boundary.

b) Where a **building** or **structure** exists on the effective date of this By-law and such **building** or **structure** is located within the 3 metre setback from the Environmental Constraint (EC) **Zone**

boundary, the **building** or **structure** is deemed to be in compliance with this By-law and any additional **floor area** within the 3 metre setback is not permitted.

4.21 TEMPORARY USES

4.21.1 Construction Uses

Notwithstanding any other provision of this By-law, uses incidental to construction such as a tool shed, a scaffold or other **building** or **structure** incidental to the construction, and the parking or storage of any construction equipment or construction vehicles are permitted in all **zones**, subject to the following provisions:

a) Such uses are permitted only for so long as they are necessary for work in progress that has neither been finished nor discontinued for a period of 60 days;

b) A valid **building** permit or site alteration permit for the construction remains in place, if such a permit was required; and

c) Uses incidental to construction may be undertaken on the **lot** prior to the erection of the **main building** provided it is used for no purpose other than storage.

4.21.2 Model Homes

Model homes are permitted in all **zones** on lands that have received draft plan of subdivision or condominium approval for residential purposes provided that:

a) The number of **model homes** does not exceed 8 units or 10% of the **dwelling units** draft approved in any phase of a plan of subdivision or condominium whichever is the lesser;

b) The **model home** is built within a parcel defined by the draft approved plan of subdivision or condominium;

c) The **model home** complies with all other requirements of this By-law for the applicable type of **dwelling unit** with the exception of the parking requirements;

d) The **buildings** are used for the purpose of **model homes** only and must not be occupied prior to the date of registration of the subdivision, condominium, or similar development agreement; and

e) Subject to an approved municipal servicing agreement, **model homes** may be constructed temporarily without connection to **municipal sewer services** and **municipal water services**.

4.21.3 Temporary Sales Offices

Temporary sales offices used for the sale of residential, employment or commercial **lots** or units are permitted in all **zones** where residential, mixed use, commercial and/or employment uses are permitted, subject to the following provisions:

a) If proposed on lands that are the subject of an application for Plan of Subdivision, the temporary sales office is not permitted until a draft Plan of Subdivision has been approved.

b) If proposed on lands that are the subject of an application for Plan of Condominium, the temporary sales office is not permitted until the draft Plan of Condominium has been draft approved or if the lands are subject to an executed Site Plan Agreement.

c) If proposed on lands that are not subject to an application for Plan of Subdivision or Condominium, the temporary sales office must be specifically permitted by this By-law.

d) Temporary sales offices must comply with the minimum **yards** for the applicable **zone**.

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4.21.4 Temporary Special Events

Notwithstanding any other provision of this By-law, any **buildings** or **structures** erected for the purposes of a **temporary special event** are not subject to the applicable zone standards, parking, and loading requirements of this By-law.

4.22 USES OF LOTS WITHOUT BUILDINGS

Unless expressly permitted by this By-law, no permitted use in any **zone**, with the exception of a **public use** or **commercial parking lot**, is permitted unless a **main building** is erected on the same **lot**.

4.23 USES PERMITTED IN ANY ZONE

4.23.1 Public Uses

a) **Public uses** are permitted in all **zones.**

b) Notwithstanding the above, where a specific **public use** is defined in this By-law, such uses are only permitted where they are specifically identified as a permitted use.

c) Where a **public use** is permitted, the following provisions apply:

i) Such **public use** shall comply with all applicable **zone** standards, parking and loading requirements of the **zone** in which it is located.

ii) No **outdoor storage** is permitted unless such **outdoor storage** is specifically permitted in the **zone** in which the **public use** is located, unless the **outdoor storage** is related to the provision of **municipal sewage services** and/or **municipal water services.**

iii) Notwithstanding sub-section (i) above, **buildings** and **structures** that are used for the storage of road maintenance materials within a public or **municipal works depot** owned by a **public authority** are exempt from the **height** requirements of this By-law.

iv) Any **accessory use** to a **public use** shall be clearly incidental and **accessory** to the **principal use**.

4.23.2 Infrastructure

Nothing in this By-law prevents the use of any land, **building** or **structure** as a **public street** or for **infrastructure**.

4.23.3 Other Uses

Other uses permitted in any **zone**, excluding the Environmental Constraint **Zone** and the Floodway overlay **Zone**, are listed below:

a) **Community gardens**;

b) Temporary **farmers markets**;

c) **Emergency service facilities**;

d) Municipal **parking areas** and parking garages;

[057-2026] e) Temporary **mobile catering units**; and

[057-2026] f) **Temporary special events.**

[057-2026] The above listed uses may be permitted in the Floodway overlay **Zone** subject to obtaining the appropriate approvals from the Ganaraska Region Conservation Authority.

4.24 USES PROHIBITED IN ANY ZONE

The following uses are not part of any **use** permitted by this By-law:

a) Abattoirs and meat rendering plants;

b) Noxious uses;

c) The bulk storage of industrial chemicals, fuels and oils, hazardous substances or liquid industrial waste unless specifically permitted by the Environmental Protection Act;

d) The manufacturing, refining, rendering or distillation of acid, ammonia, ammunition, chlorine, coal, creosote, explosives, fireworks, glue, petroleum or tar;

e) The **outdoor storage** of partially dismantled **motor vehicles** or trailers or **motor vehicle** or trailer parts unless otherwise specifically permitted by this By-law;

f) The parking or storage of trailers or **commercial motor vehicles** on a vacant **lot**;

g) The parking or storage of trailers or **commercial motor vehicles** on a **lot** for the purposes of advertising;

h) The storage of disused rail cars, streetcars, buses, truck bodies or trailers without wheels;

i) The storage or use of **shipping containers** on a **lot** unless **outdoor storage** is specifically permitted on the **lot** by this By-law or if the **shipping container** is permitted on a temporary basis on a **lot** in a Residential **Zone** in accordance with Section 4.18 of this By-law;

j) The use of a truck, bus, coach body or rail car for human habitation or for storage purposes;

k) The use of any **accessory building or structure** for human habitation or for gain or profit, unless such uses are specifically permitted by this By-law; and

l) The use of any tent, trailer or **electric** and/or **motor vehicle** for human habitation, except where such tent, trailer or **electric** and/or **motor vehicle** is located in a **campground**, a trailer park or in a **mobile home** park, that is expressly permitted by this By-law.

4.25 WAYSIDE PITS OR QUARRIES, PORTABLE ASPHALT PLANTS OR PORTABLE CONCRETE PLANTS

a) A wayside pit or wayside quarry, portable asphalt plant or portable concrete plant is permitted in any **zone** with the exception of an Environmental Constraint (EC) **Zone**.

b) In no case shall a wayside pit or wayside quarry be located closer than 150 metres to a Residential **Zone** boundary or 150 metres from a **dwelling unit**, whichever is the greater.

PART 5.0 - PARKING AND LOADING STANDARDS

5.1 APPLICABILITY OF THIS SECTION

a) The **parking** and loading space requirements of this Part of the By-law shall not apply to any use 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.

b) If an addition is made to the **building** that increases the floor area, additional parking and loading spaces shall be required to be provided for the additional floor area as required by the regulations of this By-law.

c) If the use of lands or a **building** or part of a **building** is changed to a use that requires additional parking than what **existed** as of the date of passing of this By-law, additional parking and loading spaces shall be required in accordance with the regulations of this By-law.

d) Notwithstanding any other provision of this By-law to the contrary, within the Main Central Commercial Zone, , no additional parking or loading spaces shall be required for:

i) A change of use of any existing **building**, **structure** or part thereof; or,

ii) An addition to an existing **building** or **structure** which results in an increase in floor area, save and except if such addition creates additional **dwelling units**. Where new **dwelling units** are created, the parking provisions of this By-law shall apply.

5.2 GENERAL PARKING REGULATIONS

5.2.1 Restriction on Use of Land, Buildings and Structures

a) No person may use or permit the use of any land in any **zone** for any purpose permitted by this By-law, unless the minimum number of **parking spaces** required are provided on the same **lot** as specified by this By-law.

b) Notwithstanding the above, the required parking for **public uses** may be located on an abutting or nearby **lot** that is also the site of a **public use.**

5.2.2 Calculation of Parking Requirements

Where the minimum number of **parking spaces** is calculated on the basis of a rate or ratio the required number of **parking spaces** shall be increased to the next highest whole number if the fraction is greater than 0.5.

5.2.3 More than One Use on a Lot

The **parking space** requirements for more than one use on a **lot** or for a **building** containing more than one **use**, shall be the sum total of the parking requirements for each of the component **uses**, unless otherwise specified in this By-law.

5.2.4 Location of Required Parking

a) All **parking spaces** shall be located on the same **lot** as the use that requires the parking.

b) Notwithstanding the above, required **parking spaces** for any use within the Main Central Commercial Zone (except for required **barrier free parking spaces**) are permitted to be located on another **lot** within 300 metres of the **lot** on which parking would be required for a use, provided that:

i) An agreement with the Municipality is registered against title of both such registered **lots** binding and requiring the owner(s) thereof to maintain such **parking spaces** for the use for which they are required; and,

ii) The off-site parking is in the same **Zone** as the subject **lot**.

5.2.5 Exclusive Use of a Parking Space

All required **parking spaces** shall be unobstructed and available for general parking purposes and used for that purpose at all times, unless otherwise specified in this By-law.

5.2.6 Surface Treatment

All **parking spaces** and **parking areas** and all **driveways** to any **parking area** in any **zone** shall be surface treated with asphalt, concrete, concrete pavers and/or similar materials and graded appropriately to ensure that the drainage from the **lot** does not impact a neighbouring **lot**.

5.2.7 Size of Parking Spaces in a Parking Area or Parking Garage

a) Where **parking spaces** are provided in a **parking area** or in a **parking garage**, each **parking space** shall have an unobstructed width of not less than 2.7 metres and an unobstructed length of not less than 5.5 metres, exclusive of painted lines.

b) Notwithstanding the above, **parking areas** and **parking garages** that legally **existed** on the effective date of this By-law are exempt from the **parking space** minimum size requirement set out in sub-section a).

c) Where **parking spaces** are angled, each **parking space** shall have an unobstructed width of not less than 2.9 metres and an unobstructed length of not less than 6.0 metres.

5.2.9 Width of Parking Aisles

The width of parking **aisles** within a **parking area** or **parking garage** shall be in accordance with the following:

a) For one-way **aisles** or **aisles** that have **parking spaces** on one side, the minimum **aisle** width shall be 4.0 metres.

b) For two-way **aisles** or **aisles** that have **parking spaces** on both sides, the minimum **aisle** width shall be 6.0 metres.

c) Notwithstanding sub-sections (a) and (b) above, **parking areas** and **parking garages** that legally **existed** on the effective date of this By-law are exempt from the minimum **aisle** width requirements set out in sub-sections (a) and (b).

5.2.10 Width of Access Ramps and Driveways

Access ramps and **driveways** accessing a **parking area** or parking **lot** shall be a minimum of 3 metres in width for one-way traffic and a minimum of 6 metres in width for two-way traffic.

5.2.11 Parking Garages

Parking garages shall comply with the provisions for the **main building** in accordance with this By-law. No setbacks or **yards** shall be required for any portion of a parking garage if it is constructed completely below the **established grade.** This exemption shall also apply to ventilation shafts and housings, stairways and other similar facilities associated with below grade **parking garages** that extend from below **established grade.**

5.2.12 Driveway Entrances

a) The minimum distance between two separate **driveways** on one **lot**, measured along the **streetline** shall be 9 metres for residential uses, and 15 metres for non-residential uses.

b) The minimum angle of intersection between a **driveway** and a **streetline** shall be 60 degrees.

5.2.13 Prohibited Vehicle or Equipment Parking in all zones except Employment Zones

The parking of the following vehicles or equipment is prohibited in all **zones** except Employment **Zones**:

a) Unlicensed motor vehicles;

b) Vehicles equipped with more than three axles, excluding spare wheels, designed to support the weight of the vehicle through contact with the ground;

c) Vehicles designed to run only on rails;

d) Traction engines;

e) Farm tractors;

f) Self-propelled implements of husbandry;

g) Construction equipment;

h) Tracked vehicles, except for snowmobiles;

i) Dump trucks;

j) Buses;

k) Repair and towing vehicles; and,

l) Vehicles that are in a wrecked or dismantled or inoperative condition.

5.3 GENERAL RESIDENTIAL PARKING REGULATIONS

5.3.1 Permitted Locations for Parking

a) The parking of **motor vehicles** associated with a residential use is only permitted:

i) In a **parking garage**;

ii) In a **parking area**;

iii) In an attached or detached **private garage**;

iv) In a carport;

v) On a **driveway** in the front, exterior or **interior side yards**; or

vi) On a **driveway** in the **rear yard** that is accessed from a publicly owned and maintained **lane**.

b) Where a **private garage** is detached from the **main building** and is accessed by a **driveway** crossing the **exterior side lot line**, the **driveway** shall be located no closer to the **rear lot line** than the minimum setback required for detached **accessory buildings**.

c) Notwithstanding sub-section (b) above, the setback for the **driveway** may be less to match the setback of a detached **private garage** that legally **existed** on the effective date of this By-law.

5.3.2 Parking Space Dimensions in a Private Garage

Where **parking spaces** are located in a **private garage** associated with a residential **use**, the following provisions apply:

a) All **parking spaces** in **private garages** shall have a minimum length of 6.0 metres.

b) A **private garage** intended to occupy a single **motor vehicle** shall be a minimum of 3.0 metres in width.

c) A **private garage** intended to occupy two or more **motor vehicles** shall be a minimum of 5.75 metres in width.

d) Within the **private garage**, stair encroachments into the **parking spaces** required in sub-sections as (a), (b) and (c) are permitted provided that the size of each **parking space** is no less than 5.3 metres in length and 2.7 metres in width and has a **height** of at least 2.4 metres.

e) Notwithstanding sub-section (d) above, **private garages** that legally **existed** on the effective date of this By-law are exempt from the minimum **parking space** size requirements set out in sub-sections (a), (b), (c) and (d).

[057-2026] f) Notwithstanding sub-section (c) above, a **private garage** intended to occupy two **motor vehicles** in the Cobourg East Zones (CER1, CER2, CER3, & CEMU) shall be a minimum of 5.6 metres in width.

5.3.3 Maximum Driveway Widths in the Residential One (R1), Residential Two (R2), Residential Three (R3), Residential Four (R4) and Residential Five (R5) zones.

a) For lots with less than 11.6 metres of **lot frontage**, the maximum width of the **driveway** shall be the width of the garage door plus 1.5 metres or 3.5 metres whichever is greater.

b) For **lots** greater that 11.6 metres of **lot frontage**, the maximum width of the **driveway** shall be the width of the garage door plus 1.5 metres, or 6.1 metres whichever is greater.

5.3.4 Parking of Commercial Motor Vehicles in Residential Zones

The following provisions apply to the parking of **commercial motor vehicles** in Residential **Zones**:

a) The commercial motor vehicle shall be set back a minimum of 1.0 metre from any interior side lot line, exterior side lot line or rear lot line;

b) The commercial motor vehicle shall be on a driveway if parked in the open in the front yard or exterior side yard of a lot;

c) The **commercial motor vehicle** shall be no more than 7.0 metres in length (exclusive of hitch/tongue);

d) The **commercial motor vehicle** shall be no more than 2.7 metres in **height**, measured from the ground to the highest point of the **commercial motor vehicle;** and

e) No more than one **commercial motor vehicle** is permitted to park on a **lot** at one time.

5.3.5 Parking of Recreational Trailers, Vehicles or Boats

The outdoor parking or storage of any recreational trailer, vehicle or boat is permitted on any **lot** that is **zone**d to permit residential uses by this By-law, but shall be subject to the following provisions:

a) A recreational trailer, vehicle or boat is not permitted to be used for human habitation purposes at any time.

b) A recreational trailer, vehicle or boat may be parked or stored provided it is parked or stored on a **driveway** and it is parked or stored a minimum of 1 metre from any **lot line** adjacent to a **public street**.

c) A recreational trailer, vehicle or boat may be parked or stored in the **interior side** or **rear yard** provided it is no closer than 1.2 metres from any side or **rear lot line**.

d) A recreational trailer, vehicle or boat may be stored in a **private garage** or other enclosed **building**.

e) The storage of any recreational trailer, vehicle or boat shall not be permitted unless a **main building** has been constructed.

f) A total maximum of 2 recreational trailers, vehicles or boats is permitted to be stored on a **lot.**

5.4 RESIDENTIAL PARKING REQUIREMENTS

[057-2026]

5.5.1 Parking Requirements

The number of **parking spaces** required for residential uses must be calculated in accordance with the standards set out in Table 5.4 below:

Table 5.4.1 - Residential Parking Requirements

	Use	Minimum Parking Space Requirement
A	**Additional residential units**	No requirement for the first **additional residential unit** on a **lot** and 1 tandem space for the second **additional residential unit**
B	**Apartment dwellings**	1 space per **dwelling**
C	**Back-to-back townhouse dwellings**	2 spaces per **dwelling**
D	**Bed and breakfast establishments**	1 space per guest room in addition to the requirement for the **dwelling**
E	**Emergency Care Establishment**	1 space per 3 residents plus the required parking for the **dwelling**
F	**Garden suites**	No requirement
G	**Group homes - Type 1 and Type 2**	2 spaces
H	**Home child care**	No requirement
I	**Home occupations**	1 space for each employee that is not a resident in the **dwelling** in addition to the requirement for the **dwelling**
J	**Long term care homes**	0.35 spaces per bed
K	**Mobile home dwellings**	1 space per **dwelling**
L	**Modular home dwellings**	1 space per **dwelling**
M	**Multiple dwellings**	1.25 spaces per **dwelling**
N	**Rehabilitation treatment centres**	1 space per employee
O	**Retirement homes**	0.50 spaces per unit
P	**Semi-detached dwellings**	2 spaces per **dwelling**
Q	**Shared housing**	0.5 spaces per bedroom
R	**Single detached dwellings**	2 spaces per **dwelling**
S	**Stacked townhouse dwellings**	1.25 spaces per **dwelling**
T	**Street townhouse dwellings**	2 spaces per **dwelling**

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5.4.2 Short Term Rental Accommodation Parking Requirements

Short term rental accommodations where the entire **dwelling unit** is rented as a whole to a single housekeeping unit shall not require additions **parking spaces**. However, where each guest room is rented individually and under separate contract, one (1) additional **parking space** (which may be a

tandem parking space) is required for each guest room in addition to the **zone** requirements for the **principal dwelling unit**.

Notwithstanding any other section of this By-law, one (1) **parking space** (which may be a **tandem parking space**) is required for a **short term rental accommodation** located in an **additional residential unit**.

5.5 NON-RESIDENTIAL PARKING REQUIREMENTS

5.5.1 Parking Requirements

The number of **parking spaces** required for non-residential uses shall be calculated in accordance with the standards set out in Table 5.5.1 below:

Table 5.5.1 - Non-Residential Parking Requirements

	Use	Minimum Parking Space Requirement (net floor area unless otherwise noted)
A	**Adult entertainment establishments**	1/6 square metres
B	**Adult or continuing education schools**	1/35 square metres in **first storey** and 1/70 square metres in any **storey** above the **first storey**
C	Arenas	1/4 fixed seats
D	**Art galleries**	1/100 square metres
E	**Asphalt plants**	1/35 square metres for office component
F	**Auction sales establishments**	1/35 square metres for office component
G	**Banquet halls**	1/9 square metres
H	Billiard halls	1 space per 4 seats of permitted fire code capacity in any **building** or **structure** that is accessed by the general public
I	Bowling alleys	1 space per 4 seats of permitted fire code capacity in any **building** or **structure** that is accessed by the general public
J	**Building supply outlets**	1/35 square metres for office and retail components
K	**Business offices** (See Section 5.5.2 for multiple uses on a lot and Section 5.5.3 which applies to lands in the NMU Zone)	1/35 square metres in **first storey** and 1/70 square metres in any **storey** above the **first storey**
L	**Campgrounds**	1 travel/tent trailer site
M	**Cannabis-related uses - indoor**	1/100 square metres
N	**Cemeteries**	1 space per 4 seats of permitted fire code capacity in any **building** or **structure** that is accessed by the general public
O	**Child care centres**	1/25 square metres
P	**Commercial fitness centres**	1/20 square metres
Q	**Commercial schools**	1/20 square metres
R	**Commercial self-storage facilities**	1/35 square metres for office component
S	**Community gardens**	No requirement
T [030-2026]	**Commercial Use, Convenience**	1/30 square metres in the **first storey** and 1/60 square metres in any **storey** above the **first storey** unless otherwise noted

	Use	Minimum Parking Space Requirement (net floor area unless otherwise noted)
U	**Concrete batching plants**	1/35 square metres for office component
V	**Conservation uses**	No requirement
W	**Contractors yards**	1/35 square metres for office component
X	**Crematoriums**	1 space per 4 seats of permitted fire code capacity in any **building** or **structure** that is accessed by the general public
Y	**Custom workshops**	1/35 square metres for office component
Z	**Elementary schools**	1/100 square metres
AA	**Emergency service facilities**	No requirement
AB	**Equestrian centres**	1/6 persons of capacity
AC	**Equipment sales and rental establishments**	1/35 square metres for office component
AD	**Farm implement dealers**	1/35 square metres for office component
AE	**Financial institutions** (See Section 5.5.2 for multiple uses on a lot and Section 5.5.3 which applies to lands in the NMU Zone)	1/20 square metres or 1/30 square metres if the **financial institution** also has a **drive-through service facility**
AF	**Flea markets/Farmer's markets**	No requirement
AG	**Food trucks**	No requirement
AH	**Funeral homes**	1/25 square metres
AI	**Golf courses**	12/hole
AJ	**Golf driving ranges**	1.5/tee
AJ	**Health service facilities**	1/20 square metres
AL	**Hotels**	1.0/room plus the parking requirement for **accessory restaurants** and **banquet halls**
AM	**Industrial uses** in a single premise **building**	1/100 square metres
AN	**Industrial uses** in a **building** with 2 or more **industrial uses**	1/150 square metres
AO	**Kennels**	1/35 square metres for office component
AP	**Kennels, day**	1/35 square metres for office component
AQ	**Libraries**	1/40 square metres
AR	Marinas	1 per slip
AS	**Micro-breweries/wineries/distilleries**	1/35 square metres for office and restaurant components
AT	**Motels**	1.0/room plus the parking requirement for **accessory restaurants** and **banquet halls**
AU	**Motor vehicle body shops**	1/35 square metres for office component
AV	**Motor vehicle repair establishments**	1/35 square metres for office component
AW	**Motor vehicle sales, leasing and/or rental Establishments**	1/35 square metres for office component
AX	**Motor vehicle service stations**	1/35 square metres for office component
AY	**Motor vehicle washing establishments**	Id self-service – 1/bay - otherwise no requirement
AZ	**Museums**	1 per 4 persons of permitted Fire Code capacity
BA	**Nightclubs**	1/9 square metres
BB	**Outdoor storage uses**	1/35 square metres for office component
BC	**Personal service uses** (See Section 5.5.2 for multiple uses on a lot and Section 5.5.3 which applies to lands in the NMU Zone)	1/30 square metres

	Use	Minimum Parking Space Requirement (net floor area unless otherwise noted)
BD	Places of assembly (not already covered on this table)	1 per 4 persons of permitted Fire Code capacity
BE	**Places of worship**	0.2 spaces per seat or prayer space or 1/20 square metres whichever is higher
BF	**Post-secondary schools**	1/100 square metres
BG	**Private clubs**	1 per 4 persons permitted Fire Code capacity unless otherwise noted
BH	**Private hospitals**	0.65 spaces per patient bed
BI	**Private schools**	Elementary – 3/classroom Secondary – 4/classroom
BJ	**Public hospital**	0.65 spaces per patient bed
BK	**Recreational equipment sales, rental and service establishments**	1/35 square metres for office component
BL [030-2026]	**Recreation Facility and Community Centre**	1 per 4 persons of permitted Fire Code capacity
BM	**Recreational establishments** (not included as another use on this table)	1 per 4 persons of permitted Fire Code capacity
BN	**Recycling facilities**	1/35 square metres for office component
BO	**Repair shops**	1/35 square metres for office and retail components
BP	**Research and development uses**	1/100 square metres
BQ	**Restaurant** patios	No requirement provided patio occupies less than 40% of the **net floor area** of the **restaurant** it serves
BR	**Restaurants**	1/9 square metres
BS	**Retail stores** (See Section 5.5.2 for multiple uses on a lot and Section 5.5.3 which applies to lands in the NMU Zone)	1/30 square metres in **first storey** and 1/60 square metres in any **storey** above the **first storey** unless otherwise noted
BT	**Salvage yards**	1/35 square metres for office component
BU	**Secondary schools**	1/100 square metres
BV	**Specialty food uses**	1/30 square metres in **first storey** and 1/60 square metres in any **storey** above the **first storey** unless otherwise noted
BW	**Studios**	1/30 square metres in **first storey** and 1/60 square metres in any **storey** above the **first storey** unless otherwise noted
BX	**Technology industries**	1/100 square metres
BY	**Trade and convention centres**	1 per 4 persons of permitted Fire Code capacity
BZ	**Trailer parks**	1 travel/tent trailer site
CA	**Transportation terminals**	1/150 square metres
CB	**Veterinary clinics**	1/30 square metres in **first storey** and 1/60 square metres in any **storey** above the **first storey** unless otherwise noted
CC	**Warehouses**	1/150 square metres
CD	**Waste transfer stations**	1/35 square metres for office component
CE	Other uses not listed above	1/30 m^2

5.5.2 Reduction in Parking Requirement for Certain Uses

Notwithstanding the minimum **parking space** requirements set out in Table 5.5.1, for those uses in the Table that are subject to this section, the minimum number of required **parking spaces** for a **building** containing four or more uses on a **lot** is 1 **parking space** per 40 square metres of **net floor area** in the **first storey** and 1 space per 80 square metres of **net floor area** in any **storey** above the **first storey**. This provision does not apply to lands within the Main Central Commercial **Zone** which is the subject of Section 5.5.4.

5.5.3 Elimination of Parking Requirement for Certain Uses

Notwithstanding the minimum **parking space** requirements set out in Table 5.5.1, for those uses in the Table that are subject to this section, the minimum number of required **parking spaces** shall be provided on-street and no on-site **parking spaces** are required.

5.5.4 Special Parking Requirements for the Main Central Commercial Zone:

Notwithstanding the minimum **parking space** requirements set out in Tables 5.4 and 5.5.1, the following special parking requirements shall apply to the lands within the Main Central Commercial **Zone**:

a) The number of **parking spaces** required for any permitted residential uses is 50% of the requirement set out in Table 5.4.

b) The number of parking spaces required for business offices, financial institutions, personal service uses, restaurants, restaurant patios and retail stores is 50% of the requirement set out in Table 5.5.1.

c) The number of **parking spaces** required for any permitted use above the **first storey** is 50% of the requirements set out in Table 5.5.1.

5.6 ACCESSIBLE PARKING SPACE REQUIREMENTS

Barrier-free **parking spaces** shall be provided in accordance with Ontario Regulations 191/11 and 413/12 as amended.

5.7 LOADING SPACES

Where a **loading space** is provided, the following regulations apply:

a) The minimum dimensions of a **loading space** shall be 3.5 metres in width and 12.0 metres in length, with a minimum vertical clearance of 4.2 metres.

b) A **loading space** shall be set back 7.5 metres from any Residential **Zone** boundary, except if it is located entirely within a **structure**. This subsection does not apply to a **loading space** located in a Residential **Zone.**

c) Access to **loading spaces** shall be by means of a **driveway** that is at least 6 metres wide contained within the **lot** on which the **loading spaces** are located.

d) All vehicular movements required to access the **loading space** shall be on private property.

5.8 BICYCLE PARKING SPACE REQUIREMENTS

5.8.1 GENERAL PROVISIONS

Where **bicycle parking spaces** are required by this By-law, the following provisions apply:

a) For the purposes of this section, short-term **bicycle parking spaces** are those spaces that are provided for visitors and long-term **bicycle parking spaces** are those spaces that are provided to the tenants of the **building** the **bicycle parking spaces** serve.

b) The minimum dimensions of a **bicycle parking space** are as follows:

i) Length - 1.8 metres;

ii) Width - 0.6 metres; and,

iii) Minimum vertical clearance from the ground - 1.2 metres;

c) If a **bicycle parking space** is in a vertical position on a wall, **structure** or mechanical device, the minimum dimension of the **bicycle parking space** is:

i) Minimum length or vertical clearance - 1.9 metres;

ii) Minimum width - 0.6 metres; and

iii) Minimum horizontal clearance from the wall - 1.2 metres.

5.8.2 MINIMUM NUMBER OF REQUIRED BICYCLE PARKING SPACES

The minimum number of **bicycle parking spaces** required shall be calculated in accordance with the standards set out in Table 5.8.2 below.

Table 5.8.2: Bicycle Parking Requirements

	Use	Number of short-term **bicycle parking spaces** required	Number of long-term bicycle **parking spaces** required
A	**Apartment dwelling units, multiple dwelling units** and **stacked townhouses dwelling units** without exclusive **private garages** in **buildings** with 20 **dwelling units** or more	1 space per unit	1 space per unit (4 minimum)
B	**Retirement homes**	2 spaces	0.2 spaces per unit
C	**Business offices** with a **net floor area** greater than 500 m2	0.10 spaces per 100 m2	0.10 spaces per 100 m2
D	**Retail stores** and **restaurants** with a **net floor area** with a **net floor area** greater than 500 m2	0.15 spaces per 100 m2	0.20 spaces per 100 m2
E	**Private hospitals** or **public hospitals**	0.10 spaces per 100 m2	0.10 spaces per 100 m2
F	**Public schools** or **private schools**	0.10 spaces per 100 m2	0.40 spaces per 100 m2

5.9 DRIVE-THROUGH SERVICE USES AND ELECTRIC AND/OR MOTOR VEHICLE WASHING ESTABLISHMENTS

Where **drive-through service uses** or **motor vehicle washing establishments** are permitted, the provisions of this Section apply.

5.9.1 Stacking Space Requirements

Stacking spaces are required and shall be exclusive of any other **parking space** and **aisle** requirements contained within this By-law and shall be provided in accordance with Table 5.9.1.

Table 5.9.1 – Minimum Number of Stacking Spaces Required

Use Associated with Drive-Through Service Use	Minimum Required Ingress Spaces	Minimum Required Egress Spaces
Restaurant	7	3
Motor vehicle washing establishment	5	1
Financial institution and all other uses	4	N/A

5.9.2 Size of Stacking Space

All stacking spaces shall have a minimum length of 6.0 metres and a minimum width of 3.0 metres.

5.9.3 Setbacks from Residential and Institutional Zone Boundaries

Stacking spaces and all order boxes using voice communication to order shall be located no closer than 15.0 metres from any Residential or Institutional **Zone** boundary.

5.9.4 Location of Stacking Spaces, Order Boxes and Wall Openings

No stacking spaces, order boxes, or wall openings associated with a **drive-through service use** can be located in any **required yard**, or in front of a wall facing the front or **exterior side lot line** unless all of the components of a **drive-through service use** are located a minimum of 10 metres from the **front** and **exterior lot lines**.

5.9.5 Minimum Lot Area for Drive Through Service Uses

The minimum **lot area** for a **drive through service use** is 0.3 hectares.

PART 6.0 - RESIDENTIAL ZONES

6.1 PERMITTED USES

Permitted uses are listed in Table 6.1 with the use of the symbol 'P'. If a listed use is not permitted in a **zone**, this is shown with a 'NP'. A number in brackets within the table indicates that a special provision at the bottom of the table applies.

Table 6.1 – Residential **Zone** Use Permissions

	PERMITTED USE	R1	R2	R3	R4	R5
A	**Additional residential units** (1) (3)	P	P	P	P	P
B	**Apartment dwellings**	NP	NP	NP	P	P
C	**Back-to-back townhouse dwellings**	NP	NP	NP	P	P
D	**Bed and Breakfast Establishments** (2)	P	P	P	NP	NP
E	**Emergency Care Establishment**	NP	NP	NP	NP	NP
F	**Garden suites**	P	P	P	NP	NP
G	**Group Home Type 1** (2)	P	P	P	NP	NP
H	**Home child care**	P	P	P	P	P
I	**Home occupations**	P	P	P	P	P
J	**Long term care homes**	NP	NP	NP	P	P
K	**Multiple dwellings**	NP	NP	NP	P	P
L	**Retirement Home**	NP	NP	NP	P	P
M	**Semi-detached dwellings**	NP	P	P	P	NP
N	**Shared housing (small scale)**	P	P	P	NP	NP
O	**Short term rental accommodation**	P	P	P	P	P
P	**Single detached dwellings**	P	P	P	NP	NP
Q	**Stacked townhouse dwellings**	NP	NP	NP	P	P
R	**Street townhouse dwellings**	NP	NP	NP	P	P

	Special Provisions:
(1)	Only permitted on a **lot** that is the site of a **single detached**, **semi-detached** or **street townhouse dwelling**
(2)	Only permitted on a **lot** that is the site of a **single detached dwelling**

(3)	Subject to Sections 4.3.1, 4.3.2 and 4.3.3

6.2 ZONE STANDARDS

Zone standards are set out on Tables 6.2.1 and 6.2.2. A number beside a **zone** standard indicates that a special provision at the bottom of the table applies.

Table 6.2.1 – Residential **Zone** Standards – R1, R2 and R3 **Zones**

	ZONE STANDARD	R1	R2	R3
A	Minimum **lot area** if serviced by **municipal sewer services**	700.0 m^2	465.0 m^2 for a **single detached dwelling** and 270.0 m^2 for a **semi-detached dwelling** on its own **lot**	370.0 m^2 for a **single detached dwelling** and 335.0 m^2 for a **semi-detached dwelling** on its own **lot**
B	Minimum **lot area** if not serviced by **municipal sewer services**	1,400.0 m^2	1,400.0 m^2	does not apply
C	Minimum **lot frontage** if serviced by **municipal sewer services**	24.0 m	15.0 m for a **single detached dwelling** and 9.0 m for a **semi-detached dwelling** on its own **lot**	11.0 m for a **single detached dwelling** and 8.0 m for a **semi-detached dwelling** on its own **lot**
D	Minimum **lot frontage** if not serviced by **municipal sewer services**	30.0 m	30.0 m	does not apply
E	Maximum **lot coverage**	35%	40%	40%
F	Minimum **front yard**	6.0 m	6.0 m	6.0 m
G	Minimum **exterior side yard**	6.0 m	6.0 m	6.0 m
H	Minimum **interior side yard**	1.0 m	1.0 m	1.0 m for **single detached dwellings** and 1.0 m and 0.0 m for **semi-detached dwellings**
I	Minimum **rear yard**	7.0 m	7.0 m	7.0 m
J	Maximum **height**	2 **storeys** to a maximum of 9.5 m	2 **storeys** to a maximum of 9.5 m	3 **storeys** to a maximum of 12.5 m

Table 6.2.2 – Residential **Zone** Standards – R4 and R5 **Zones**

	DWELLING TYPE				
	ZONE STANDARD	**Semi-detached dwellings**	**Street townhouse dwellings**	**Multiple, and stacked townhouse dwellings**	**Apartment dwellings, retirement homes and long term care homes**
A	Maximum number of **primary dwelling units** per **building**	not applicable	8	not applicable	not applicable
B1	Minimum **lot frontage** on a **lot** accessed by a **lane**	7.5 m	5.5 m per unit, 6.7 m per end unit on **interior lot** and 7.9 m per end unit on **corner lot**	18.0 m	30.0 m
B2	Minimum **lot frontage** on a **lot** not accessed by a **lane**	9.0 m	5.5 m per unit, 7.7 m per end unit on **interior lot** and 8.9 m per end unit on **corner lot**	18.0 m	30.0 m
C	Minimum **lot area**	278 m2 for one unit and 557 m2 for two units	215 m2 per **dwelling unit** in the R4 **Zone** and 146 m2 in the **R5 Zone**	650 m2	no requirement
D	Minimum **front yard**	(1)	(1)	(1)	(1)
E	Minimum **exterior side yard**	(1)	(1)	(1)	(1)
F	Minimum **interior side yard**	1.5 m on one side and 0.0 m on the other side	1.5m on one side and 0.0 m on the other side and 1.2 m for end units	3.6 m	7.5 m
G	Minimum **rear yard**	7.0 m	7.0 m	7.5 m	7.5 m
H	Maximum **lot coverage**	40%	50%	50%	50%
I	Maximum **height**	12.5 m	12.5 m	12.5 m	21 m
J	Minimum **landscaped open space**	35%	35%	20%	20%
O	Maximum **net density**	not applicable	50 units per hectare in the R4 **Zone** and 68 units per hectare in the R5 **Zone**	50 units per net hectare in the R4 **Zone** and 68 units per hectare in the R5 **Zone**	50 units per net hectare in the R4 **Zone** and 100 units per net hectare in the R5 **Zone**

	Special Provisions:
(1)	The **main building wall** facing the **front lot line** and **exterior side lot line** (if applicable) shall be located within 3 metres of the **established building line** but shall not be located any closer than 4 metres to the **front lot line**. Where there is no **established building line**, the minimum required **front yard** and **exterior side yard** (if applicable) shall be 6 metres.

PART 7.0 - NEW AMHERST ZONES

7.1 PERMITTED USES

Permitted uses are listed in Table 7.1 with the use of the symbol 'P'. If a listed use is not permitted in a **zone**, this is shown with a 'NP'. A number in brackets within the table indicates that a special provision at the bottom of the table applies.

Table 7.1 – New Amherst **Zone** Use Permissions

	PERMITTED USE	New Amherst Residential One (NR1)	New Amherst Residential Two (NR2)	New Amherst Mixed Use (NMU)
A	**Additional residential units** (1) (3)	P	P	P
B	**Adult or continuing education schools**	NP	NP	P
C	**Apartment dwellings**	NP	NP	P
D	**Art galleries**	NP	NP	P
E	**Back-to-back townhouse dwellings**	NP	NP	P
F	**Bed and breakfast establishments** (2)	NP	NP	P
G	**Business offices**	NP	NP	P
H	**Call centres**	NP	NP	P
I	**Child care centres**	P	P	P
J	**Commercial fitness centre**	NP	NP	P
K	**Commercial schools**	NP	NP	P
L	**Commercial Use, Convenience**	NP	NP	P
M	**Emergency service facilities**	NP	NP	P
N	**Financial institutions**	NP	NP	P
O	**Flea markets/Farmers markets**	NP	NP	P
P	**Group home Type 1** (2)	P	P	P
Q	**Health service facilities**	NP	NP	P
R	**Home child care**	P	P	P
S	**Home occupations**	P	P	P
T	**Hotels**	NP	NP	P
U	**Libraries**	NP	NP	P
V	**Long term care homes**	NP	NP	P
W	**Mobile catering unit**	NP	NP	P
X	**Motels**	NP	NP	P
Y	**Multiple dwellings**	NP	P	P
Z	**Museums**	NP	NP	P
AA	**Personal service uses**	NP	NP	P

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	PERMITTED USE	New Amherst Residential One (NR1)	New Amherst Residential Two (NR2)	New Amherst Mixed Use (NMU)
AB	**Private clubs**	NP	NP	P
AC	**Private schools**	NP	NP	P
AD	**Public schools**	NP	NP	P
AE [030-2026]	**Recreation Facility and Community Centre**	NP	NP	P
AF	**Recreational establishments**	NP	NP	P
AG	**Restaurants**	NP	NP	P
AH	**Retail stores**	NP	NP	P
AI	**Retirement homes**	NP	NP	P
AJ	**Semi-detached dwellings**	P	P	P
AK	**Shared housing (small scale)**	P	P	P
AL	**Short term rental accommodation**	P	P	P
AM	**Single detached dwellings**	P	P	P
AN	**Specialty food uses**	NP	NP	P
AO	**Stacked townhouse dwellings**	NP	P	P
AP	**Street townhouse dwellings**	NP	P	P
AQ	**Studios**	NP	NP	P
AR	**Veterinary clinics**	NP	NP	P

	Special Provisions:
(1)	Only permitted on a **lot** that is the site of a **single detached**, **semi-detached** or **street townhouse dwelling**
(2)	Only permitted on a **lot** that is the site of a **single detached dwelling**
(3)	Subject to Sections 4.3.1, 4.3.2 and 4.3.3
(4)	Permitted on any floor above the **first storey** where a non-residential use is located in the **first storey**.

7.2 ZONE STANDARDS

Zone standards are set out on Tables 7.2.1 and 7.2.2. A number beside a **zone** standard indicates that a special provision at the bottom of the table applies.

Table 7.2.1 – Residential **Zone** Standards – New Amherst - NR1 and NR2 **Zones**

	ZONE STANDARD	Single Detached Dwelling	Semi-Detached Dwelling	Multiple Dwelling	Street Townhouse Dwelling
A1	Minimum **lot frontage** on a **lot** accessed by a **lane**	8.0 m	6.6 m per unit and 7.8 m if one **semi-detached dwelling** is located on a **corner lot and 14.4** m if two **semi-detached**	19.2 m	5.5 m per unit, 6.7 m per end unit on **interior lot** and 7.9 m per end unit on **corner lot**

	ZONE STANDARD	Single Detached Dwelling	Semi-Detached Dwelling	Multiple Dwelling	Street Townhouse Dwelling
			dwelling are located on a **corner lot**		
A2	Minimum **lot frontage** on a **lot** not accessed by a **lane**	9.0 m	7.6 m per unit and 8.8 m if one **semi-detached dwelling** is located on a **corner lot and 16.4** m if two **semi-detached dwelling** are located on a **corner lot**	19.2 m	5.5 m per unit, 6.7 m per end unit on **interior lot** and 7.9 m per end unit on **corner lot**
B1	Minimum **front yard** on a **lot** accessed by a **lane**	3.0 m (1)	3.0 m (1)	3.0 m (1)	0.0 m (6)
B2	Minimum **front yard** on a **lot** not accessed by a **lane**	3.0 m (4)	3.0 m (4)	3.0 m (4)	3.0 m (4)
C1	Maximum **driveway** width on a **lot** that is not accessed by a **lane** on a **lot** with a **lot frontage** of less than 11.6 m	3.5 m	(7)	35% of **lot frontage**	(7)
C2	Maximum **driveway** width on a **lot** that is not accessed by a **lane** on a **lot** with a **lot frontage** of 11.6 m or greater	6.1 m	(7)	35% of **lot frontage**	(7)
D1	Maximum **garage width** on a **lot** that is not accessed by a **lane** on a **lot** with a **lot frontage** of less than 11.6 m	3.5 m	(7)	not applicable	(7)
D2	Maximum **garage width** on a **lot** that is not accessed by a **lane** on a **lot** with a **lot frontage** of 11.6 m to 18 m	7.32 m	(7)	not applicable	(7)

	ZONE STANDARD	Single Detached Dwelling	Semi-Detached Dwelling	Multiple Dwelling	Street Townhouse Dwelling
D3	Maximum **garage width** on a **lot** that is not accessed by a **lane** on a **lot** with a **lot frontage** greater than 18 m	10 m	(7)	not applicable	not applicable
E	Minimum **exterior side yard**	2.4 m (4)	2.4 m (4)	2.4 m (4)	2.4 m (4)
F1	Minimum **interior side yard** on a **lot** with a **lot frontage** of less than 11.6 m	1.2 m and 0.3 m (5)	1.2 m and 0.0 m (5)	1.2 m	0.0 m for interior unit and 1.2 m for end unit
F2	Minimum **interior side yard** on a **lot** with a **lot frontage** of 11.6 m or greater	1.2 m and 0.6 m (5)	1.2 m and 0.0 m (5)	1.2 m	0.0 m for interior unit and 1.2 m for end unit
G1	Minimum **rear yard** on a **lot** accessed by a **lane**	12.5 m	12.5 m	12.5 m	12.5 m
G2	Minimum **rear yard** on a **lot** not accessed by a **lane**	7.0 m	7.0 m	7.0 m	7.0 m
G3	Minimum **rear yard** on a **lot** accessed by a **lane** with an **attached private garage**	1.0 m	1.0 m	1.0 m	1.0 m
H	Maximum **height**	11.0 m	11.0 m	11.0 m	11.0 m
I	Maximum **lot coverage**	50%	50%	50%	50 % (8)
J	Minimum **driveway** setback from **interior side lot line**	0.0 m	1.0 m	1.0 m	0.0 m

	Special Provisions:
(1)	At least 70% of the front wall of the **main building** shall be located within 1.5 metres of, or on, the **established building line.** In no case shall the front wall be located in the **minimum required front yard.**
(4)	The wall of an **attached private garage** that contains the entrance for vehicular access shall be set back a minimum of 5.8 metres from the **lot line** that the **driveway** crosses to access the **attached private garage**. If the **driveway** does not cross a sidewalk, the minimum setback for the wall of the **attached private garage** that contains the entrance for vehicular access is 4.5 m.
(5)	The **required interior side yard** on one side is 2.75 metres if a **detached private garage** is located in the **rear yard** and is accessed by a **driveway** crossing the **front lot line**.
(6)	At least 70% of the front wall of the **main building** shall be located within 3.0 metres of, or on, the **established building line.** In no case shall the front wall be located in the **minimum required front yard.**
(7)	The maximum **driveway** width and maximum **garage width** on a **lot** that has a **lot frontage** of 9.0 metres or less and which is not accessed by a **lane** is 3.5 metres. The maximum **driveway** width and maximum **garage width** on a **lot** that has a **lot frontage** of greater than 9.0 metres is 6.1 metres.
(8)	For freehold **street townhouse dwellings**, the maximum **lot coverage** shall be 60% for interior units, 50% for end units, and 50% for the overall townhouse **building** with the following exception: Covered **porches** and **decks** may exceed the maximum **lot coverage** for interior units by a maximum of 5% for each unit. This may increase the **lot coverage** of the overall townhouse **building** to more than 50%. For individual units with more than 50% **lot coverage**, a **main entry feature** is required and covered **decks** and **porches** shall have at least one side open.

Table 7.2.2 - Standards for New Amherst Mixed Use **Zone**

	ZONE STANDARD	New Amherst Mixed Use (NMU)
A	Minimum **lot area**	no requirement
B	Minimum **lot frontage**	19.0 m (6)
C	Minimum **front yard**	1.8 m (1)(2)(3)
D	Minimum **exterior side yard**	1.8 m (3)(4)
E	Minimum **interior side yard**	0.0 m (5) and 1.2 m for an end **street townhouse dwelling**
F	Minimum **rear yard**	7.5 m
G	Minimum **height**	10.5 m for **multiple dwellings, apartment, dwellings** institutional & office **buildings**
H	Maximum **height**	12.0 m and 26.0 m for **multiple dwellings**, **apartment dwellings** and institutional and office **buildings**
I	Maximum **Floor Space Index**	2.5

	Special Provisions
(1)	For **multiple dwellings** and **street townhouse dwellings,** at least 70% of the front wall of the **main building** shall be located within 1.5 metres of, or on, the **established building line**. In no case shall the front wall be located in the minimum **front yard.**
(2)	For apartment, institutional and office **buildings**, at least 80% of the front wall of the **main building** shall be located within 1.2 metres of, or on, the **established building line**. In no case shall the front wall be located in the minimum **front yard**. Notwithstanding this provision, the **main building** may encroach into the minimum **front yard** on that side of the **lot** closest to the intersection of two **public streets** to a point that is no closer than 0.6 metres from the **front lot line.**

(3)	For apartment, institutional and office **buildings**, on any point of a **building** 15.0 metres above grade or higher, the minimum **stepback** from any **streetline** shall be 3.0 metres further from the **streetline** than the portion of the wall facing the **streetline** that is less than 15.0 metres above grade.
(4)	For apartment, institutional and office **buildings**, at least 80% of the exterior side wall of the **main building** on a **lot** shall be located within 1.2 metres of, or on, the **exterior side established building line**. In no case shall the exterior side wall be located in the minimum **exterior side yard**. Notwithstanding this provision, the **main building** may encroach into the minimum **exterior side yard** to a point that is no closer than 0.6 metres from the **exterior side lot line** provided that the wall facing the **exterior side lot line** does not extend into the area between the **exterior side lot line** and the **exterior side established building line**. For the purposes of this special provision, the **building line** is deemed to be parallel to the **exterior side lot line**, with the **exterior side lot line** being extended to its hypothetical point of intersection with the **front lot line** at the intersection of two **public streets.**
(5)	The **yard** shall be 3.0 metres on any side of the **lot** that abuts a Residential or Open Space **Zone** and the **yard** shall be used for **landscaped open space**.
(6)	5.5 m per **street townhouse dwelling**. The minimum **lot frontage** required for an end unit on an **interior lot** is 6.7 metres. The minimum **lot frontage** required for an end unit on a **corner lot** is 7.9 metres.

PART 8.0 - COBOURG EAST ZONES

8.1 PERMITTED USES

Permitted uses are listed in Table 8.1 with the use of the symbol 'P'. If a listed use is not permitted in a **zone**, this is shown with a 'NP'. A number in brackets within the table indicates that a special provision at the bottom of the table applies.

Table 8.1 – Cobourg East **Zone** Use Permissions

	PERMITTED USE	Cobourg East Residential One (CER1)	Cobourg East Residential Two (CER2)	Cobourg East Residential Three (CER3)	Cobourg East Mixed Use (CEMU)
A	**Additional residential units** (1) (3)	P	P	P	P
B	**Adult or continuing education schools**	NP	NP	NP	P
C	**Apartment dwellings**	P	P	P	P
D	**Art galleries**	NP	NP	NP	P
E	**Back-to-back townhouse dwellings**	NP	NP	P	NP
F	**Bed and Breakfast Establishments** (2)	P	P	NP	NP
G	**Business offices**	NP	NP	NP	P
H	**Call centres**	NP	NP	NP	P
I	**Child care centres**	NP	NP	NP	P
J	**Commercial fitness centre**	NP	NP	NP	P
K	**Commercial schools**	NP	NP	NP	P
L	**Commercial Use, Convenience**	NP	NP	NP	P
M	**Emergency service facilities**	NP	NP	NP	P
N	**Financial institutions**	NP	NP	NP	P
O	**Flea markets/Farmers markets**	NP	NP	NP	P
P	**Garden suites**	P	P	NP	NP
Q	**Group Home Type 1** (2)	P	NP	NP	NP
R	**Health service facilities**	NP	NP	NP	P
S	**Home child care**	P	P	P	P
T	**Home occupations**	P	P	P	P
U	**Hotels**	NP	NP	NP	P
V	**Libraries**	NP	NP	NP	P
W	**Long term care homes**	NP	P	P	P

[030-2026]

	PERMITTED USE	Cobourg East Residential One (CER1)	Cobourg East Residential Two (CER2)	Cobourg East Residential Three (CER3)	Cobourg East Mixed Use (CEMU)
[057-2026] X	**Mobile catering unit**	NP	NP	NP	P
Y	**Multiple dwellings**	NP	P	P	P
Z	**Museums**	NP	NP	NP	P
AA	**Personal service uses**	NP	NP	NP	P
AB	**Private clubs**	NP	NP	NP	P
AC	**Private schools**	NP	NP	NP	P
[030-2026] AD	**Recreation facility and community centre**	NP	NP	NP	P
AE	**Recreational establishments**	NP	NP	NP	P
AF	**Restaurants**	NP	NP	NP	P
AG	**Retail stores**	NP	NP	NP	P
AH	**Retirement Home**	NP	P	P	P
AI	**Semi-detached dwellings**	P	NP	NP	NP
AJ	**Shared housing (small scale)**	P	NP	NP	NP
[030-2026] AK	**Short term rental accommodation**	P	P	P	P
AL	**Single detached dwellings**	P	NP	NP	NP
AM	**Specialty food uses**	NP	NP	NP	P
AN	**Stacked townhouse dwellings**	P	P	NP	P
AO	**Street townhouse dwellings**	P	P	NP	NP
AP	**Studios**	NP	NP	NP	P
AQ	**Supermarkets**	NP	NP	NP	P (4)
AR	**Veterinary clinics**	NP	NP	NP	P

	Special Provisions:
(1)	Only permitted on a **lot** that is the site of a **single detached**, **semi-detached** or **street townhouse dwelling**
(2)	Only permitted on a **lot** that is the site of a **single detached dwelling**
(3)	Subject to Sections 4.3.1, 4.3.2 and 4.3.3
(4)	A supermarket is permitted provided it is located within 175 metres of the intersection of Brook Road and Elgin Street East.

8.2 ZONE STANDARDS

Zone standards are set out on Tables 8.2.1, 8.2.2, 8.2.3 and 8.2.4. A number beside a **zone** standard indicates that a special provision at the bottom of the table applies.

Table 8.2.1 – Residential **Zone** Standards – Cobourg East - CER1 **Zone**

		DWELLING TYPE		
	ZONE PROVISION	**Single detached dwelling**	**Semi-detached dwelling**	**Street townhouse dwelling**
A	Minimum **lot frontage**	9.0 m	7.6 m per unit (9)(10)	6.0 m (11)(12)
B	Minimum **front yard**	3.0 m (1)(2)	3.0 m (1)(2)	3.0 m (1)(2)
C	Maximum **front yard**	9.0 m (1)(2)(16)	9.0 m (1)(2)(16)	9.0 m (1)(2)(16)
D	Minimum **exterior side yard**	2.4 m (1)	2.4 m (1)	2.4 m (1)
E	Maximum **exterior side yard**	9.0 m (16)	9.0 m (16)	9.0 m (16)
F	Minimum **interior side yard**	0.75 m (3)(4)	1.2 m and 0.0 m (3)(4)	1.5 m and 0.0 m (14)(15)
G1	Minimum **rear yard** on a **lot** accessed by a **driveway** crossing the front or **exterior side lot line**	7.5 m (17)	7.5 m (17)	7.5 m (17)
G2	Minimum **rear yard** on a **lot** not accessed by a **driveway** crossing the front or **exterior side lot line**	12.5 m (5)(6)	12.5 m (5)(6)	12.5 m (5)(6)
H	Maximum **height**	11.0 m	11.0 m	11.0 m
I	Minimum **driveway** width	3.0 m	3.0 m	3.0 m
J	Maximum **driveway** width	(7)	(7)	(7)
K	Minimum **garage width**	3.0 m	3.0 m	3.0 m
L1	Maximum **garage width** on a **lot** that is accessed by a **driveway** crossing the front or **exterior side lot line** with a **lot frontage** of less than 11.6 metres	4.0 m	4.0 m	4.0 m
L2	Maximum **garage width** on a **lot** that is accessed by a **driveway** crossing the front or **exterior side lot line** with a **lot frontage** of 11.6 metres or greater	6.1 m	6.1 m	6.1 m
M1	Minimum setback for **driveways** from an **interior side lot line** on **lots** with a **lot frontage** of less than 11.6 metres	0.0 m	0.0 m	0.0 m
M2	Minimum setback for	0.3 m (8)	0.3 m (8)	0.3 m (8)

		DWELLING TYPE		
	driveways from an **interior side lot line** on **lots** with a **lot frontage** of 11.6 metres or greater			
N	Minimum **landscaped open space** in the **front** or **exterior side yard** where the **driveway** is located	40%	40%	30%
O	Minimum distance between a driveway and the intersection of any two **streetlines**	7.0 m	7.0 m	7.0 m

	Special Provisions
(1)	The floor of any covered **porch** that is located between a **main wall** of a **building** and a **streetline** shall extend at least 1.5 metres towards the **streetline** from the **main wall** that abuts the **porch** and is permitted to encroach into the minimum **front** and **exterior side yards.** Windows, columns, piers and/or railings associated with the porch are permitted in conjunction with the porch. Stairs that access a **porch** are permitted to encroach into the minimum **front** and **exterior side yards**, but in no case shall the stairs be located closer than 1.5 metres to the **front** or **exterior side lot line.** Stairs and landings that access any part of the **main building** on the **lot**, and which are not associated with a **deck** or **porch**, may encroach into the minimum **exterior side yard** a distance of no more than 50 percent of the minimum **exterior side yard** for the **main building** on the **lot**; and, into the minimum **front yard** a distance of no more than 3.0 metres, but in no case shall the stairs or landing be located closer than 1.5 metres to the **front lot line**.
(2)	The wall of an attached **private garage** that contains the opening for **motor vehicle** access shall be set back a minimum of 5.8 metres from the **lot line** the **driveway** crosses to access the attached **private garage.**
(3)	The required **interior side yard** on one side is 3.0 metres, if a detached **private garage** is located in the **rear yard** and is accessed by a **driveway** that crosses the **front lot line.**
(4)	An opening for a door that provides access to the interior of the **main building** is not permitted in any portion of a wall facing the **interior side lot line** that is located less than 1.2 metres from the **interior side lot line**.
(5)	Where the **rear lot line** intersects the **interior side lot lines** at a geometric angle greater or less than 90 degrees, the minimum **rear yard** can be reduced to 10.0 metres provided a 12.5 metre **rear yard** is maintained between the mid-point of the **lot** and the **interior side lot line.**
(6)	Where an attached **private garage** is provided in the **rear yard** and **motor vehicle** access to the **private garage** is provided over any **lot line** other than the **front** or **exterior side lot lines**, the minimum **rear yard** shall be reduced to 7.5 metres. The maximum width of such an attached **private garage** shall be 50% of the width of the **lot**, measured along the **rear lot line.** The wall of an attached **private garage** that contains the entrance for **motor vehicle** access shall be set back a minimum of 1.0 metre from the **rear lot line**.
(7)	Shall be equal to the **garage width** plus 1.5 metres or 6.1 metres, whichever is greater
(8)	The minimum required setback for a **driveway** shall be reduced to zero where **private garages** on two abutting **lots** share a common wall.
(9)	If a **semi-detached dwelling unit** is located on a **corner lot**, the minimum **lot frontage** is 8.8 metres if one **semi- detached dwelling unit** is located on a **corner lot**

	Special Provisions
(10)	Notwithstanding Special Provision 9, if a **semi-detached dwelling unit** is located on a **lot** that is not accessed by a **driveway** crossing the **front** or **exterior side lot line**, the minimum **lot frontage** shall be 6.6 metres per unit on an **interior lot** and 7.8 metres on a **corner lot.**
(11)	The minimum **lot frontage** is 7.5 metres for an end **street townhouse dwelling unit** on an **interior lot** and 8.4 metres for an end **street townhouse dwelling unit** on a **corner lot.**
(12)	Notwithstanding Special Provision 11, if an end **townhouse dwelling unit** is located on a **lot** that is not accessed by a **driveway** crossing the **front** or **exterior side lot line**, the minimum **lot frontage** shall be 7.0 metres per unit on an **interior lot** and 7.9 metres on a **corner lot.**
(13)	The maximum number of **dwelling units** permitted in a **street townhouse building** shall be 8.
(14)	The minimum distance between the exterior walls of any two groups of **street townhouse buildings** shall be 3.0 metres regardless of the number of storeys.
(15)	No **interior side yards** are required for interior **street townhouse dwelling units** where a common wall is shared, and a common party wall extension may not be greater than 3.0 metres beyond the **main wall** of an abutting **street townhouse building.**
(16)	The required setback only to the closest part of either the **main wall** of the **dwelling unit** or **private garage** to the **streetline.**
(17)	The required **rear yard** is a minimum of 9 metres where the **lot line** abuts an existing hydro substation at the lands municipally known as 833 Brook Road North.

Table 8.2.2 – Residential **Zone** Standards – Cobourg East - CER2 and CER3 **Zones**

		Cobourg East Residential Two (CER2)	**Cobourg East Residential Three (CER3)**
ZONE PROVISIONS		**Street townhouse dwellings Apartment dwellings Multiple dwellings Long term care homes Retirement homes**	**Apartment dwellings Back-to-back townhouse dwellings Stacked townhouse dwellings Multiple dwellings Long term care homes Retirement homes**
A	Minimum **lot area**	no requirement	no requirement
B	Minimum **lot frontage**	no requirement	no requirement
C	Minimum **front yard**	1.8 m and 6.0 m for an attached **private garage** that faces a **private street**	no requirement
D	Maximum **front yard**	For any **building** within 20.0 metres of any **streetline**, no less than 70% of the wall facing the applicable **streetline** shall be located further than 6.0 metres from the **streetline**	At least 70% of the portion of the wall of the **main building** facing the **front lot line** that has a **height** of 12.0 metres or less shall be located within 6.0 metres of the **front lot line**
E	Minimum **exterior side yard**	1.8 m	3.0 m
F	Maximum **exterior side yard**	For any **building** within 20.0 metres of any **streetline**, no less than 70% of the wall facing the applicable **streetline** shall be	At least 70% of the portion of the wall of the **main building** facing the **front lot line** that has a **height** of 12.0 metres or less shall be located

		located further than 6.0 metres from the **streetline**	within 6.0 metres of the **exterior side lot line**
G	Minimum **interior side yard**	1.2 m	6.0 m
H	Minimum **landscaped open space**	no requirement	20%
I	Minimum **rear yard**	7.5 m	7.5 m
J	Minimum **height**	7.5 m	no requirement
K	Minimum **height** of main wall that is within 6.0 metres of the **front lot line**	no requirement	11.0 m
L	Maximum **height** of main wall that is within 6.0 metres of the **front lot line**	not applicable	12.0 m
M	Maximum **height**	15 m	20.0 m (1)

	Special Provisions
(1)	On any point of a **building** 12.0 metres above grade or higher, the minimum setback from any **streetline** shall be 1.0 metre further from the **streetline** than the portion of the wall facing the **streetline** that is less than 12.0 metres above grade.

Table 8.2.3 - Standards for Cobourg East Mixed Use **Zone**

	ZONE STANDARD	**Cobourg East Mixed Use (CEMU)**	
		Street townhouse dwellings	All **main buildings** except **street townhouses**
A	Minimum **lot area**	no requirement	no requirement
B	Minimum **lot frontage**	6.0 m per unit (1)	no requirement
C	Minimum **front yard**	3.0 m (3)(4)	1.8 m (3)(4)
D	Maximum **front yard**	7.5 m (3)	7.5 m (3)
E	Minimum **exterior side yard**	2.4 m	1.8 m
F	Maximum **exterior side yard**	4.0 m	4.0 m
G	Minimum **interior side yard**	0.0 m (2)	0.0 m (5)
H	Minimum **rear yard**	7.5 m	7.5 m
I	Minimum **height**	5.5 m	10.5 m
J	Maximum **height**	12.0 m	22.5 m
K	Minimum area of portion of **main building wall** that is less than 4.6 metres above **grade** required to be windows and doors for any **main building wall** facing **streetline**	50% (4)	50% (4)

	ZONE STANDARD	Cobourg East Mixed Use (CEMU)	
L	Maximum **lot coverage**	no applicable	not applicable
M	Minimum **landscaped open space**	no requirement	no requirement

	Special Provisions
(1)	For end unit **street townhouse dwellings**, the minimum **lot frontage** is 7.5 metres for an **interior lot** and 8.4 metres for a **corner lot.**
(2)	The minimum **interior side yard** is 1.2 metres for an end unit of a **street townhouse dwelling** on an **interior lot**.
(3)	No less than 80% of the wall of the **first storey** facing the **front** or **exterior side lot line** shall be located any further than 6.0 metres from the **front** or **exterior side lot line**
(4)	No part of the **first storey** of any **building** abutting Elgin Street East, or Street A within 125 metres of Elgin Street East, shall be used for any residential use. Notwithstanding this, a maximum of 30% of the wall facing the **streetline** may be occupied by common entrances, lobbies, or other common features/amenities associated with a residential use. This provision does not apply to a **retirement home** or **long term care home.**
(5)	The minimum **interior side yard** is 6.0 metres if it abuts a CER1 or CER2 **Zone** boundary

Table 8.2.4 - Provisions for Detached **Private Garages** in the CER1, CER2, CER3 and CEMU **Zones**

ZONE PROVISIONS		Driveway crosses the front or exterior side lot line	All other lots
A	Minimum distance from the **rear lot line**	1.2 m (2)	1.0 m
B	Minimum distance from **exterior side lot line**	Equal to the **exterior side yard** requirement for the **main building** (3)	Equal to the **exterior side yard** requirement for the **main building**
C	Minimum distance from **front lot line**	Equal to the **front yard** requirement for the **main building** (3)	Not applicable
D	Minimum distance from **interior side lot line**	1.2 m (1)	1.2 m (1)
E1	Minimum setback from the **main building** if detached parking garage has a **height** of 4.5 metres or less	Not applicable	6.0 m (5)
E2	Minimum setback from the **main building** if detached parking garage has a **height** of greater than 4.5 metres	Not applicable	7.5 m (5)
F1	Maximum **height** on a **lot** having a **lot frontage** of less than 9.75 metres	4.5 m (4)	4.5 m
F2	Maximum **height** on a **lot** having a **lot frontage** of 9.75 metres or greater	4.5 m (4)	8.0 m
G	Maximum distance of encroachment of unenclosed stairs and landings that access the detached **private garage**	Not applicable	0.6 m into the minimum setback from the **main building** only

	Special Provisions
(1)	Notwithstanding this provision, the setback for the **first storey** may be reduced to 0.6 metres if there are no doors or windows on the wall facing the **interior side lot line**. A detached **private garage** may share a common wall with another detached **private garage** on an abutting **lot** and no setback from the **interior side lot line** is required on that side of the **lot**. In no case shall a detached **private garage** share a common wall with more than one other detached **private garage** on an abutting **lot**.
(2)	Notwithstanding this provision, the setback for the **first storey** may be reduced to 0.6 metres if there are no doors or windows on the wall facing the **rear lot line**. A detached **private garage** may share a common wall with another detached **private garage** on an abutting **lot** and no setback from the **rear lot line** is required.
(3)	Notwithstanding these provisions, where a detached **private garage** is accessed by a **driveway** crossing the front or exterior **lot line**, the wall containing the entrance for vehicular access shall not be located closer than 5.8 metres to the **lot line** abutting the **public street** that the **driveway** crosses to access the detached **private garage.**
(4)	Notwithstanding this provision, the maximum permitted **height** may be increased to 8.0 metres if the **rear lot line** abuts a **public street** from which no vehicular access to the **lot** exists and provided the entire rear wall of the detached **accessory building** is located between 1.2 metres and 3.0 metres from the **rear lot line**.
(5)	The parking of **motor vehicles** shall not be permitted within this setback area.

PART 9.0 - COMMERCIAL ZONES

9.1 PERMITTED USES

Permitted uses are listed in Table 9.1 with the use of the symbol 'P'. If a listed use is not permitted in a **zone**, this is shown with a 'NP'. A number in brackets within the table indicates that a special provision at the bottom of the table applies.

Table 9.1 – Permitted Uses in Commercial **Zones**

	PERMITTED USE	ZONE			
		Neighbourhood Commercial (NC)	Shopping Centre Commercial (SC)	Corridor Commercial (CC)	Main Central Commercial (MC)
A	**Accessory outdoor storage**	NP	P	P	NP
B	**Adult of continuing education schools**	P	P	P	P
C	**Apartment dwellings** in a non-residential building	P	P	P	P
D	**Art galleries**	P	P	P	P
E	**Auction sales establishments**	NP	NP	P	
[057-2026] F	**Banquet halls**	NP	P	P	P
G	**Building supply outlets**	NP	P	P	NP
H	**Business offices**	NP	P	P	P
I	**Call centres**	NP	P	P	NP
J	**Child care centres**	P	P	P	P
K	**Commercial fitness centres**	P (1)	P	P	P
L	**Commercial parking lots**	NP	NP	NP	P
M	**Commercial schools**	NP	P	P	P
N	**Commercial self-storage facilities**	NP	NP	P	NP
O	**Commercial Use, Convenience**	P	P	P	P
P	**Drive-through service uses**	NP	NP	P	NP
Q	**Elementary schools**	NP	NP	NP	P
[030-2026] R	**Emergency service facilities**	P	P	P	P
S	**Equipment sales and rental establishments**	NP	NP	P	NP
T	**Farm implement dealers**	NP	NP	P	NP
U	**Financial institutions**	P	P	P	P
V	**Flea markets/Farmers markets**	P	P	P	P
W	**Funeral homes**	NP	NP	P	P
X	**Garden Centres**	P (1)	P	P	P

	PERMITTED USE	ZONE			
		Neighbourhood Commercial (NC)	Shopping Centre Commercial (SC)	Corridor Commercial (CC)	Main Central Commercial (MC)
Y	**Group home type 1**	NP	NP	NP	P
Z	**Health service facilities**	NP	P	P	P
AA	**Hotels**	NP	P	P	P
AB	**Kennels, day**	NP	P	P	P
AC	**Libraries**	P	NP	P	P
AD	**Long term care homes**	NP	NP	NP	P
AE	**Micro-breweries/wineries/distilleries**	P (1)	P	P	P
AF [057-2026]	**Mobile catering unit**	P	P	P	P
AG	**Motels**	NP	P	P	NP
AH	**Motor vehicle repair establishments**	NP	NP	P	NP
AI	**Motor vehicle sales, leasing and/or rental establishments**	NP	NP	P	NP
AJ	**Motor vehicle service stations**	NP	NP	P	NP
AK	**Motor vehicle washing establishments**	NP	NP	P	NP
AL	**Museums**	P	NP	P	P
AM	**Nightclubs**	NP	P	P	P
AN	**Personal service uses**	P (1)	P	P	P
AO	**Places of worship**	P (1)	NP	P	P
AP	**Post-secondary schools**	NP	NP	NP	P
AQ	**Private clubs**	P (1)	P	P	P
AR	**Private schools**	NP	P	NP	P
AS	**Recreational equipment sales, rental and service establishments**	NP	NP	P	NP
AT [030-2026]	**Recreation facility and community centre**	NP	P	P	P
AU	**Recreational establishments**	NP	P	P	P
AV	**Repair shops**	NP	P	P	P
AW	**Restaurants**	P (1)	P	P	P
AX	**Retail stores**	NP	P	P	P
AY	**Retirement homes**	NP	NP	NP	P
AZ	**Secondary schools**	NP	NP	NP	P
BA	**Short term rental accommodation**	P	NP	P	P
BB	**Specialty food uses**	P (1)	P	P	P
BC	**Studios**	NP	NP	P	P

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	PERMITTED USE	ZONE			
		Neighbourhood Commercial (NC)	Shopping Centre Commercial (SC)	Corridor Commercial (CC)	Main Central Commercial (MC)
BD	**Supermarkets**	NP	P	P	P
BE	**Technology industries**	NP	NP	P	NP
BF	**Theatres**	NP	P	P	P
BG	**Trade and convention centres**	NP	P	P	P
BH	**Veterinary clinics**	NP	P	P	P

	Special Provisions
(1)	The maximum size of any one establishment shall be 235 m^2.

9.2 ZONE STANDARDS

Zone standards are set out on Table 9.2. A number beside a **zone** standard indicates that a special provision at the bottom of the table applies.

Table 9.2 - Standards for Commercial **Zones**

	ZONE STANDARD	Neighbourhood Commercial (NC)	Shopping Centre Commercial (SC)	Corridor Commercial (CC)	Main Central Commercial (MC)
A	Minimum **lot area**	465.0 m^2	2,000.0 m^2	no requirement	300.0 m^2
B	Minimum **lot frontage**	15.0 m	60.0 m	no requirement	9.0 m
C	Maximum **lot coverage**	35%	50%	40%	not applicable
D	Minimum **front yard**	0.0 m	0.0 m	0.0 m	0.0 m
E	Minimum area of portion of **main building wall** that is less than 4.6 metres above **grade** required to be windows and doors for any **main building wall** facing **streetline**	50%	no requirement	40%	no requirement
F	Minimum **exterior side yard**	0.0 m	3.0 m	0.0 m	0.0 m
G	Minimum **interior side yard**	3.0 m	6.0 m (1)	0.0 m (2)	0.0 m
H	Minimum **rear yard**	7.5 m	6.0 m (1)	6.0 m (1)	6.0 m
I	Minimum **height**	N/A	6.0 m	6.0 m	no requirement
J	Maximum **height**	12.0 m	20.0 m	15.0 m	12.0 m
K	Minimum **landscaped open space**	15%	15%	15%	no requirement

	ZONE STANDARD	Neighbourhood Commercial (NC)	Shopping Centre Commercial (SC)	Corridor Commercial (CC)	Main Central Commercial (MC)
L	Maximum **Floor Space Index**	not applicable	2.0	1.5	2.0

Special Provisions	
(1)	Except where the **zone** abuts a Residential or Development **Zone**, in which case the minimum shall be 9 metres.
(2)	Increased to 6 metres where the **lot line** abuts any Residential or Development **Zone.**

PART 10.0 - MIXED USE ZONE

10.1 PERMITTED USES

Permitted uses are listed in Table 10.1 with the use of the symbol 'P'. If a listed use is not permitted in a **zone**, this is shown with a 'NP'. A number in brackets within the table indicates that a special provision at the bottom of the table applies.

Table 10.1 – Permitted Uses in Mixed Use **Zone**

	PERMITTED USE	**Mixed Use Commercial (MUC)**
A	**Adult or continuing education schools**	P
B	**Apartment dwellings** in a non-residential **building**	P
C	**Art galleries**	P
D	**Auction sales establishments**	P
E	**Banquet halls**	P
F	**Business offices**	P
G	**Call centres**	P
H	**Child care centres**	P
I	**Commercial fitness centre**	P
J	**Commercial schools**	P
K	**Commercial Use, Convenience**	P
L	**Emergency service facilities**	P
M	**Financial institutions**	P
N	**Flea markets/Farmers markets**	P
O	**Funeral homes**	P
P	**Health service facilities**	P
Q	**Home child care**	P
R	**Home occupations**	P
S	**Hotels**	P
T	**Libraries**	P
U	**Mobile catering unit**	P
V	**Museums**	P
W	**Personal service uses**	P
X	**Places of worship**	P
Y	**Private clubs**	P
Z	**Private schools**	P
AA	**Public schools**	P
AB	**Recreation facility and community centre**	P
AC	**Recreational establishments**	P

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	PERMITTED USE	Mixed Use Commercial (MUC)
AD	**Restaurants**	P
[030-2026] AE	**Short term rental accommodation**	P
AF	**Studios**	P
AG	**Veterinary clinics**	P

10.2 ZONE STANDARDS

Zone standards are set out on Table 10.2. A number beside a **zone** standard indicates that a special provision at the bottom of the table applies.

Table 10.2 - Standards for Mixed Use **Zones**

	ZONE STANDARD	Mixed Use Commercial (MUC)
A	Minimum **lot area**	no requirement
B	Minimum **lot frontage**	no requirement
C	Minimum **front yard**	0.0 m (1)
D	Minimum **exterior side yard**	0.0 m (1)
E	Minimum **interior side yard**	1.2 m
F	Minimum **rear yard**	8.0 m
G	Minimum **height**	6.0 m
H	Maximum **height**	15.0 m
I	Minimum area of portion of **main building wall** that is less than 4.6 metres above **grade** required to be windows and doors for any **main building wall** facing **streetline**	70%
J	Minimum **landscaped open space**	15%
K	Maximum **Floor Space Index**	2.0
[030-2026] L	Minimum **Floor Space Index**	0.3

	Special Provisions
(1)	No less than 70% of the **lot frontage** of the **front** and **exterior side lot lines**, measured within 2.0 metres from the **front** and **exterior side lot lines** shall consist of **buildings**.

PART 11.0 - OTHER ZONES

11.1 PERMITTED USES

Permitted uses are listed in Table 11.1 with the use of the symbol 'P'. If a listed use is not permitted in a **zone**, this is shown with a 'NP'. A number in brackets within the table indicates that a special provision at the bottom of the table applies.

Table 11.1 – Permitted Uses in Other **Zones**

	PERMITTED USE	Rural (RU)	Institutional (I)	Open Space (OS)	Environmental Constraint (EC)	Development (D)	Transportation and Communications (TC)
A	**Additional residential units (3)**	P	NP	NP	NP	P	NP
B	**Adult or continuing education schools**	NP	P	NP	NP	NP	NP
C	**Agricultural uses**	P	NP	NP	P (2)	P	NP
D	**Art galleries**	NP	P	NP	NP	NP	NP
E	**Bed and breakfast establishments**	P	NP	NP	NP	P	NP
F	**Cemeteries**	NP	P	P	NP	NP	NP
G	**Child care centres**	NP	P	NP	NP	NP	NP
H	**Conservation uses**	P	NP	P	P	P	NP
I	**Emergency Care Establishment**	NP	P	NP	NP	NP	NP
J	**Custom workshops**	P	NP	NP	NP	P	NP
K	**Elementary schools**	NP	P	NP	NP	NP	NP
L	**Emergency service facilities**	P	P	NP	NP	P	NP
M	**Equestrian centres**	P	NP	NP	NP	P	NP
N	**Group home type 1**	P	P	NP	NP	P	NP
O	**Health service facilities**	NP	P	NP	NP	NP	NP
P	**Home child care**	P	NP	NP	NP	P	NP
Q	**Home industries**	P	NP	NP	NP	P	NP
R	**Home occupations**	P	NP	NP	NP	P	NP
S	**Hospitals, public**	NP	P	NP	NP	NP	NP
T	**Libraries**	NP	P	NP	NP	NP	NP
U	**Long term care homes**	NP	P	NP	NP	NP	NP
V	Municipal **campgrounds**	NP	NP	P	P	NP	NP
W	**Museums**	NP	P	NP	NP	NP	NP
X	**Places of worship**	NP	P	NP	NP	NP	NP

	PERMITTED USE	Rural (RU)	Institutional (I)	Open Space (OS)	Environmental Constraint (EC)	Development (D)	Transportation and Communications (TC)
Y	**Post-secondary schools**	NP	P	NP	NP	NP	NP
Z	**Private clubs**	NP	P	NP	NP	NP	NP
AA	**Private parks**	NP	NP	P	P (1)	NP	NP
AB	**Private schools**	NP	P	NP	NP	NP	NP
AC	**Public parks**	P	NP	P	P (1)	P	NP
AD	**Retirement homes**	NP	P	NP	NP	NP	NP
AE	**Secondary schools**	NP	P	NP	NP	NP	NP
AF	**Single detached dwellings**	P	NP	NP	NP	P	NP
AG	Transportation and utility facilities	NP	NP	NP	NP	NP	P
AH [030-2026]	**Recreation facility and community centre**	NP	P	NP	NP	NP	NP
AK [030-2026]	**Short term rental accommodation**	P	NP	NP	NP	P	NP

	Special Provisions
(1)	Permitted **buildings** and **structures** are limited to: **buildings** and **structures** necessary for flood erosion prevention and control, and landscape stabilization and **accessory structures** for a public or private park use including, but not limited to benches, boat launching facilities, ball diamonds and tennis courts.
(2)	No **buildings** or **structures** shall be permitted.
(3)	Only permitted on a **lot** that is the site of a **single detached dwelling**

11.2 ZONE STANDARDS

Zone standards are set out on Table 11.2. A number beside a **zone** standard indicates that a special provision at the bottom of the table applies.

Table 11.2 - **Zone** Standards

	ZONE STANDARD	Rural (RU)	Institutional (I)	Open Space (OS)	Environmental Constraint (EC)	Development (D)	Transportation and Communications (TC)
A	Minimum **lot area**	8,000.0 m^2	1,400.0 m^2	465.0 m^2	no requirement	8,000.0 m^2	no requirement
B	Minimum **lot frontage**	60.0 m	30.0 m	15.0 m	no requirement	60.0 m	no requirement
C	Maximum **lot coverage**	not applicable	50%	20%	not applicable	not applicable	not applicable
D	Minimum **front yard**	9.0 m	6.0 m	7.5 m	no requirement	18.0 m	(1)

E	Minimum **exterior side yard**	9.0 m	6.0 m	7.5 m	no requirement	9.0 m	(1)
F	Minimum **interior side yard**	9.0 m	7.5 m	7.5 m	no requirement	9.0 m	(1)
G	Minimum **rear yard**	9.0 m	7.5 m	7.5 m	no requirement	18.0 m	(1)
H	Maximum **height**	13.0 m	19.0 m	12.0 m	not applicable	13.0 m	12.0 m
I	Minimum **landscaped open space**	no requirement	30%	50%	no requirement	no requirement	no requirement

	Special Provisions
(1)	Buildings shall be setback a minimum of 10 metres from any abutting Residential **Zone**.

PART 12.0 - FLOOD OVERLAY ZONE

Where the (F) **zone** symbol also applies to lands within the boundaries of the red lines shown on the zoning maps attached to and forming part of this By-law, no person shall use any land or erect, alter or use any **building** or **structure** unless appropriate approvals have been obtained from the Ganaraska Region Conservation Authority.

PART 13.0 - EXCEPTIONS

13.1 EXCEPTIONS

The provisions of this By-law are modified as set out in Table 13.1, below.

In Table 13.1:

Column 1 sets out the **Zone** subject to the exception;

Column 2 identifies the exception number to the **Zone** which follows a **Zone** symbol as identified on the Zoning Schedules;

Column 3 identifies the location of the lands subject to the exception;

Column 4 sets out any specific use permissions or prohibitions, if applicable; and

Column 5 sets out the new or modified standards for the **zone** exception, if applicable.

All other provisions of the **zone**, unless specifically modified or amended by this Part, continue to apply to the lands subject to this Section.

Table 13.1: Exceptions

1	2	3	4	5
Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
R1	1	9138 Danforth Rd E		• Lot Frontage: 61m min; • **Minimum lot area:** 0.7 ha; • **Maximum lot coverage:** 7%; • **Required front yard: established building line** or 15m min; • Required **interior side yard:** 10 m; • Maximum **accessory building lot coverage:** 2% max
R1	2	220 Tracey Road		• Minimum **lot frontage**: 38 m; • Minimum **front yard**: 13.5 m
R1	3	9148 Danforth Road		• Minimum **lot frontage**: 53.09 m • Minimum **lot area**: 0.699 ha • Maximum **lot coverage**: 10% • Minimum **interior side yard**: 10 m • Maximum number of **dwelling units**: 2 • Existing **accessory building** can be used for human habitation.

1	2	3	4	5
Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
R2	1	726 Ontario St	**Contractor's yards** and **industrial uses** are prohibited	• Minimum rear yard for all new **buildings**: 9 m; • Maximum **building height**: 2 storeys
R2	2	330 Elgin St W		• 2 **dwelling units** in the existing **building**
R2	3	94 Green St (Breaker's Motel)		• Buildings and **structures** existing at the date of adoption
R2	4	214 Perry St		• Permit a triplex **dwelling**
R2	5	Fitzhugh Shores		• Minimum **rear yard** for lakefront **lots:** 18 m; • Minimum residential setback from industrial use: 50 m
R2	6	East House Cr, Weller Crt		• Minimum **rear yard**: 15 m; • Minimum **rear yard** for lakefront **lots:** 18 m
R2	7	King St. W and Tracey Rd		• Minimum **lot frontage**: 18 m; • Minimum **lot area:** 1,160 m2
R2	8	27 Brook Rd N		• minimum setback from railway: 20 m with 2.5 m berm and 1.8 m chain link fence
R2	9	534 King St W		• Minimum **front yard**: existing • Minimum **rear yard:** 0.0 m • No Chain Fence required adjacent to Railway
R2	10	420 Elgin Street West	The only permitted **uses** are **single detached dwelling**s	•
R2	11	15 & 19 Maplewood Boulevard		• Maximum **building height**: 1 Storey • Access shall be from Maplewood Boulevard
R2	12	603 Sinclair Street		• Minimum **exterior side yard** for unenclosed **carport**: 1 m
R2	13	Suzanne Mess Boulevard & Osler Court	A coach house **dwelling unit** is an additional permitted use	• These provisions apply to a coach house dwelling unit • Minimum **lot area**: 1,000 sq m • Minimum **rear yard** for coach house **dwelling**: 1.2 m • Maximum coach house d**welling floor area**: 100 sq m or 40% of primary **dwelling;** • Maximum coach house **dwelling** Bedrooms: 2
R2	14	1300 Alder Road & All of Alder Court		• Maximum **building height**: 1 Storey
R2	15	1000 D'Arcy Street (Nickerson		• Maximum **building height**: 1 Storey; • Minimum setback from top of bank of Midtown Creek: 30 m

1	2	3	4	5
Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
		Woods Subdivision)		
R2	16	540 King Street East (Existing Single Detached)		• For the purpose of this Exception (R2-16), the lot line that divides the lot from the public or private street, provided that in the case of a corner lot, the shorter lot line that abuts a public or private street is deemed to be the front lot line and the longer lot line that abuts a public or private street is deemed to be an exterior side lot line. • Minimum **front yard:** 4.5 m; • Minimum **rear yard**: 2.9 m; • Minimum **exterior side yard**: 2.5 m; • • Notwithstanding Section 5.3.1, Parking of motor vehicles associated with a residential use is permitted on a driveway in the rear yard that is accessed from a private street. • Except as amended herein, all other provisions of this By-law, as amended, shall apply.
R3	1	394 Walton St	Additional permitted uses are **business office** as an **accessory use** in residential **building** and **accessory business office** use in **accessory building**	• Minimum parking: 4 on-site spaces and 1 off-site space; • Maximum **business office gross floor area**: 50m2; • Maximum 2 staff who do not reside on premises; • Minimum **rear yard:** 0.7m; • Maximum **lot coverage** 38%; • Minimum **exterior side yard**: 5.8 m
R3	2	47A Coverdale Ave		• Minimum **interior side yard** for converted or duplex: 2.45m
R3	3	377 Margaret St	**Bed and breakfast establishments** and **group homes types 1 and 2** and **child care centres** are prohibited	• Maximum 6 **dwelling units**; • No second **storey** decks permitted; • Maximum **building height:** 2 **storeys** and 8.3 m
R3	4	94 Ontario St		• Maximum **building height**: 9 m; • Minimum **lot frontage** shall be 11m on a right-of-way, • Minimum north yard : 7.5 m; • Minimum south yard: 3 m; • Minimum west yard: 1.6 m; • Minimum east yard: 4 m except if abutting a residential **zone** then 7.5 m
R3	5	90 Ontario St		• Maximum **building height**: 9 m; • Minimum **rear yard** 1.6 m;

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1	2	3	4	5
Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
				• Garage permitted to be no closer than the main front feature to the **streetline**
R3	6	98-106 Ontario St		• Maximum **building height**: 9 m; • Garage permitted to be no closer than the main front feature to the **streetline**
R3	7	O'Connor Court		• Minimum **lot area**: 335 sq m; • Minimum **lot frontage**: 12 m
R3	8	860-862 Westwood Court		• Minimum **interior side yard** for link side: 0.6 m
R3	9	280-292 D'Arcy Street		• Maximum driveway width: 4 m; • Maximum attached **private garage** width: 4 m; • Maximum **building height**: 2 storeys; • Wall of attached **private garage** facing the **public street** shall not be located closer to the **front lot line** than either the front **porch** or the main front entrance of the **dwelling unit**, whichever is closer to the **public street;** • The front wall of the **dwelling unit** above an attached **private garage** shall be located no further than 2.5 metres from the front wall of the attached **private garage;** • The wall of an attached **private garage** facing the **public street** shall be set back a minimum of 5.8 metres from the **lot line** that the driveway crosses to access the private **attached garage.**
R3	10	117 Bagot Street		• Minimum **lot frontage** for **single detached dwelling:** 10.668 m
R3	11	377 William Street (Rear Portion)	The only permitted uses are **single detached dwellings** and **semi-detached dwellings**	• Maximum number of **dwelling units**: 6; • Maximum **building height**: 2 Storeys and 8.3 m; • No upper storey decks shall be permitted.
R3	12	440 Ontario Street	The only permitted uses are a **single detached dwelling**, and a converted **dwelling** with a maximum of two **dwelling units**	• Minimum **lot area**: 342 sq m
R3	13	203 Durham Street	The only permitted uses are a **business office** and a **custom workshop**	• Only allowed in buildings and structures existing as of June 10, 2013
R3	14	702-710 Ontario Street		• Minimum **lot area** for one unit of **semi-detached dwelling:** 290 sq m; • Maximum **building height**: 2 Storeys
R3	15	253 Mathew Street (South Lot)		• Minimum **lot frontage**: 10.7 m

1	2	3	4	5
Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
R4	1	357 Elgin Street West		• Maximum **building height**: 5 **storeys**; • Maximum number of **dwelling units:** 87
R4 [057-2026]	2	Link Dwellings	Additional permitted uses include **link dwellings**	• Minimum **lot area** for **link dwellings**: of 335m2; • Minimum **lot frontage** for **link dwellings**: 9 m; • Minimum **exterior side yard** for **link dwellings**: 5 m; • Maximum **interior side yard** for **link dwellings:** 4.5 m. • Nothwithstanding any other provisions in the By-law, **additional residential units** are permitted in **link dwellings**.
R4	3	221 University Ave E/359 D'Arcy St		• Minimum **building height**: 2.5 **storeys**; • Maximum number of **dwelling units**: 12; • Closed wood fence required for enclosing property; • Access one-way exit only to University Ave
R4	4	135 University Ave E		• Maximum number of townhouse **dwelling units**: 11; • Maximum lot **coverage:** 40%; • **Driveway** shall be setback 3m min to **rear lot line**, • Covered **porch** may encroach 2 m maximum into side yard
R4	5	Ruttan Terrace		• Minimum **lot area**: 865 m2; • Minimum **lot frontage:** 27 m; • Minimum **front, interior side** and **rear yards:** 2.5 m; • Parking may be in any yard provided it is setback 3 m from **streetline**
R4	6	Densmore Road		• Minimum yards abutting a street: 3 m; • Other minimum yards: 4.5 m; • Required parking is 1.25 spaces per **dwelling**
R4	7	415 King Street West		• Maximum **building height** shall not exceed 2 stories facing Tremaine Street; • Maximum number of dwelling units: 25; • Min opening elevation :79.06; • Minimum setback from EC **Zone:** 0 m
R4	8	D'Arcy St (Dunbar Gardens)	**Bed & breakfast establishments, single detached dwellings** and **stacked** and **street townhouses** are prohibited **uses**	• Maximum number of **dwelling units**: 26; • Minimum north yard: 12 m; • Minimum south yard: 3.5 m; • Minimum east yard: 6.5 m; • Minimum west side yard: 2.5 m; • Minimum west **rear yard** 6.5m; • **Maximum driveway** width: 4 m

1	2	3	4	5
Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
R4	9	Densmore Rd at Birchwood Trail		• Minimum **lot area** of one unit of townhouse: 195m2; • Minimum **lot area** of building containing **apartment dwellings:** 0.8ha; • Minimum **lot frontage** of one unit of **townhouse dwelling:** 7 m; • Minimum **lot frontage** of **apartment dwelling:** 60 m; • Maximum **lot coverage:** 60% for or townhouse unit and 40% for apartment **dwelling**,; • Maximum number of **apartment dwellings**: 80 • Maximum **building height:** 2 **storeys** for townhouse **building** and 3 **storeys** for apartment **building**; • Minimum and maximum **front yard** for townhouse fronting **public street:** 4 m and 6 m; • Minimum **front yard** for townhouse fronting private right-of-way: 5.75 m; • Minimum **front yard** for apartment **dwelling:** 3 m; • Minimum **interior side yard** for **townhouse dwelling**: 1m plus 0.5 m per additional **storey** with no setback on common wall; • Minimum **interior side yard** for apartment **dwelling:** 3.65 m; • Minimum **exterior side yard** for **townhouse dwelling** on private right-of-way: 2 m; • Minimum parking: 1.25 spaces per **townhouse dwelling** and 2 spaces per apartment dwelling; • Minimum **interior side yard** for **driveway** adjacent to townhouse **dwelling:** 0 m
R4	10	Brook Rd (Kingsbrook)	**Single detached dwellings** are prohibited	• **lot area** for 1 unit of a **semi-detached dwelling** 278 m2 min, • **lot area** for 1 **semi-detached dwelling** 556m2 min, • **lot area** for townhouse **dwelling** 215m2 min with up to 24 **lots** of 192m2 min and 8 **lots** 202m2 min, • **lot coverage** 45% max, • **landscaped open space** 30%, • **building height** for single and **semi-detached dwellings** 2 **storeys** max and 3 **storeys** max for townhouses, • **exterior side yard** 3m min, • **interior side yard** for semi-detached and townhouse **dwellings** 0m for common wall and same as **single detached** for outside,

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Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
				• attached garage 4m max width for **lots** under 12m frontage and 5.3m max width for 12m and greater **lot frontage**, • **front yard** 2.5m min up to 5m max subject Table 6.4 sub (4)
R4	11	377 William St	**Bed & breakfast establishments** and **single detached dwellings** are prohibited	• Max 20 **dwelling units**, • no upper **storey** deck (not on 3rd **storey** of 3 **storey dwelling**), • **building height** 3 **storeys** and 9.5m max, • townhouse blocks limited to 6 units and 40m max in length, • **interior side yard** setback 6.5m except units fronting William St, • only 1 **driveway** to William St
R4	12	411 King St E		• Max 6 **dwelling units** in existing **main building** which is the only permitted **building** other than **accessory structures**
R4	13	Alexandria Dr		• Lot area for end unit in townhouse **dwelling** 215m2 and 203m2 for interior unit, • parking 1.5 spaces per end unit and 1 space per interior unit
R4	14	180 Tremaine St	The only permitted **uses** are **apartment dwellings, multiple dwellings**, and **public uses**	• Setback from EC 0m min, • **building height** 2 **storeys** max abutting west, north and south property lines and 3 **storeys** max measured a distance of 11.5m from **interior lot lines** and 15m measured from **front lot line**, • peak **building height** 12.8m max, • **interior side yard** 5m min to **main building** and 2.3m min to any north side balcony and 3.65m min to any south side balcony
R4	15	774 Ontario St		• Max 5 **dwelling units**, • **building height** 2 **storeys** max, • **front yard** 2m min, • **interior side yard** for **single detached** unit 2.5m min
R4	16	Brook Rd (Kingsbrook Subdivision north blocks)	2 **buildings** with multiple **dwellings** on 1 **lot** are permitted	• Max 10 **dwellings** per **building**, • 2 multiple **dwellings** on one **lot** with 75m min frontage, • **front yard** 3m min
R4	17	400 Westwood Drive	**Apartment dwelling units** are not permitted	•

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Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
R4	18	352-370 Ball Street		• Max Density: 54 Units per Hectare • Max Parking in North Interior Side Yard: 20 Spaces
R4	19	131 King Street East	The only permitted **building** is the existing **building** with an additional 140 sq m maximum and **accessory buildings** & **structures** not exceeding 92.9 sq m	• Lot Area: 920 sq m • Lot Frontage: 19.5 m • Min Interior Side Yard: 1.8 m • Min Driving Aisle Width: 3.3 m • Max Accessory Building/Structure Lot Coverage: 10% • Drive Aisle does not require setback from east side lot line.
R4	20	374-378 John Street	The only permitted uses are four **multiple dwelling units,** a **semi-detached dwelling**, one unit of a **semi-detached dwelling** on one **lot**, duplex dwelling, triplex dwelling, link dwelling and building containing a maximum of four **apartment dwelling units** on one lot	• Lot Area for Multiple Dwelling: 836 sq m • Lot Area for Apartment Dwelling: 1,114 sq m • Lot Frontage for Multiple and Apartment Dwelling: 19.8 m • Min Interior Side Yard for Multiple and Apartment Dwelling: 1.6 on one side, 4.8 on the other. • Min Driveway Width to access parking in rear of Multiple Dwelling: 3.8 m
R4	21	245-249 Sutherland Crescent & 756-760 Ontario Street	The only permitted use is a linked group dwelling	•
R4	22	411 King Street East	The only permitted uses are **apartment dwelling units** or **multiple dwelling units** located in the **main building** existing as of February 2, 2009	• Max Dwelling Units: 6
R4	23	680 Ontario Street	The only permitted uses are fourplex **dwellings**, **semi-detached dwellings,** and **public uses**	• Min Front Yard Setback: 4.0 m • Max Building Height: 2 Storeys
R4	24	394 College Street	The only permitted use is a converted **dwelling** on one lot within a **main building** legally existing as of September 18, 2017	• Lot Area: Legally Existing as of September 18, 2017 • Lot Frontage: Legally Existing as of September 18, 2017 • Max Density: 5 Dwelling Units • Min Parking Space Setback from Street Line: 0.3 m
R4	25	East Village Subdivision	The only permitted uses are **single detached dwellings**, **semi-detached dwellings**, one unit of a **semi-detached dwelling** on one lot, **townhouse dwellings,** and **public uses**	• Lot Area for Single Detached Dwelling: 370 sq m, with the exception that up to 2 lots may be 337 sq m, and up to 21 lots may be 363 sq m. • Lot Area for One Unit of a Semi-Detached Dwelling: 278 sq m • Lot Area for One Semi-Detached Dwelling: 556 sq m

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Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
				• Lot Area for Townhouse Dwelling: 215 sq m, with the exception that up to 24 lots may be 192 sq m, and up to 8 lots may be 202 sq m. • Max Lot Coverage for Single Detached Dwelling (excluding Accessory Buildings/Structures): 45% • Max Lot Coverage for Semi-Detached Dwelling (excluding Accessory Buildings/Structures): 50% • Max Lot Coverage for Townhouse Dwelling: 55% • Max Lot Coverage (inclusive of Accessory Buildings/Structures): 55% • Min Front Yard Setback: 2.5 m • The wall of an attached garage facing the public street shall not be located closer to the front lot line than either the front porch or the main front entrance of the dwelling unit, whichever is closer to the street. • The front wall of the dwelling unit above an attached private garage shall be located no further than 2.5 metres from the front wall of the attached private garage. • The wall of an attached private garage facing the public street shall be set back a minimum of 5.8 metres from the lot line that the driveway crosses to access the private attached garage. If the driveway does not cross a sidewalk, the minimum setback for the wall of the attached garage shall be 4.5 m minimum. • Max Garage Width (on lots with less than 12 m Lot Frontage): 4.0 m • Max Garage Width (on lots with 12 m Lot Frontage or greater): 5.5 m • Min Side Yard Setback for Driveways: 0.6 m • Min Interior Side Yard Setback for Single Detached Dwelling: 0.75 m minimum for 1 storey dwelling, 0.45 metres for each additional storey. • Min Interior Side Yard Setback: no interior side yard setback required between the common vertical wall dividing one dwelling unit from another. The interior side yard on any other side shall be in accordance with the provisions for a single detached dwelling. • Min Exterior Side Yard: 3.0 m • Min Landscaped Open Space: 30% • Max Building Height for Single Detached & Semi-Detached Dwellings: 2 Storeys

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Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
				• Max Building Height for Townhouse Dwellings: 3 Storeys
R4	26	22-24 University Avenue West	The only permitted uses are **semi-detached dwellings,** one unit of a **semi-detached dwelling** on one **lot**, duplex dwellings, triplex dwellings, four-plex **dwellings,** and **multiple dwellings**	• Lot Area: 1,384 sq m • Min Front Yard: 21 m • Min West Interior Side Yard: 1.5 m • Max Building Height: 2 Storeys • Max Density: 4 Dwelling Units • No more than 1 required parking space may be located in the front yard. • No parking shall be permitted in any side yard. • No minimum distance shall be required between decks, or between decks and any other building or structure. • Unenclosed decks over 1.8 m in height may extend along an established building side yard setback.
R4	27	East Village Subdivision (Phase 5 Blocks 55-60)	Up to four **apartment** and/or **multiple dwellings** are permitted on one **lot**	• Lot Frontage: 3 m • Min Front Yard: 3 m
R4	28	265-327 Elgin Street East	Additional permitted uses are **multiple dwelling units** and **stacked townhouse dwelling units**	• Min Front Yard (abutting Elgin Street): 3 m • Max Front Yard Fence Height: 1.2 m • Min Parking: 1.25 parking spaces per dwelling unit • Notwithstanding any other provisions of this By-law, the regulations for the lands zoned R4-28 shall apply to the entire gross lands located within the boundary of the R4-28 Zone irrespective of the lot lines associated with 265-327 Elgin Street East.
R4 [056-2026]	29	540 King Street East (Southeast & Southwest Portions)	The only permitted uses are **townhouse dwellings, stacked townhouse dwellings**	• Min Lot Frontage for Stacked Townhouses: 24 m • Max Lot Coverage: 72% • For the purpose of this Exception (R4- 29), the front lot line shall be identified by the yard which contains the main entrance features and shall not be identified as a through lot. (1) • Min Front Yard: 4.5 m • Min Front Yard (for lots fronting onto King Street): 1.8 m • Min Rear Yard: 7 m • Min Interior Side Yard: 1.5 m • Min Exterior Side Yard: 1.5 m • Min Landscaped Open Space (over entire R4-29 Zone): 20% • Min Distance between any two Stacked Townhouse Buildings on One Lot: 3.0 m • Max density per block: 107 upnha • Notwithstanding Section 4.1.1, detached garages shall have a minimum exterior side yard of 2.7 m,

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Zone	#	Municipal Addresses	Specific Use Permissions or Prohibitions	Special Provisions
				• minimum interior side yard of 0.0 m, and minimum rear yard of 0.0 m. • Notwithstanding Section 4.1.1, detached garages are permitted in the front yard, specifically as it relates to Block 'U'/11. • Notwithstanding Section 4.1.1, detached garages shall not exceed 18% of the lot area. • No interior side yard shall be required between the common vertical wall dividing one unit from another. • Required parking shall be permitted to be provided on lots outside of the lot that requires the parking within this Exception (R4-29) Area. • Parking of motor vehicles associated with a residential use is permitted on a driveway in the rear yard that is accessed from a private street. • Except as amended herein, all other provisions of this Bylaw, as amended, shall apply. (1) In the instance where main entrance features are located on various building faces without a clear indication of a principal building front, specifically Block U/11 on the Redlined Draft Plan of Subdivision, dated June 30, 2026, the lot line that divides the lot from the public or private street, provided that in the case of a corner lot, the shorter lot line that abuts a public or private street is deemed to be the front lot line and the longer lot line that abuts a public or private street is deemed to be an exterior side lot line.
[056-2026] R4	30	540 King Street East (Central Portion)	The only permitted uses are Single Detached Dwellings, Semi-Detached Dwellings, and Street Townhouse Dwellings.	• For the purpose of this Exception (R4- 30), the lot line that divides the lot from the public or private street, provided that in the case of a corner lot, the shorter lot line that abuts a public or private street is deemed to be the front lot line and the longer lot line that abuts a public or private street is deemed to be an exterior side lot line. • Min Lot Area for Single Detached Dwelling: 300 m^2 • Min Lot Area for One Unit of a Semi-Detached Dwelling: 217 m^2 • Min Lot Area for One Unit of a Street Townhouse Dwelling: 142 m^2 • Min Lot Frontage for Single Detached Dwelling: 11 m • Min Lot Frontage for One Unit of a Semi-Detached Dwelling: 8.5 m

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Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
				• Min Lot Frontage for One Unit of a Street Townhouse Dwelling: 6 m • Max Lot Coverage for Single & Semi-Detached Dwellings: 42% • Max Lot Coverage for Street Townhouse Dwellings 58% • Min Front Yard: 3.5 m • Min Rear Yard: 6 m • Min Interior Side Yard: 1.2 m • Min Exterior Side Yard: 1.6 m • Min Landscaped Open Space: 30% • Max Density per block: 58 upnha • Notwithstanding Section 4.1.1, detached garages shall have a minimum exterior side yard of 5.7 m and interior side yard of 0.0 m. • Notwithstanding Section 4.1.1, detached garages shall have a minimum rear yard of 0.0 m. • No interior side yard shall be required between the common vertical wall dividing one unit from another. • Except as amended herein, all other provisions of this By-law, as amended, shall apply.
[056-2026] R4	31	540 King Street East (Northern Portion)	The only permitted uses are Street Townhouse Dwellings. Detached garages are permitted as a primary use within Block 29 only.	• For the purpose of this Exception (R4- 31), the lot line that divides the lot from the public or private street, provided that in the case of a corner lot, the shorter lot line that abuts a public or private street is deemed to be the front lot line and the longer lot line that abuts a public or private street is deemed to be an exterior side lot line. • Min Lot Area for One Unit of a Street Townhouse Dwelling: 123 m^2 • Min Lot Frontage for One Unit of a Street Townhouse Dwelling: 6 m • Max Lot Coverage for Street Townhouse Dwellings: 45% • Max Lot Coverage for Detached Garages: 39% • Min Front Yard for Street Townhouse Dwellings: 4.5 m • Min Front Yard for Detached Garages: 0.0 m • Min Rear Yard for Detached Garages: 0.0 m • Min Interior Side Yard: 1.4 m • Min Exterior Side Yard: 2.5 m • Max Density per Block: 72 upnha • No interior side yard shall be required between the common vertical wall dividing one unit from another.

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Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
				• Required parking shall be permitted to be provided on lots outside of the lot that required the parking within this Exception (R4-31) Area. • Except as amended herein, all other provisions of this By-law, as amended, shall apply.
R4	32	867, 869, & 879 William Street	Back-to-Back Dwelling	• Max Net Density: 37 Units per Net Hectare • For lands zoned R4-32, a "Back-to-Back Dwelling" shall consist of a dwelling attached vertically on 1 or more sides with 2 or more dwelling units, with one side being the rear wall of the dwelling unit.
R4	33	415 King Street West		• Max Density: 25 Dwelling Units • Max Building Height: Two Storeys (measured at grade from Tremaine Street) • Min Setback from EC Zone: 0 m • The lower level (east side) of the building may be used for residential dwelling units provided the minimum opening elevation to each dwelling unit is at least 79.06 m above sea level.
[016-2026] R4	34	510 Drewery Road (East Village Block 58)	Additional permitted uses are up to four **apartment** and/or **multiple dwellings** on one **lot** and a **child care centre**	• **Lot Frontage**: 48 m min; • **Front Yard**: 3 min; • Allow fitness gym and storage locker use to be an accessory use to permitted residential uses at 480, 490, 500, and 510 Drewery Road (Blocks 55-58 Plan 39M-944) • Notwithstanding section 5.8, no **bicycle parking spaces** are required.
[030-2026] R4	35	430-436 Orchard Avenue		• **Lot Area** 300 m^2 per **townhouse** • **Building Height**: Highest Peak of the roof shall not exceed 97.38 m above sea level as established by the Government of Canada geodetic survey.
R5	1	111 Hibernia Street (Legion Village)		• Max 172 **dwelling units** and 32 hostel units with no more than 2 beds; • one additional unit per **building** for manager; • Building Height 4 **storeys** max
R5	2	106 Orange Street		• Building Height 4 **storeys** max, • 14 **dwelling units**; • additional 3 **parking spaces** off-site
R5	3	357 Westwood Drive		• Max 35 **dwelling units**, • Building Height 4 **storeys** max
R5	4	60 Munroe St		• Front yard 6m min, • **landscaped open space** 28% min,

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Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
R5	5	95 Marisa Lane – 36 Hibernia St		• Lot frontage 83m min, • **lot coverage** 52% max and FSI 2.0 max, • max 90 **dwelling units**, • distance between **buildings** 6m min, • **building height** 4 **storeys** and 17m max other than middle **building** which shall be 3 **storeys** and 13.1m max, • max 2 residential units may be located in each **building** attic
R5	6	138-158 Hibernia St		• Lot frontage 115m min, • **lot area** 0.789 ha min, • **lot coverage** 60% max and FSI 2.0 max, • max 97 **dwelling units**, • distance between **buildings** 6m min, • **building height** eastern **buildings** 3 **storeys** and 9m max, • **building height** for west and north **buildings** 4 **storeys** and 17m max, • **accessory buildings** 2% max **lot coverage**,
R5	7	202 Green St	**Semi-detached**, duplex, triplex and **multiple dwellings**, and **public uses** are not permitted	• Front yard 6m min and front porch may encroach 2m into yard, • driving aisle min 0.5m from side **lot line** and 3m min width
R5	8	202 Green St (existing apartment)		• Interior side yard 3m min, • **rear yard** 2m min, • parking min 1 space per unit, • parking may be in any yard, driving aisle min 0.5m from side **lot line** and 3m min width
R5	9	323 George St	Additional permitted uses are those permitted in the Institutional **Zone**	• Front yard abutting James St 15m min and garage or unenclosed landscape **structure** may be permitted in **front yard**, **rear yard** 15m min, • **interior side yard** 18m min, • **exterior side yard** 15m min, • **building height** 4 **storeys** and max **height** of 18m max, • parking 1.25 spaces per unit and prohibited between the **main building** and the street other than up to 8 visitor **parking spaces** in **driveway** loop on James St, • **landscaped open space** 35% min,
R5	10	359 D'Arcy Street		• Max Dwelling Units: 12 • Max Building Height: 2.5 Storeys
R5	11	100 University Avenue East		• Min Rear Yard: 4.5 m

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Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
R5	12	768 Ontario Street	The only permitted uses are **townhouse dwellings, retirement homes, long term care homes** and **apartment dwellings**	• Max Net Density for Apartment Dwelling: 30 Units • Max Building Height for Townhouse Dwelling: 2 Storeys • Max Number of Townhouse Dwelling Units: 5 Units • Min Parking for Senior Citizen's Complex: 1.25 spaces per unit • The front wall of any attached garage facing the public street shall be located no more than 3.0 m closer to the front lot line than either the main entry feature, such as a covered porch, or main front entrance of the dwelling unit.
R5	13	25 James Street East & 321 John Street		• A total of 47 apartment dwelling units are permitted on the property (0.4 ha), of which at least 13 dwelling units shall be designated affordable as defined in Section 10.6.3 of the Cobourg Official Plan, 2017 and be implemented in accordance with the terms and conditions specified by the Municipality via an Agreement. • Parking shall be calculated with a minimum 0.7 parking spaces per residential dwelling unit, and may include up to 3 compact car/motorcycle spaces having a minimum width of 2.7 m and a minimum depth of 4.8 m. • Notwithstanding any other provisions of this By-law, the regulations for the lands zoned R5-14 shall apply to the entire gross lands located within the boundary of the R5-14 Zone irrespective of the lot line associated with 25 James Street East and 321 John Street.
R5	14	311-325 University Avenue West & 387 William Street	A mixed use **building** with office, personal services, and/or residential uses is permitted within 30 m of William Street	• Max Residential Density: 72 Dwelling Units • Max Floor Space Index: 2.0 • Min Setback from University Avenue: 1.0 m • Min West Interior Side Yard (for 4-Storey Apartment Dwelling): 7.5 m • Min East Interior Side Yard (for 4-Storey Apartment Dwelling): 1.0 m • Min South Rear Yard (for 4-Storey Apartment Dwelling): 7.5 m • Building Setbacks for the Two-Storey Mixed Use Building abutting William Street will be as existed on July 22, 2019. • Min Landscaped Open Space: 20% • Max Building Height (Apartment Dwelling): 4 Storeys • Max Building Height (Mixed-Use Building): 2 Storeys

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Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
				• Min Parking: 1.1 Parking Spaces per Dwelling Unit for Apartment Dwelling, 2 Parking Spaces for Mixed Use Building • Notwithstanding any other provisions of this By-law, the regulations for the lands zoned R5-14 shall apply to the entire gross lands located within the boundary of the R5-14 Zone irrespective of the lot line associated with 311 to 325 University Avenue West and 387 William Street.
NC	1	Existing local commercial uses	Uses existing at date of adoption of amending By-law	•
NC	2	359 Westwood Dr		• Max 8 commercial establishments, • no access to Burnham St nor within 46m of Burnham on Westwood Dr
NC	3	990 Ontario St	The only permitted uses are **restaurants,** golf pro-shop, golf course and **recreational establishment**	•
NC	4	Densmore Rd & Birchwood	Additional permitted uses are **business offices,** education and training, institutional uses and residential uses	• East and west yard 3m min, • north yard 7.5m min, • south yard 4m min to 6m max, • max 5 townhouse **dwelling units**
NC	5	443 & 445 King Street East		• Min Parking Space Setback from Coverdale Avenue: 1.25 m
NC	6	422 King Street West	Additional permitted uses are **dwelling units** which form part of a commercial **building** located behind the commercial component	• Accessory Buildings & Structures may be used for human habitation.
NC	7	726 Ontario Street	Additional permitted uses are education and training use, monument, sign, and cornerstone display and sales, office, private or commercial club, and wellness centre	• Maximum of Eight Establishments in Neighbourhood Commercial Shopping Centre • Min Landscaped Strip along Interior Side Yard abutting Residential Uses to the South: 1. 5 m • Max Establishment Size: 505 sq m per establishment
SC	1	1025 & 1035 Elgin St W		• 0m landscape strip on south side, • only 3 **driveways** on properties **zone**d SC1, SC-2 and SC-3 to Elgin St W, • max 35% **lot coverage**,

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Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
				• 2- single **storey** free standing **restaurant buildings** each having a minimum unit area of 163 m2 are permitted, • 1- single **storey** free standing retail **building** having a min area of 700 m2 and max 930 m2 or 1- single **storey** free standing financial institution **building** having a min area of 465 m2 and max 700 m2 are permitted
SC	2	East half of 1111 Elgin St W		• 0m landscape strip on south side, • 0m **interior side yard**, • only 3 **driveways** on properties **zone**d SC1, SC-2 and SC-3 to Elgin St W, • max 35% **lot coverage**, • max **driveway** width of 15m on Elgin St W, • 2- single **storey** free standing **restaurant buildings** each having a min area of 465 m2 and max 700 m2 and 1- single **storey** free standing retail **building** having a min area of 700 m2 and max 930 m2 are permitted
SC	3	West half of 1111 Elgin St W		• 0m landscape strip on south side, • 0m **interior side yard**, only 3 **driveways** on properties **zone**d SC1, SC-2 and SC-3 to Elgin St W, • max 35% **lot coverage**, • max **driveway** width of 10.7m on Rogers Rd, • 1- single **storey** free standing **restaurant building** having a min area of 465 m2 and max 700 m2 or 1- single **storey** free standing retail **building** having a min area of 700 m2 and max 930 m2 are permitted
SC	4	Strathy Rd west side	The only permitted uses are **accessory outdoor storage, banquet hall, commercial school, drive-through service use, hotel, motel,** light industrial in enclosed **building**, institutional, **business office, personal service use, restaurant**, **retail store** including 1 department store, 1 **supermarket, technology industry, trade & convention centre.** A financial institution is not permitted unless it is **accessory** to a department store	• Building **height** 4 **storeys** max, • yard abutting south and west property line 9m min, • department store GFA 14,864m2 max provided 11,892m2 max is non-food retail and 4,181m2 max is food related retail, supermarket GFA 7432m2 max plus up to 1,059m2 in mezzanine (restricted to non-retail **accessory uses**), • additional retail GFA 7,500 m2 min other than up to 3 units between 372 and 697m2 GFA and 2 units less than 372m2 or 1 unit between 465 and 697m2 GFA, overall total GFA for SC-4 and SC-5 **zones** of 1 department store, • 1 supermarket, **restaurant**s, personal service uses and other retail uses 31,587m2 max, total GFA for SC-4 and SC-5 **zones** of retail excluding 1 department store, 1 supermarket 8,026m2 max,

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Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
				• total GFA for SC-4 and SC-5 **zones** of **restaurant**s, personal service uses 3,716m2 max, total GFA for SC-4 and SC-5 **zones** of other retail, **restaurant**s and personal service use excluding 1 department store, 1 supermarket 9,290m2 max, • planting strip 4.5m min width excluding **driveways** and **buildings**, • open storage may include a garden centre which is not wholly enclosed, 2m min width pedestrian walkways are required from the street line at Strathy Rd to the main entrance of the department store and to the main entrance of the supermarket, for SC-4 and SC-5 a department store shall mean a single retailer selling a wide variety of goods with GFA 2,787m2 min
SC	5	Strathy Rd east side	The only permitted uses are **accessory outdoor storage, banquet hall, commercial school, drive-through service use, hotel, motel, light** industrial in enclosed **building**, institutional, **business office, personal service use, restaurant, retail store, technology industry, trade & convention centre.** A department store and a **supermarket** is not permitted	• Building **height** 4 **storeys** max, • **yards** 0m min, • **lot frontage** 40m min, • FSI 0.25 min, • retail 7500 m2 GFA min other than up to 3 units between 372 and 697m2 GFA and 2 units less than 372m2 or 1 unit between 465 and 697m2 GFA, overall total GFA for SC-4 and SC-5 **zones** of 1 department store, 1 supermarket, **restaurant**s, personal service uses and other retails uses 31587m2 max, • total GFA for SC-4 and SC-5 **zones** of retail excluding 1 department store, 1 supermarket 8026m2 max, total GFA for SC-4 and SC-5 **zones** of **restaurant**s, personal service uses 3716m2 max, total GFA for SC-4 and SC-5 **zones** of other retail, **restaurant**s and personal service uses excluding 1 department store, 1 supermarket 9290m2 max, • planting strip 4.5m min width excluding **driveways**, • for SC-4 and SC-5 a department store shall mean a single retailer selling a wide variety of goods with GFA 2,787m2 min
SC	6	Strathy Rd	The only permitted uses are **accessory outdoor storage, banquet hall, commercial school, drive-through service use, hotel, motel,** light industrial in enclosed **building**, institutional, **health service facility, business office, personal**	• Lot area 740 m2 min, • **lot frontage** 40m min, • FSI 0.25 min, • **yards** 0m min, • planting strip 4.5m min width excluding **driveways**, • **building height** 4 **storeys** max,

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Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
			service use, restaurant, retail store, **technology ind**ustry, trade & convention centre. A **supermarket** is not a permitted use.	
SC	7	975-985 Elgin St W	The only permitted uses are **commercial school,** institutional, **health service facility, business office, personal service use, restaurant, retail store**. A **supermarket** is not permitted.	• Lot area 0.4ha min, • **lot frontage** 110m min, • **yards** 0m min to 15m max, • planting strip 6m min width excluding **driveways** or **buildings**, • **building height** 4 **storeys** max, • no **parking spaces** within 8m of east **lot line**, • GFA 1,395 m2 max,
SC	8	20 Strathy Road	Additional permitted uses are **business office** uses, vehicle-related uses (excluding vehicle fueling and body repair), private and commercial club uses, merchandise service uses, public uses	•
SC	9	975, 995, 1005, & 1011 William Street		• Max Driveway Width: 10.6 m
SC	10	25 Strathy Road		• The lands in the SC-10 Zone shall be subject to the regulations of the SC-4 Zone, with the exception that regardless of the provisions in the SC-4 Zone with respect to maximum **gross floor area** and limits on retail commercial store size: up to 1,860 sq m **gross floor area** for second floor mezzanine uses restricted to non-retail accessory uses including office and other similar administrative functions, meeting rooms, and photo finishing lab shall be permitted; and, a retail commercial store, personal service use, or eating establishment, or a free-standing building with a mix of such uses, having a minimum building envelope of 465 sq m and a maximum building envelope of 929 sq m shall be located abutting Strathy Road in the SC-10 Zone. Within the free-standing building abutting Strathy Road, the minimum individual commercial store/unit floor area shall be 232 sq m.
SC	11	1005 Elgin Street West	An additional permitted use is a **health services facility**	•
SC	12	990-1000 Division Street	Additional permitted uses are a seasonal nursery or **garden centre**	• Max Total Floor Area for Supermarket or Bulk Food Use: 3,024 sq m

1	2	3	4	5
Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
				• Max GFA for Supermarket or Bulk Food Use: 2,397 sq m • Min Parking: 4.0 spaces per 100 sq m GFA • No additional parking required for Seasonal Nursery or Garden Centre Use • Notwithstanding any other provisions of this By-law, the provisions of the SC-12 shall continue to apply collectively to all of the lands in the SC-12 Zone despite any future subdivision of the lands into two or more parcels of land.
CC	1	1000 Elgin St W	Additional permitted uses are **retail stores**	•
CC	2	1125 Elgin St W	Additional permitted uses are **retail stores** and automotive service and supply	• Retail is in free-standing retail unit 1,300m2 GFA max, • loading spaces may be in **exterior side yard**, • automotive service and supply 7,500m2 GFA max
CC	3	NW corner of Brook Rd N and CN tracks		• Lot area 1 ha min, • **lot frontage** 60m min,
CC	4	Land Generally West of 1125 Elgin Street West	Additional permitted uses are office for the presentation, display, and sale of new dwelling units. Nursery or **garden centre uses,** and vehicle sales, service, supply, rental, wash, and fuelling uses are not permitted	• Min Rear Yard: 5.5 m
MC	1	King St W, north side		• No required **rear yard**
MC	2	60 & 62 Swayne St	Convenience commercial, **financial institution,** place of entertainment are not permitted	• Front yard 3m min, • **rear yard** 6m min, • east and west side yard 0.45m min, • **building height** 2 **storeys** max, • parking may be in **front yard** up to 1m from street line
MC	3	Albert St, south side	The only permitted use is a residential building with a maximum of 4 **dwelling units**, **business office, home occupation, group home type 1** and **public use**	•
MC	4	158 Hibernia St	The only permitted use is parking and open space	• Any portion of **lot** not used for parking shall be open space, with a min 15% open space

1	2	3	4	5
Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
MC	5	148 King St W	Residential uses are also permitted	• Frontage 8.25m min
MC	6	150 King St W		• No min **rear yard**
MC	7	148 Third St	Residential uses are also permitted	• Front, rear and **side yards** 1.5m min, • **yards** abutting Third St 4m max, • commercial uses 530 m2 min and 50m of **building** frontage on Third St, • **building height** 3 **storeys** and 89.9m c.g.d., • parking 1 space per residential unit min
MC	8	165 Division St	Residential uses are also permitted	• Front, rear and **side yards** 1.5m min, • **yards** abutting Division St 4m max, • commercial uses 400 m2 min and 40m of **building** frontage on Division St, • **building height** 3 **storeys** and 89.9m c.g.d., • parking 1 space per residential unit min
MC	9	125-145 Third St	Residential uses are also permitted	• Max 106 **dwelling units**, • min 6m between **main buildings**, • FSI 2.0 max, • first floor **height** 4.3m max, • **building height** within 15m of Third St 3 **storeys** and 12.2 m max peak **height**, • **building height** 15-27.5m of Third St 4 **storeys** with no attic **dwellings** and 15 m max peak **height**, • **building height** greater than 27.5m of Third St 4 **storeys** plus attic and 16.4 m max peak **height** measured mid-peak of a sloped roof, • architectural elements may exceed max peak **building height** by up to 1.5m and be no more than 3% of the horizontal roof area for each **height** restriction area, • **accessory buildings** 2% max **lot coverage**
MC	10	296 George St	Residential uses are also permitted	• • 1 parking space min. per residential unit • Yard abutting Buck Street requires 3m min. setback • **Minimum Rear Yard of 3.0m** • **Notwithstanding any future severances, partition, or division of the lot, the provisions of the MC-10 Zone and By-law 066-2025, as amended, shall continue to apply to the whole of the lot as if no severance, partition, or division had occurred, as shown in Schedule "A" of By-law 34-2026.**
MC	11	22 Queen St		• Rear yard setback from fifth floor 11.5m min, • west side yard setback 9.6m min for walls with residential windows otherwise 7.5m min,

[034-2026]

1	2	3	4	5
Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
				• east side yard setback 5m min for walls with residential windows otherwise 3m min, • **building height** 5 **storeys** max, peak **building height** 21.5m max, • first floor **height** 4.5m max, • parking 1 space per residential unit min
MC	12	73 King Street West	A place of amusement is also permitted	•
MC	13	30 King Street East	Additional permitted uses are a **funeral home, crematorium** and parking lot	•
MC	14	202 Second Street	Residential uses are also permitted	• Min Parking for Residential Uses: 1 parking space per dwelling unit • Buildings directly abutting a municipal street shall be comprised of residential and non-residential uses. • Buildings not directly abutting a municipal street may be comprised of residential and/or non-residential uses. • Notwithstanding any other provision of this By-law, lands that are located within a Block on a Plan of Subdivision and are zoned MC-14 may be further subdivided to create individual lots for freehold townhouse units/buildings, in which case the regulations of the MC-14 Zone shall apply to the whole of the Block.
MC	15	135 Orr Street		• Min Front Yard: 4 m • Max Front Yard: 6 m • Min Rear Yard: 15 m • Min Interior Side Yard (for Mixed Use Building): 3 m • Min Interior Side Yard (from Residential Zone): 15 m • Min Exterior Side Yard: 1.5 m • Max Exterior Side Yard: 3 m • Max Building Height: 5 Storeys & 18 m measured from finished grade on Orr Street to the highest point of any roof assembly, exclusive of mechanical equipment. • Min Parking for Apartment Dwelling: 1.1 parking spaces per dwelling unit • Min Parking for Eating Establishment (including Banquet Facilities, Private or Commercial Club Uses): 1 parking space per 10.1 sq m of floor area • Min Parking Space Setback from Street Line: 1 m

1	2	3	4	5
Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
MC	16	136 Orr Street	The only permitted use is a private or public surface (at-grade) parking lot for permitted uses in the MC-15 Zone	• Min Parking Space Setback from Street Line: 1 m
MC [020-2026]	17	185 First Street		• **Building Height**: 12.15 m max; • **Bicycle Parking:** 0.8 spaces per **dwelling unit** min; • **Structures** containing a mechanical penthouse that are located less than 5 m from an exterior wall may be excluded from the calculation of **height** provided that the **structure** does not project more than 4.35 m above the highest point on the roof.
MUC	1	William St, Division St properties	**Retail stores** are also permitted	•
MUC	2	King & Wilmot	Additional permitted uses are **building supply outlet**, **call centre**, **drive-through service use** and **supermarket**	• Lot are 2ha min, • front and **exterior side yards** 3m min to 10m max, • planting strip 4.5m width min, • **landscaped open space** 15% min, • supermarket GFA 4,250m2 max. • The lands at the north-west corner of the MUC-2 **zone** shall be used for no purpose other than **building** area and/or **landscaped open space** subject to the requirements of the Official Plan and Site Plan Control By-law all as a Restricted Use Area.
MUC	3	1060 Burnham St	Retail stores are also permitted	• Retail 140 m2 max GFA
MUC	4	1 Ballantine St		• Interior side yard 3m min
MUC	5	609 William St	Additional permitted uses are **building supply outlet, call centre, custom workshop, repair shop, veterinary clinic**, printing establishment, **motor vehicle repair establishment, retail store**. A **hotel** or **motel** is not permitted.	• Retail GFA 465m2 min per establishment
MUC	6	423 Division Street	Residential uses are also permitted	• Regulations of the R4 Zone apply to any Residential Uses
MUC	7	1165-1167 Division Street & 21 White Street	Additional permitted uses are the retail sale of household and office goods, fixtures, and appliances that are warehoused or stored on the premises,	• Minimum GFA for Retail Sale Use: 464 sq m • No Access will be permitted to White Street, with the exception of one emergency access, with a maximum width of 4.6 m

1	2	3	4	5
Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
			warehouse and storage use, wholesale use, office, display, and storage use for a utility, contractor or specialty trade	• Minimum 3 m wide landscaped strip is required along the south side of White Street (except for emergency access) • Minimum 1.5 m high wooden, closed fence required along White Street frontage (except for emergency access) • No Open Storage of Heavy Equipment or Construction Materials
MUC	8	420 Division Street	The only permitted use is a rehabilitation/detox treatment centre	• Rehabilitation/Detox Treatment Centre shall mean a private, fee-based facility that primarily offers secure, supervised specialized care, treatment and/or rehabilitation services on an in-patient basis for individuals who are addicted to chemical substances and/or alcohol. Services shall generally include 24-hour accommodation for a period equal to or greater than seven (7) consecutive days where meals are served to patrons. The premises may also include accessory offices, lounges and meeting rooms. A Rehabilitation/Detox Treatment Centre shall not include a Group Home I or II, Emergency Care Establishment, Medical Clinic, Clinic, Wellness Centre, Boarding or Lodging House or Hotel/Motel. For the purposes of this use, "secure" shall mean monitored and controlled ingress and egress to the facility at all times. • Min Parking: 0.5 Spaces Per Bed • Max Centre Capacity: 40 Patrons/Clients
MUC	9	432 King Street East	Additional permitted uses are **retail stores** and other commercial uses	• Retail Commercial & Health Services Facility Uses permitted in up to four units • Retail Commercial & Health Services Facility Uses shall have a cumulative maximum floor area of 550 sq m and no more than 70% of the site's GFA • Max Driveway Width along Brook Road North: 9.3 m
MUC	10	900 Division Street	Additional permitted uses are Retail Warehouse, Art Gallery, and Art Studio	• Lot Area: 0.6 ha • Lot Frontage: 60 m • Max Lot Coverage: 40% • Min Front Yard: 3 m • Max Front Yard: 25 m • Min Exterior Side Yard: 3 m • Max Exterior Side Yard: 25 m • Min Landscaped Open Space: 15% • Min Width of Landscaped Open Space Strip adjoining Elgin Street East: 4 m • Max GFA for Retail Warehouse Use: 1,860 sq m

1	2	3	4	5
Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
				• The lands at the northwest corner of the MUC-10 Zone having a minimum area of 275 sq m shall be used for no other purpose than building area and/or landscaped open space.
I	1	Community Institutional Uses	The only permitted uses are **community centre, child care centre, library, public use, public school, place of worship,**	• Lot area 465 m2 min, • **lot frontage** 15m min, • **building height** 3 **storeys** max
I	2	316 King St E	The only permitted uses are **health service facility, business office, personal service use**	• Primary use is health service facility all other uses can be cumulative 50% GFA max, • 70 **parking spaces** min, • **lot coverage** 25% max, • secondary uses can be cumulative 30% GFA
I	3 (Reserved)			
I	4	343, 349 Elgin St W	The only permitted uses are residential, office, institutional	•
I	5	255 Densmore Rd	The only permitted use is a **retirement home**	• Building **height** 3 **storeys** max, • side & **rear yards** 20m min,
I	6	Cobourg East Community – future school sites	The only permitted uses are **private school, public school, place of worship, child care centre, library, community centre** and **public uses**	• Front and **exterior side yard** 1.8m min and 5m max, • max only applies within 50m of a street intersection,
I	7	New Amherst Boulevard (School Site)	The only permitted uses are **elementary school, child care centre, library,** recreation & **community centre** and **public use**	• Lot Area: 0.6 hectares • Max Building Height: 3 Storeys • Min Front and Exterior Side Wall Height for Main Building: 6 m • Min Front Yard: 3 m • Min Exterior Side Yard: 3 m • Max Exterior Side Yard: 15 m • Min Interior Side Yard: 7.5 m • No vehicular access shall be permitted to the lands zoned I-7 from New Amherst Boulevard, with the exception of one emergency access.
I	8	1000 Burnham Street	The only permitted use is a **health services facility**	• Max Driveway Width: 9 m
I	9	700 D'Arcy Street	The only permitted uses are **elementary or secondary school**, recreation & **community centre,** health care office (excluding a medical clinic), accessory use (including an accessory dwelling	• Lot Area: Existing as of January 1, 2003 • Lot Frontage: Existing as of January 1, 2003

1	2	3	4	5
Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
			house for a staff member or caretaker), and **public use**	
OS	1	Victoria Park	Additional permitted uses are trailer park**, museum,** place of entertainment	•
OS	2	East Pier	Only permitted uses are **public park, public use** and **accessory uses**	• Lot coverage 30% max, • **building height** 3 **storeys** max
OS	3	West Pier	Only permitted use are **public park, public use** and **accessory uses**	• Lot coverage 10% max, • **building height** 3 **storeys** max
OS	4	Marina	A marina is an additional permitted use	• Lot coverage 30% max, • **building height** 3 **storeys** max
OS	5	Bagot St	The only uses permitted are **conservation use, private park, public use**	• No **buildings** or **structures** shall be permitted
OS	6	King St W and Burnham St	The only permitted uses are cultivation of field and horticultural crops, conservation, public uses. Other agricultural uses, **accessory** sale of crops and residential uses are not permitted	• Up to 1 27m2 **accessory** shed and 1 15m2 greenhouse are permitted, • front and **exterior side yard** 6m min, • rear and **interior side yard** 1m min
EC	1	357 Elgin St W	An additional permitted use is a parking area for adjacent residential use	• No **parking area** within 30m of the edge of Cobourg Creek
EC	2	30 Hamilton Ave	The only permitted use is a **conservation use**	• Buildings and **structures accessory** to the permitted use
EC	3	990 Ontario St (The Mill Golf Course)	A **golf course** is an additional permitted use	• Min **lot area** and frontage as of the date of passing
EC	4	76 Cedermere	An additional permitted use is a **single detached dwelling**	• Building area 297m2 max as replacement of existing **structure**
RU	1	9148 Danforth Rd E		• Lot frontage 240m min, • **lot** area 19.1 ha min, • **lot coverage** 1% max, 1 **dwelling** on 1 **lot**, • **front yard established building line** or 15m min, • side yard 10m min

1	2	3	4	5
Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
RU	2	Small estate **lots** Cobourg East Community	Residential uses are also permitted. **Agricultural uses** and **kennels** and **day kennels** are not permitted	• Lot coverage 20% max, • **lot frontage** when serviced by public water and sanitary services 24m min and 725m2 **lot area**, • **lot frontage** when serviced by either public water or sanitary services 30 m min and 2043m2 **lot area**, • **lot frontage** for other servicing 60m min and 7892 m2 **lot area**
RU	3	Large estate **lots** Cobourg East Community	Residential uses are also permitted. **Agricultural uses** and **kennels** and **day kennels** are not permitted	• Lot coverage 10% max, • **lot frontage** when serviced by public water and sanitary services 24m min and 700m2 **lot area**, • **lot frontage** when serviced by either public water or sanitary services 30 m min and 11153m2 **lot area**, • **lot frontage** for other servicing 60m min and 2.3 ha **lot area**
RU	4	8950 Danforth Rd E	**Kennels, day kennels** and residential uses are not permitted	• Lot area 3.4 ha min, • lands **zone**d EC may be included in the **lot area** calculation
RU	5	1931 Workman Rd	The only permitted use is a residential use and **home occupation.**	• Lot coverage 15% max, • **lot frontage** when serviced by private water and sanitary services (septic) 60m min and 3809m2 **lot area**
RU	6	Workman Rd	Residential uses are also permitted. **Agricultural uses, kennels** and **day kennels** are not permitted.	• Lot frontage 270 m min, • **lot area** 5.8 ha min
RU	7	1859 Workman Rd	Residential uses are also permitted. **Agricultural uses, kennels** and **day kennels** are not permitted.	• Lot frontage 45.5 m min, • **lot area** 9672 m2 min
D	1	625 King St W		• Setback from King St W 120m min, • setback from EC 3m min,
D	2	King St W (NW of Maplewood Blvd)	The only permitted use is a model sales office and display home	• Building **height** 2 **storeys** max, • **building** coverage 200m2 max, • south yard setback 3m min to 5m max, • west yard setback 20m min to 25m max, notwithstanding Section 4.30 services may be public or private for the model sales office and display home use

1	2	3	4	5
Zone	**#**	**Municipal Addresses**	**Specific Use Permissions or Prohibitions**	**Special Provisions**
D	3	Land Generally East of 9148 Danforth Road		• Agricultural use shall not exceed the raising, breeding or caring for ten (10) livestock, fowl and fur-bearing animals and shall not include a farm dwelling. • Enlargement of legally existing buildings and structures and erection of new accessory buildings and structures shall not be permitted.
NR2	1	West Park Village Phase 5 (Elgin Street West)	The only permitted uses are **semi-detached dwellings** and **townhouse dwellings**	• Min Front Yard on a Lot not Accessed by a Lane: 1.5 m • Min Rear Yard on a Lot no Accessed by a Lane: 6 m • Max Lot Coverage 65%
CER 3	1	Rondeau (Cobourg) Ltd.	Additional permitted uses are **townhouse dwellings**	• Townhouse Dwellings subject to the provisions of the CER1 Zone

PART 14.0 - HOLDING ZONES

14.1 USE OF THE HOLD

Notwithstanding any other provision in this By-law, where a **Zone** symbol is followed by the letter "H" and a number – for example MUC-H2 – no person shall use or permit the use of the land to which the letter (H) applies for any use other than the use which legally **existed** on the date the By-law applying the holding provision came into effect until the Hold (H) is removed in accordance with the policies of the Official Plan and the Planning Act, as amended.

14.2 REMOVAL OF THE HOLD

The Town may pass a By-law pursuant to Section 36 of the Planning Act, as amended to remove the Holding (H) Symbol, thereby placing the lands in the **zone** indicated by the **zone** symbol, when all of the applicable requirements have been met. For the purposes of this By-law, a number of distinct holding provisions have been applied as set out in Table 14.2:

Table 14.2: Holding Zones

	Zone Designation	Property/ Legal Description	Conditions for Removal	Date Enacted
H2	Mixed Use	Multiple properties	The Town is satisfied that proposed development: • is compatible with the character of adjacent residential neighbourhoods, in terms of **height**, massing and setbacks; • is compatible with the existing and/or planned streetscape of any abutting streets; • represents an efficient use of land in terms of maximizing the amount of land available for development, while being compatible with existing and proposed/potential development on adjacent properties; • will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; • is located on a site that has adequate land area to incorporate the **building**, on-site parking, an outdoor amenity area, and appropriate buffering such as setbacks, landscaping and fencing to ensure the compatibility of the use with adjacent land uses;	

	Zone Designation	Property/ Legal Description	Conditions for Removal	Date Enacted
			• takes advantage, where appropriate, of the topography and natural vegetation of the site and area in minimizing the impacts of taller **buildings** on adjacent land uses; • demonstrates that the potential shadow impacts associated with tall **buildings** will be at an acceptable level on adjacent properties (including applying appropriate angular plane criteria); and, • municipal water and wastewater services are adequate and available.	
H3		Multiple Properties	The Town has approved applicable plans, drawings and other related documentation, and an Agreement has been entered into pursuant to the Planning Act, R.S.O. 1990, c.P. 13, as amended. The Agreement shall address matters including but not limited to: plans and/or other documentation pertaining to: • site planning and design; • architectural, **building** and landscape design; • heritage impact; • vehicular parking and access; • pedestrian connections and access; • **infrastructure** and servicing; • parkland; and, • performance measures (re: financial securities, cost-sharing and regulations for construction, maintenance and use).	
[020-2026] H4	Main Central Commercial	185 First Street	Submission of an Environmental Site Assessment (ESA) and filing of a Record of Site Condition (RSC) in the Registry by a qualified person as defined in O. Reg. 153/04	April 22, 2026