

COMPREHENSIVE ZONING BY-LAW REVIEW

POLICY BACKGROUND REPORT

RESIDENTIAL ZONES

2026

perthcounty.ca/ZBLReview

Discussion Paper #2: Residential Zones

Perth County Comprehensive Zoning By-law Review – October 2026

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1 Introduction

On behalf of North Perth, Perth East, Perth South and West Perth, Perth County staff are undertaking Comprehensive Zoning By-law Reviews to establish four new Lower-Tier Municipal (LTM) Zoning By-laws, that will replace each of the existing Zoning By-laws:

- The Municipality of North Perth Zoning By-law No. 6-ZB-1999;
- The Corporation of the Township of Perth East Zoning By-law No. 30-1999;
- The Corporation of the Township of Perth South Zoning By-law No. 4-1999; and,
- The Municipality of West Perth Comprehensive Zoning By-law No. 100-1998.

A Zoning By-law is direct land use control and under Section 34 of the *Planning Act*, it can dictate how land may be used, where buildings and structures can be located, the types of uses permitted and how they may be used and the lot sizes and dimensions, parking requirements, building heights, and setbacks from the street. Zoning By-laws are legally enforceable and contain the specific requirements for construction or new development.

1.1 Why a Zoning By-law review?

The Zoning By-laws within Perth County were created in the late 1990's and are no longer consistent with provincial policy nor do they conform to the County's new Official Plan. The Planning Act, which is the Provincial legislation that sets out the legal framework and requirements for land use planning in Ontario, requires that a municipality's Zoning By-law be updated to conform to the Official Plan within three (3) years of a new Official Plan coming into effect. As such, the County is required to undertake a comprehensive review of all four local Zoning By-laws to ensure conformity with the County of Perth Official Plan. The Zoning By-law Review process will result in a new Comprehensive Zoning By-law for each of the local municipalities within Perth County, and the current Zoning By-law's will be repealed. The existing Zoning Maps will also be updated as part of this process to reflect the new Zoning By-laws. Where appropriate, existing zones, provisions, regulations, and requirements will be maintained.

1.2 Zoning By-law Review Process

The project is being undertaken using a five-phase approach. The first two phases undertake background research and initial zoning analysis for all four lower-tier Zoning By-laws. The last three phases of the project use the findings of the first two phases to create draft, and then final, Zoning By-laws for each lower-tier municipality. Targeted workshops with interest groups and community partners will be held during Phase 2 to gain insights from those who utilize the Zoning By-laws most frequently; the findings of which will be summarized in the Phase 2 Reports. The last three phases of the project will gather input from both interest groups and the general public through open houses, targeted community group meetings, and 1-on-1 meetings. The project team will also have separate lower-tier meetings with each municipality to tailor each Zoning By-law to the local context of each lower-tier. The Zoning By-law Phase 1 report formed the basis detailed technical review of the overarching guiding planning policies for the Phase 2 papers. This paper reviews the current Zoning By-law hierarchy for residential zones, considers related policy to influence updates to the residential zones, completes a comparator analysis of residential zones from similar jurisdictions, and makes recommendations for a new residential zone hierarchy, complete with updated permitted uses and provisions. This paper is 1 of 6 discussion papers being created to provide a series of directions and recommendations to guide the preparation of the draft Zoning By-laws.

2 Summary of Phase 1 Findings

The Phase 1 report presented a series of directions and recommendations to guide the preparation of the draft Zoning By-law. As it relates to residential zones, the related Phase 1 recommendations are summarized below.

- The Zoning By-laws should be forward thinking and facilitate opportunities for a range and mix of housing options. Zones should be limited in number and permissive in uses so as to encourage a range and mix of housing options, as mentioned within the PPS;
- Type and scale of uses within Strategic Growth Areas of the County should be more dense than adjacent areas;
- Zoning should allow flexibility for newer forms of housing, including Additional Residential Units, small-scale infill, lodging houses, and modern farm structures, all of which are addressed in the updated Building Code;
- Consider updating certain definitions and use permissions within the Zoning By-laws to match Building Code terminology, especially for alternative housing models or mixed-use buildings;
- Supporting greater housing options and increase housing capacity for rural communities by intensification in settlement areas through Additional Residential Units;
- Ensuring the Zoning By-laws do not regulate affordable or attainable housing as permitted/prohibited uses but rather regulate building form, as permitted under Section 34(1) of the Planning Act;
- A review of Bill 17 permissions should be undertaken against the proposed yard setbacks to confirm that the setback would not create adverse impacts if the as-of-right setback variation is applied;
- Zoning provisions should also make room for a broader mix of housing options—such as townhouses, triplexes, and secondary suites—in order to meet intensification goals and help address housing affordability. Cohousing, group housing, and cluster housing forms should also be considered and specific provisions provided to guide these housing types to appropriate locations within the County;
- Increasing the range of housing types permitted within residential zones;
- Where higher-density uses are permitted, regulations should be added to require a minimum area per unit for multi-residential uses. The minimum area per unit will assist to ensure land is being used efficiently and can accommodate different housing types;
- Simplifying and consolidating the number of residential zones;
- Adding permissions for Additional Residential Units in all low-density zones to increase the availability of “gentle density” units;
- Aligning development permissions, such as building height and parking requirements, with current trends and best practices across similar Ontario communities to enable more variety in the County’s housing mix;
- Reducing the number of residential zones and increasing the variety of housing options permitted within each residential zone;
- Increasing the range of housing types permitted within residential zones;
- Simplifying and consolidating the number of residential zones;

- Ensuring consistency in zoning permissions across serviced settlement areas within each local Zoning By-law to ensure equitable access to attainable housing opportunities where existing infrastructure and public services are located;
- Adding permissions for Additional Residential Units in residential zones to increase the availability of "gentle density" units;
- Aligning lot-related regulations with current trends and best practices to permit a wider-variety of housing options;
- Review hardscaping limits included within the lot coverage provisions of the Zoning By-laws to reduce hardscapes and water run off;
- Consider the reduction of minimum lot sizes to accommodate a mix of housing options along the housing continuum within North Perth;
- Consider reducing minimum lot sizes and diversifying types of permitted residential uses in each residential zone to accommodate and promote a mix of housing options;
- Consider going beyond the Provincial Planning Statement, 2024 permissions of 3 dwelling units as-of-right per lot to 4 dwelling units as-of-right per lot in urban areas with full municipal servicing;
- Allow more flexibility in the types of residential uses permitted within West Perth, including additional residential units, backyard homes, or small multi-unit buildings—especially in areas where municipal infrastructure already exists;
- Reviewing existing residential zoning provisions to allow for a range of residential types in both urban and village areas, particularly to support affordability and aging in place; and,
- Review setbacks within the Zoning By-law against the width required by fire-fighting servicing to access buildings in emergency situations.

These should be considered when preparing the draft residential zone hierarchy.

3 Zoning By-law Overview – Residential Zones

The four local Zoning By-laws include a total of 10 residential zones. There are other zones that permit accessory dwelling units and ancillary residential uses, however, for the purposes of this report, only the zones where the primary use is residential have been included for comparison and review. Table 1 indicates the residential zones included within each local Zoning By-law.

Table 1: Existing Residential Zones Overview

	North Perth	Perth East	Perth South	West Perth
R1	Y	Y		Y
R2	Y	Y		Y
R3	Y	Y		Y
R4	Y			Y
R5	Y			
R6	Y			
R7	Y			
HVR	Y	Y	Y	Y
RR	Y		Y	
MH	Y	Y		Y

3.1 North Perth Zoning By-law

The Municipality of North Perth Zoning By-law No. 6-ZB-1999 consists of 10 Sections that focus on residential zones, which must be read and interpreted in their entirety to identify the applicable zoning provisions for a particular property. From initial review, 4,708 property parcels in North Perth are subject to some type of residential zone. Each residential zone within the North Perth Zoning By-law permits a range of residential and non-residential uses that are suitable for the intent of each zone. Each residential zone is listed below:

- **Residential Zone One (R1),** which only permits single-detached dwelling units at a maximum density of 16.5 units per hectare (uph) and accessory home occupation uses. 504 parcels within North Perth are subject to this zone.
- **Residential Zone Two (R2),** which permits single and semi-detached dwellings at a maximum density of 17.5 uph and accessory home occupation uses. 341 parcels within North Perth are subject to this zone.
- **Residential Zone Three (R3),** which permits dwellings containing 2 units or less and accessory home occupation uses. 499 parcels within North Perth are subject to this zone.
- **Residential Zone Four (R4),** which permits dwellings containing up to 4 units on a lot and accessory home occupation uses. 2,078 parcels within North Perth are subject to this zone.
- **Residential Zone Five (R5),** which permits multiple-attached dwellings, apartment dwellings, and accessory home occupation uses. 666 parcels within North Perth are subject to this zone.
- **Residential Zone Six (R6),** which specifically caters to retirement homes and similar uses. 31 parcels within North Perth are subject to this zone.
- **Residential Zone Seven (R7),** which specifically permits group homes and accessory uses. 1 parcel within North Perth is subject to this zone.

- **Hamlet Village Residential Zone (HVR),** which permits single and semi-detached dwellings and accessory home occupation uses on semi-serviced or privately serviced lots. 458 parcels within North Perth are subject to this zone.
- **Rural Residential (RR),** which only permits single-detached dwellings and accessory home occupation uses on land outside of Settlement Areas. 128 parcels within North Perth are subject to this zone.
- **Mobile Home/Modular Home (MH),** which specifically permits mobile home communities, and accessory commercial uses. 2 parcels within North Perth are subject to this zone.

Table 2 summarizes the permitted uses of each existing residential zone within North Perth. The residential zones are listed with the zoning abbreviations used in the existing North Perth Zoning Bylaw, for example R1.

Table 2: Residential Permitted Uses within existing North Perth Residential Zones

Permitted Uses	R1	R2	R3	R4	R5	R6	R7	HVR	RR	MH
One single-detached dwelling on one lot	Y	Y	Y	Y				Y	Y	
One semi-detached dwelling on one lot		Y	Y	Y				Y		
One dwelling unit of a semi-detached dwelling on one lot;		Y	Y	Y				Y		
One semi-detached link dwelling on one lot;				Y						
One dwelling unit of a semi-detached link dwelling on one lot				Y						
One duplex dwelling on one lot		Y	Y	Y				Y		
One triplex dwelling on one lot				Y						
One fourplex dwelling on one lot				Y						
Converted Dwellings								Y		
One converted dwelling on one lot, containing ≤ two dwelling units			Y							
One converted dwelling on one lot, containing ≤ four dwelling units				Y						
One boarding or lodging house on one lot, containing ≤ four guest rooms				Y						
One converted dwelling on one lot, containing ≥ four dwelling units					Y					
One boarding or lodging house on one lot, containing ≥ four guest rooms					Y					
Row or townhouse dwellings					Y					
Cluster Housing Dwellings					Y					
Street-Front Townhouse Dwellings					Y					
Stacked Townhouse Dwellings					Y					
Apartment Dwellings					Y					
Long-term Care Home Dwelling						Y				
Retirement Home for Senior Citizens						Y				
Group Home							Y			
One mobile/modular home on one site lot										Y
A home occupation	Y	Y	Y	Y	Y			Y	Y	
A bed and breakfast establishment	Y	Y	Y	Y	Y			Y	Y	
A park	Y	Y	Y	Y	Y					
Accessory uses, buildings, and structures	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

For the previously listed permitted uses, North Perth Zoning By-law regulates such uses with the following provisions. Where multiple standards exist for one provision, the average was included below.

Table 3: North Perth Residential Zone Provisions and Regulations

Provisions	R1	R2	R3	R4	R5	R6	R7	HVR	RR	MH
Min. Lot Area (m^2)										
Single-detached Interior Lot	557	464	418	418				1,850	2,400	
Single-detached Corner Lot	650	557	510	510				1,850	2,400	
Semi-detached Interior		557	557	557				2,750		
Semi-detached Corner		650	650	650				2,750		
Semi-detached (One Unit) Interior		278	278	278				1,500		
Semi-detached (One Unit) Corner		325	325	325				1,500		
Semi-detached Link (one Unit) Interior				300						
Semi-detached Link (one Unit) Corner				400						
Duplex (Interior Lot)		557	557	557				2,750		
Duplex (Corner Lot)		650	650	650				2,750		
2-Unit Converted Dwelling			557	557				3,000		
3-Unit Converted Dwelling			557	650				3,000		
4-Unit Converted Dwelling				700				3,000		
5-Unit Converted Dwelling					800			3,000		
6-Unit Converted Dwelling					900			3,000		
7-Unit Converted Dwelling					1,000			3,000		
Triplex				650						
Fourplex				740						
Row/Street Townhouse (per unit) Interior Lot					185					
Row/Street Townhouse (per unit) Corner Lot					400					
Cluster townhouse (per unit)					185					
Stacked Townhouse Dwelling (per unit)					100					
Boarding/Lodging House				57	800					
Nursing Home Etc.						1,000				
Group Home							603.85			
Mobile Home Park										40,000
Apartment Dwelling					650					
Min. Lot Frontage (m)										
Single-detached Interior Lot	18	15	13.71	13.71				24	26	
Single-detached Corner Lot	21	18	16.76	16.76				30	26	
Semi-detached Interior		18	18	18				30		
Semi-detached Corner		21	21	21				35		
Semi-detached (One unit) Interior		9	9	9				15		
Semi-detached (One Unit) Corner		10.5	10.5	10.5				20		

Provisions	R1	R2	R3	R4	R5	R6	R7	HVR	RR	MH
Semi-detached Link (one Unit) Interior				10						
Semi-detached Link (one Unit) Corner				13						
Duplex Interior		18	18	18				30		
Duplex Corner		21	21	21				35		
2-Unit Converted Dwelling			18	18				30		
3-Unit Converted Dwelling			18	20				30		
4-Unit Converted Dwelling				21				30		
> 4-Unit Converted Dwelling					27			30		
Triplex/Fourplex				20	20					
Row/Street Townhouse (per unit) Interior Lot					6					
Row/Street Townhouse (per unit) Corner Lot					13					
Cluster/Block Townhouse					20					
Stacked Townhouse					24					
Boarding/Lodging House				18	21					
Nursing Home Etc.						20				
Group Home							18			
Mobile Home Park										45
Apartment					24					
Min. Front Yard Setback (m)										
Single-detached with garage	6	6	6	6				7.5	10.5	
Single-detached (no garage)	6	6	6	6				7.5	10.5	
Semi-detached with garage		6	6	6				7.5		
Semi-detached (no garage)		6	6	6				7.5		
Semi-detached link				6						
Duplex with garage		6	6	6				7.5		
Duplex (no garage)		6	6	6				7.5		
Triplex/Fourplex (no garage)				6						
Triplex/Fourplex with garage				6						
< 4 Unit Converted Dwelling			6					7.5		
> 4 Unit Converted Dwelling					7.5			7.5		
Row/Street Townhouse with garage					6					
Cluster/Block Townhouse					6					
Stacked/Back-to-back (no garage)					7.5					
Stacked/back-to-back with garage					7.5					
Boarding/Lodging House				6	7.5					
Nursing Home Etc.						7.5				
Group Home							6			
Mobile Home Park										18
Apartment Dwelling					7.5					
Min. Interior Side Yard Width (m)										

Provisions	R1	R2	R3	R4	R5	R6	R7	HVR	RR	MH
1-Storey single-detached	1.5	1.2	1.2	1.2				1.8	3.75	
2-Storey single-detached	2		1.8	1.8				1.8	3.75	
3-Storey single-detached		1.8						1.8	3.75	
Single-detached (no attached garage)	4.5	3.6	3.6	3.6				3.6	6.75	
Semi-detached (no attached garage)		1.5	4.5	4.5				6		
Semi-detached with attached garage		4.5	1.5	1.5				1.8		
Semi-detached (One unit) with attached garage		1.5	1.5	1.5				1.8		
Semi-detached (One Unit) with no attached garage		3.6	3.6	3.6				6		
Semi-detached (One-Unit) along attached lot line		0	0	0				0		
Semi-detached link (One unit) with attached garage				1.5						
Semi-detached link (One Unit) with no attached garage				3.6						
Semi-detached link (One-Unit) along attached lot line				1						
Duplex (no attached garage)		1.5	4.5	4.5				1.8		
Duplex (attached garage)		4.5	1.5	1.5				3.6		
1-storey Converted Dwelling with attached garage			1.2	1.2	4			1.8		
2-storey Converted Dwelling with attached garage			1.8	1.8	4			1.8		
Converted Dwelling with no attached garage			3.6	3.6	4			3.6		
Triplex/Fourplex 1-storey				1.8						
Triplex/Fourplex 2-storey				2.4						
< 2 storey Row/street Townhouse					3					
> 2 storey Row/street Townhouse					3					
Row/Street Townhouse between Blocks (end units)					2					
Cluster/Block Townhouse					4.5					
Stacked/back-to-back					6					
1-storey Boarding/Lodging House				1.2	3.45					
2-storey Boarding/Lodging House				1.8	3.75					
Boarding/Lodging House with no attached garage				3.6	3.75					
Nursing Home Etc.						6				
1-storey Group Home							1.2			
2-storey Group Home							1.8			

Provisions	R1	R2	R3	R4	R5	R6	R7	HVR	RR	MH
Group Home with no garage							3.65			
Mobile Home Park										7.5
Apartment Dwelling					6					
Min. Exterior Side Yard Setback (m)										
Single-detached	4.25	4.25	4.25	4.25				7.5	10.5	
Semi-detached		6	6	6				7.5		
Duplex		6	6	6				7.5		
Converted Dwelling			4.25	6	7.5			7.5		
Triplex/Fourplex				6						
Cluster/Block Townhouse					6					
Stacked/back-to-back					7.5					
Boarding/Lodging House				6	7.5					
Nursing Home Etc.						7.5				
Group Home							6			
Mobile Home Park										7.5
Apartment Dwelling					7.5					
Min. Rear Yard Setback (m)										
Single-detached	7.5	7.5	7.5	7.5				7.5	10.5	
Semi-detached/duplex		7.5	7.5	7.5				7.5		
Converted Dwelling			7.5	7.5	7.5			7.5		
Triplex/Fourplex 1-storey				4.5						
Triplex/Fourplex 2-storey				7.5						
Row/Street Townhouse										
1-storey Cluster townhouse (per unit)					4.5					
2-storey Cluster townhouse (per unit)					7.5					
Stacked/back-to-back					12					
Boarding/Lodging House				7.5	7.5					
Nursing Home Etc.						10.5				
Group Home							7.5			
Mobile Home Park										7.5
Apartment Dwelling					12					
Max. Lot Coverage (%)										
Single-detached	45%	45%	50%	50%				25%	20%	
Semi-detached/Duplex		50%	50%	50%				25%		
Semi-detached Link				45%						
Converted Dwelling			45%	40%	40%			25%		
Triplex/Fourplex				40%						
Cluster/Block Townhouse					50%					
Stacked/back-to-back					40%					
Boarding/Lodging House				40%	40%					
Nursing Home Etc.						40%				
Group Home							40%			
Apartment Dwelling					40%					
Max. Building Height (m)										
Single	10.5	10.5	10.5	10.5				10.5	10.5	
Semi-Detached		10.5	10.5	10.5				10.5		

Provisions	R1	R2	R3	R4	R5	R6	R7	HVR	RR	MH
Duplex		10.5	10.5	10.5				10.5		
Converted Dwelling			10.5	10.5	12			10.5		
Triplex/Fourplex				10.5						
Cluster/Block Townhouse					10.5					
Stacked/back-to-back					12					
Boarding/Lodging House				10.5	12					
Nursing Home Etc.						12				
Group Home							12			
Mobile Home Park										10.5
Apartment Dwelling					12					
Max. Density (uph)										
Mobile Home Park										20
Min. Landscaped Open Space (%)										
Single	30%	30%	30%	30%				40%	40%	
Semi-detached		30%	30%	30%				40%		
Duplex		30%	30%	30%				40%		
Triplex/Fourplex				35%						
Converted Dwelling			35%	35%	35%			40%		
Townhouse Dwelling Type					35%					
Boarding/Lodging House				35%	35%					
Group Home							35%			
Mobile Home Park										5%
Apartment Dwelling					35%					
Nursing Homes						35%				

The following provisions are also required for the MH Zone, specific to mobile home sites.

Table 4: North Perth MH site/lot specific provisions

Provisions	North Perth
Requirements for Mobile /Modular Home Sites	
Site Area, Minimum	500 m^2 (5,400 ft^2)
Site Frontage, Minimum	15 m (50 ft)
Site Front Yard, Minimum	6 m (20 ft)
Site Interior Side Yard, Minimum	
(i) With an attached garage or carport:	1.2 m (4 ft) on each side;
(ii) With no attached garage or carport:	1.2 m (4 ft) on one side, 3.8 m (13 ft) on the other side.
Site Exterior Side Yard, Minimum	6 m (20 ft)
Site Rear Yard, Minimum	6 m (20 ft)
Site Coverage, Maximum	40%
Landscaped Open Space, Minimum	20%
Floor Area of Unit, Minimum	
Building Height, Maximum	7.5 m (25 ft)

3.2 Perth East Zoning By-law

The Township of Perth East Zoning By-law 30-1999 consists of 5 Sections that focus on residential zones, which must be read and interpreted in their entirety to identify the applicable zoning provisions for a particular property. From initial review, 2,124 property parcels in Perth East are subject to some type of residential zone. Each residential zone within the Perth East Zoning By-law permits a range of residential and non-residential uses that are suitable for the intent of each zone. Each residential zone is listed below:

- **Residential Zone One (R1),** which only permits single-detached dwelling types and accessory home occupation uses. 381 parcels within Perth East are subject to this zone.
- **Residential Zone Two (R2),** which permits dwellings containing up to 4 units on a lot and accessory home occupation uses. 691 parcels within Perth East are subject to this zone.
- **Residential Zone Three (R3),** which permits multiple-attached dwellings, including apartment dwellings, and accessory home occupation uses. 63 parcels within Perth East are subject to this zone.
- **Hamlet Village Residential (HVR),** which permits single and semi-detached dwellings and accessory home occupation uses on semi-serviced or privately serviced lots. 988 parcels within Perth East are subject to this zone.
- **Mobile/Modular Home Park Zone (MH),** which specifically permits mobile homes, mobile home communities, and accessory commercial uses. 1 parcel within Perth East is subject to this zone.

Table 5 summarizes the permitted uses of each existing residential zone. The residential zones are listed with the zoning abbreviations used in the existing Perth East Zoning Bylaw, for example R1.

Table 5: Residential Permitted Uses within existing Perth East Residential Zones

Permitted Uses	R1	R2	R3	HVR	RR	MH
One single-detached dwelling on one lot	Y	Y		Y	Y	
One semi-detached dwelling on one lot		Y		Y		
One duplex dwelling on one lot		Y		Y		
One triplex dwelling on one lot		Y				
Boarding or lodging dwelling in a single-detached dwelling		Y				
One converted dwelling on one lot, containing ≤ two dwelling units				Y		
One converted dwelling on one lot, containing ≤ three dwelling units		Y				
Row or townhouse dwellings			Y			
Apartment Dwellings			Y			
Nursing Home for the aged or rest home			Y			
Group Home		Y		Y		
One mobile home/modular home on one site lot						Y
A home occupation	Y	Y	Y	Y	Y	
A bed and breakfast establishment	Y	Y		Y	Y	
A park	Y	Y	Y			
Accessory uses, buildings, and structures	Y	Y	Y	Y	Y	Y

For the above listed permitted uses, Perth East Zoning By-law regulates such uses with the following provisions:

Table 6: Perth East residential zone provisions and regulations

	R1	R2	R3	HVR	MH
Minimum Lot Area (m^2)					
Single-detached Interior Lot	460	460		2,250	
Single-detached Corner Lot	560	560		2,250	
Unserviced Single-detached Lot	1,000	1,000			
Semi-detached (One Unit) Interior		325		1,500	
Semi-detached (One Unit) Corner		500		1,500	
Duplex (Interior Lot)				3,000	
Duplex (Corner Lot)				3,000	
2-Unit Converted Dwelling				2,500	
Triplex		750			
Fourplex		750			
Row/Street Townhouse (per unit)			200		
Nursing Home Etc.			700 + $50m^2$/bed		
Mobile Home Park					40,000
Apartment Dwelling			700 + $100m^2$/unit		
Minimum Lot Frontage (m)					
Single-detached Interior Lot	15	15		27.5	
Single-detached Corner Lot	18	18		30	
Semi-detached (One unit) Interior		9		15	
Semi-detached (One Unit) Corner		13.5		21	
Duplex Interior		18		30	
Duplex Corner		22.5		30	
2-Unit Converted Dwelling				23	
Row/Street Townhouse (per unit)			7		
Nursing Home Etc.			30		
Mobile Home Park					45
Apartment Dwelling			30		
Minimum Front Yard Setback (m)					
Single-detached	7.5	7.5		7.5	
Semi-detached		7.5		7.5	
Duplex		7.5		7.5	
Triplex		7.5			
Converted Dwelling				7.5	
Row/Street Townhouse			7.5		
Nursing Home Etc.			7.5		
Mobile Home Park					18
Apartment Dwelling			7.5		
Minimum Interior Side Yard Setback (m)					
Single-detached dwelling	1.7	1.7		2.1	
Semi-detached		1.7		3	
Semi-detached (One-Unit) along attached lot line		0		0	
Duplex		1.7		2.1	

	R1	R2	R3	HVR	MH
Triplex Dwelling		1.7		2.1	
Converted Dwelling		1.7			
Row/Street Townhouse between Blocks (end units)			6		
Nursing Home Etc.			6		
Mobile Home Park					7.5
Apartment Dwelling			6		
Minimum Exterior Side Yard Setback (m)					
Single-detached	4.2	4.2		7.5	
Semi-detached		4.2		7.5	
Duplex		4.2		7.5	
Converted Dwelling		4.2		7.5	
Triplex		4.2			
Row/Street Townhouse			4.2		
Nursing Home Etc.			7.5		
Mobile Home Park					18
Apartment Dwelling			7.5		
Minimum Rear Yard Setback (m)					
Single-detached	7.5	7.5		7.5	
Semi-detached/duplex		7.5		7.5	
Converted Dwelling		7.5		7.5	
Triplex		7.5			
Row/Street Townhouse			7.5		
Nursing Home Etc.			7.5		
Mobile Home Park					7.5
Apartment Dwelling			7.5		
Maximum Lot Coverage (%)					
Single-detached	45%	45%		30%	
Semi-detached/Duplex		45%		30%	
Converted Dwelling		45%		30%	
Triplex		45%			
Townhouse Dwelling Type (all)			45%		
Nursing Home Etc.			45%		
Apartment Dwelling			45%		
Maximum Building Height (m)					
Single	10	10		10	
Semi-Detached		10		10	
Duplex		10		10	
Converted Dwelling		10		10	
Triplex		10			
Row/Street Townhouse			10		
Nursing Home Etc.			10		
Mobile Home Park					10.5
Apartment Dwelling			10		
Minimum Ground Floor Area (m^2)					
1 or 1.5 storey Single-detached	80	80		80	
> 1.5 storey Single-detached	65	65		65	
1 or 1.5 storey Semi-detached		70		70	
> 1.5 storey Semi-detached		50		50	

	R1	R2	R3	HVR	MH
Duplex		50		50	
Triplex/Fourplex		50			
Converted Dwelling		50		50	
1 or 1.5 Storey Row/Street Townhouse			70		
2 or 2.5 Storey Row/Street Townhouse			50		
Nursing Home Etc.			55		
Apartment Dwelling			55		
Maximum Density					
Mobile Home Park					20 uph
Minimum Landscaped Open Space (%)					
Single	30%	30%		30%	
Semi-detached		30%		30%	
Duplex		30%		30%	
Triplex		30%			
Converted Dwelling		30%		30%	
Townhouse Dwelling Type (all)			30%		
Mobile Home Park					5%
Apartment Dwelling (Includes Nursing Homes)			30%		

The following Provisions are also required for the MH park zone, specific to Mobile Home Sites.

Table 7: Perth East MH site/lot specific provisions

Provisions	Perth East
Requirements for Mobile/Modular Home Sites	
Site Area, Minimum	420 m^2
Site Frontage, Minimum	13.5 m
Site Front Yard, Minimum	6 m
Site Side Yard, Minimum	2 m
Site Rear Yard, Minimum	6 m
Site Coverage, Maximum	35%
Floor Area of Unit, Minimum	65 m^2
Planting Strip	A planting strip in accordance with Section 5.21 shall be provided around the perimeter lot lines of the mobile/modular home park
Servicing	Individual mobile and/or modular home sites shall be serviced by a communal water supply system and a communal sanitary sewage facility.

3.3 Perth South Zoning By-law

The Township of Perth South Comprehensive Zoning By-law No. 4-1999 consists of 2 Sections that focus on residential zones, which must be read and interpreted in their entirety to identify the applicable zoning provisions for a particular property. The Perth South Zoning By-law residential sections include:

- **Hamlet Village Residential Zone (HVR),** which permits single and semi-detached dwellings and accessory home occupation uses on semi-serviced or privately serviced lots. 363 parcels within Perth South are subject to this zone.
- **Rural Residential (RR),** which only permits single-detached dwellings and accessory home occupation uses on land outside of Settlement Areas. 52 parcels within Perth South are subject to this zone.

Table 8 summarizes the permitted uses of each existing residential zone. The residential zones are listed with the zoning abbreviations used in the existing Perth South Zoning Bylaw, for example R1.

Table 8: Residential Permitted Uses within existing Perth South Residential Zones

Permitted Uses	RR	HVR
One single-detached dwelling on one lot	Y	Y
One semi-detached dwelling on one lot		Y
One duplex dwelling on one lot		Y
One converted dwelling on one lot, containing ≤ two dwelling units		Y
One converted dwelling on one lot, containing ≤ three dwelling units		Y
Group Home		Y
A home occupation	Y	Y
A bed and breakfast establishment	Y	Y
Accessory uses, buildings, and structures	Y	Y

For the above listed permitted uses, Perth East Zoning By-law regulates such uses with the following provisions:

Table 9: Perth South residential zones provisions and regulations

	HVR	RR
Minimum Lot Area (m^2)		
Single-detached	1,850	2,400
Semi-detached	2,750	
Semi-detached (One Unit)	1,500	
Duplex	2,750	
Converted Dwelling	3,000	
Minimum Lot Frontage (m)		
Single-detached Interior Lot	24	26
Single-detached Corner Lot	30	26
Semi-detached Interior	30	
Semi-detached Corner	35	
Semi-detached (One unit) Interior	15	
Semi-detached (One Unit) Corner	20	
Duplex Interior	30	
Duplex Corner	35	
Converted Dwelling	30	

	HVR	RR
Minimum Front Yard Setback (m)		
Single-detached	7.5	10.5
Semi-detached	7.5	
Duplex	7.5	
Converted Dwelling	7.5	
Minimum Interior Side Yard Setback (m)		
Single-detached dwelling with attached garage	1.8	3.75
Single-detached with no attached garage/carport	3.6	6.75
Semi-detached with attached garage	1.8	
Semi-detached with no attached garage	6	
Semi-detached (One-Unit) with attached garage	1.8	
Semi-detached (One-Unit) without attached garage	6	
Semi-detached (One-Unit) along attached lot line	0	
Duplex with attached garage	1.8	
Duplex with no attached garage	3.6	
Converted Dwelling with attached garage	1.8	
Converted Dwelling with no attached garage	3.6	
Minimum Exterior Side Yard Setback (m)		
Single-detached	7.5	10.5
Semi-detached	7.5	
Duplex	7.5	
Converted Dwelling	7.5	
Minimum Rear Yard Setback (m)		
Single-detached	7.5	7.5
Semi-detached/duplex	7.5	
Converted Dwelling	7.5	
Maximum Lot Coverage (%)		
Single-detached	25%	20%
Semi-detached/Duplex	25%	
Converted Dwelling	25%	
Maximum Building Height (m)		
Single	10.5	10.5
Semi-Detached	10.5	
Duplex	10.5	
Converted Dwelling	10.5	
Minimum Landscaped Open Space (%)		
Single	40%	40%
Semi-detached	40%	
Duplex	40%	
Converted Dwelling	40%	

3.4 West Perth Zoning By-law

The Municipality of West Perth Comprehensive Zoning By-law No. 100-1998 consists of 6 Sections that focus on residential zones, which must be read and interpreted in their entirety to identify the applicable zoning provisions for a particular property. The residential sections of the West Perth Zoning By-law include:

- **Mitchell Residential Low-Density Zone One (R1)**, which only permits single-detached dwellings and accessory home occupation uses. 715 parcels within West Perth are subject to this zone.
- **Mitchell Residential Low-Density Zone Two (R2)**, which only permits single-detached dwellings and accessory home occupation uses on smaller lots than the R1 zone. 842 parcels within West Perth are subject to this zone.
- **Mitchell Residential Medium-Density Zone Three (R3)**, which permits dwellings containing 2 units or less and accessory home occupation uses. 311 parcels within West Perth are subject to this zone.
- **Mitchell Residential High-Density Zone Four (R4),** which permits multiple-attached dwellings, including apartments, containing 4 units or more on a lot and accessory home occupation uses. 151 parcels within West Perth are subject to this zone.
- **Hamlet Village Residential Zone (HVR),** which permits single, semi-detached, and duplex dwellings and accessory home occupation uses on semi-serviced or privately serviced lots. 503 parcels within West Perth are subject to this zone.

Mobile Home/Modular Home Zone (MH), which specifically permits mobile homes, mobile home communities, and accessory commercial uses. No parcels within West Perth are subject to this zone.

Table 10 summarizes the permitted uses of each existing residential zone. The residential zones are listed with the zoning abbreviations used in the existing West Perth Zoning Bylaw, for example R1.

Table 10: Residential Permitted Uses within existing West Perth Residential Zones

Permitted Uses	R1	R2	R3	R4	HVR	MH
One single-detached dwelling on one lot	Y	Y	Y			
One semi-detached dwelling on one lot			Y			
One duplex dwelling on one lot			Y			
One triplex dwelling on one lot						
Boarding or lodging dwelling in a single-detached dwelling						
One converted dwelling on one lot, containing ≤ two dwelling units			Y			
One converted dwelling on one lot, containing ≤ three dwelling units						
One fourplex on one lot				Y		
Row or townhouse dwellings				Y		
Apartment Dwellings				Y		
Nursing Home for the aged or rest home				Y		
Group Home						
One mobile home/modular home on one site lot						
A home occupation	Y	Y	Y	Y		
A bed and breakfast establishment	Y	Y	Y			
A park	Y	Y	Y	Y		
Accessory uses, buildings, and structures	Y	Y	Y	Y		

Permitted Uses	R1	R2	R3	R4	HVR	MH
On converted dwelling on one lot containing not more than 4 dwelling units				Y		
One boarding or lodging house, containing not more than 4 guest rooms				Y		
Dwelling, stacked townhouse				Y		
Continuum of care facility				Y		

For the above listed permitted uses, West Perth Zoning By-law regulates such uses with the following provisions:

Table 11: West Perth Residential Zone Provisions and Regulations

	R1	R2	R3	R4	HVR	MH
Minimum Lot Area (m^2)						
Single-detached Interior Lot	650	475	410		2,000	
Single-detached Corner Lot	750	570	525		2,000	
Semi-detached Interior			650		2,800	
Semi-detached Corner			815		2,800	
Semi-detached (One Unit) Interior			325		1,400	
Semi-detached (One Unit) Corner			490		1,400	
Duplex (Interior Lot)			650		2,800	
Duplex (Corner Lot)			815		2,800	
2-Unit Converted Dwelling			550	550	3,000	
3-Unit Converted Dwelling			550	625	3,000	
4-Unit Converted Dwelling				700	3,000	
5+ Unit Converted Dwelling					3,000	
Fourplex				740		
Row/Street Townhouse (per unit) Interior Lot				200		
Row/Street Townhouse (per unit) Interior Lot, end unit				350		
Row/Street Townhouse (per unit) Corner Lot				400		
Block of Row/Street Townhouses				1,000		
Stacked Townhouse Dwelling (per unit)				90		
Boarding/Lodging House				550		
Nursing Home Etc.				550		
Mobile Home Park						40,000
Apartment Dwelling				800		
Maximum Lot Area (m^2)						
Single-detached					4,000	
Semi-detached					4,000	
Semi-detached (one unit)					4,000	
Duplex					4,000	
Converted Dwelling					4,000	
Minimum Lot Frontage (m)						
Single-detached Interior Lot	18	15	13		24	
Single-detached Corner Lot	21	18	16.5		24	
Semi-detached Interior			18		30	
Semi-detached Corner			22.5		30	
Semi-detached (One unit) Interior			9		15	
Semi-detached (One Unit) Corner			13.5		15	

	R1	R2	R3	R4	HVR	MH
Duplex Interior			18		30	
Duplex Corner			22.5		30	
2-Unit Converted Dwelling			18	18	24	
3-Unit Converted Dwelling			18	20	24	
4-Unit Converted Dwelling				21	24	
5+ Unit Converted Dwelling					24	
Fourplex				21		
Row/Street Townhouse (per unit) Interior Lot				6		
Row/Street Townhouse (per unit) Interior Lot, End Unit				10.5		
Row/Street Townhouse (per unit) Corner Lot				12		
Block of Row/Street Townhouses				27		
Stacked Townhouse Dwelling				25		
Boarding/Lodging House				18		
Nursing Home Etc.				20		
Mobile Home Park						45
Apartment Dwelling				25		
Minimum Front Yard Setback (m)						
Single-detached	7.5	6	6		7.5	
Semi-detached			6		7.5	
Semi-detached (one unit)			6		7.5	
Duplex			6		7.5	
Fourplex				6		
2 Unit Converted Dwelling			6	6	7.5	
3-Unit Converted Dwelling			6	6	7.5	
4-Unit Converted Dwelling			6	6	7.5	
5+ Unit Converted Dwelling					7.5	
Row/Street Townhouses				6		
Stacked Townhouse Dwelling				7.5		
Boarding/Lodging House				6		
Nursing Home Etc.				7.5		
Mobile Home Park						18
Apartment Dwelling				7.5		
Minimum Interior Side Yard Setback (m)						
1-Storey Single-detached dwelling	1.5	1.5	1.2		2	
2-Storey single-detached dwelling	1.7	1.7	1.7		2	
Single-detached with No attached garage/carport	4.5	3.5	2.4		3.8	
1 storey semi-detached dwelling			1.2		1.8	
2 storey semi-detached dwelling			1.7		1.8	
Semi-detached with no attached garage			2.7		6	
1 storey semi-detached dwelling (One-unit)			1.2		1.8	
2 storey semi-detached dwelling (One-Unit)			1.7		1.8	
Semi-detached with no attached garage (One-unit)			2.7		6	
Semi-detached (one-unit) along common lot line					0	
1-storey duplex dwelling			1.2		2	
2-storey duplex dwelling			1.7		2	
Duplex dwelling with no attached garage			2.7		3.8	
1-storey Converted Dwelling with attached garage			1.5	1.5	2	
2-storey Converted Dwelling with attached garage			1.8	1.8	2	

	R1	R2	R3	R4	HVR	MH
Converted Dwelling with no attached garage			3.5	3.5	3.8	
Fourplex				3.5		
Block of Row/Street Townhouses				4.5		
Row/Street Townhouses (One-Unit) along attached lot line				0		
Row/Street Townhouses (One-Unit)				4.5		
Stacked Townhouse Dwellings				6		
1-storey Boarding/Lodging House				1.5		
2-storey Boarding/Lodging House				1.8		
Boarding/Lodging House with no attached garage				3.5		
Nursing Home Etc.				6		
Mobile Home Park						7.5
Apartment Dwelling				6		
Minimum Exterior Side Yard Setback (m)						
Single-detached	6	6	6		7.5	
Semi-detached (one unit)			6			
Semi-detached			6		7.5	
Duplex			6		7.5	
Converted Dwelling			6	6	7.5	
Fourplex				6		
Row/Street Townhouse				6		
Stacked/back-to-back				7.5		
Boarding/Lodging House				6		
Nursing Home Etc.				7.5		
Mobile Home Park						7.5
Apartment Dwelling				7.5		
Minimum Rear Yard Setback (m)						
Single-detached	7.5	7.5	7.5		7.5	
Semi-detached/duplex			7.5		7.5	
Semi-detached (one-unit)			7.5			
Converted Dwelling			7.5	7.5	7.5	
Fourplex				7.5		
Row/Street Townhouse				7.5		
Stacked Townhouse				12		
Boarding/Lodging House				7.5		
Nursing Home Etc.				12		
Mobile Home Park						7.5
Apartment Dwelling				12		
Maximum Lot Coverage (%)						
Single-detached	45%	45%	45%		30%	
Semi-Detached (one-unit)			45%			
Semi-detached/Duplex			45%		30%	
Converted Dwelling			40%	40%	30%	
Fourplex				40%		
Block of Row/Street Townhouses				45%		
Row/Street Townhouse (One-unit)				60%		
Stacked Townhouse				35%		
Boarding/Lodging House				40%		

	R1	R2	R3	R4	HVR	MH
Nursing Home Etc.				35%		
Apartment Dwelling				35%		
Maximum Building Height (m)						
Single	10.5	10.5	10.5		10.5	
Semi-detached (one-unit)			10.5			
Semi-Detached			10.5		10.5	
Duplex			10.5		10.5	
Converted Dwelling			10.5	10.5	10.5	
Fourplex				10.5		
Row/Street Townhouse				10.5		
Stacked Townhouse				12		
Boarding/Lodging House				10.5		
Nursing Home Etc.				12		
Mobile Home Park						10.5
Apartment Dwelling				12		
Minimum Ground Floor Area (m2)						
Single-detached			85		90	
Semi-Detached/Duplex			75		70	
Semi-detached (one-unit)			75		70	
Converted Dwelling (per unit)			55	55	80	
Fourplex				55	70	
Nursing Home Etc.				35		
Boarding/Lodging House (per bedroom)				9		
Bachelor Apartment/stacked townhouse				35		
1 bedroom Apartment/stacked townhouse				55		
2 bedroom Apartment/stacked townhouse				65		
3 bedroom Apartment/stacked townhouse				75		
Maximum Density (uph)						
Mobile Home Park						20
Minimum Landscaped Open Space (%)						
Single	30%	30%	30%		40%	
Semi-detached (one-unit)			30%			
Semi-detached			30%		40%	
Duplex			30%		40%	
Fourplex				35%		
Converted Dwelling			35%	35%	40%	
Townhouse Dwelling Type (all)				35%		
Boarding/Lodging House				35%		
Mobile Home Park						5%
Apartment Dwelling (Includes Nursing Homes)				35%		

The following Provisions are also required for the MH park zone, specific to Mobile Home Sites.

Table 12: West Perth MH site/lot specific provisions

Provisions	West Perth
Requirements for Mobile/Modular Home Sites	
Site Area, Minimum	350 m^2
Site Frontage, Minimum	12 m
Site Front Yard, Minimum	6 m
Site Interior Side Yard, Minimum	
(i) With an attached garage or carport:	1.2 m
(ii) With no attached garage or carport:	1.2 m on one side, 3.8 m on the other side
Site Exterior Side Yard, Minimum	6 m
Site Rear Yard, Minimum	6 m
Site Coverage, Maximum	35%
Landscaped Open Space, Minimum	20%
Floor Area of Unit, Minimum	62 m^2
Building Height, Maximum	7.5 m (25 ft)

3.5 Site-specific Zones – Residential

In addition to the general as-of-right provisions and regulations provided for residential zones within the four Zoning By-laws, each zone also includes a sub-section for site-specific exceptions, exception zone provisions, and “notwithstanding” provisions. Site-specific subsections, also referred to as special zones or special provisions in the local Zoning By-laws, generally apply to specific properties and reflect where site-specific Zoning By-law Amendments have been approved. In instances where site-specific provisions are providing the same type of relief again and again, this can be an indication that the as-of-right zoning provisions are no longer serving their purpose. Further, similar relief on such a regular basis over time establishes new development standards for certain provisions and there is a need to identify this within the new Zoning By-laws.

County Planning and GIS staff have compiled a complete list of site-specific Zoning By-law Amendments, totaling 1,139 different site-specific zones that impact 4,320 properties across the four Zoning By-laws. Of the 1,139 site-specific zones applying to 4,320 properties, a total of 283 are residential site-specific zones and apply to 1,804 properties. Specifics on the site-specific zones within each Zoning By-law are summarized below:

- 95 different site-specific zones exist across North Perth’s Residential zones and apply to 883 parcels.
- 88 different site-specific zones exist across West Perth’s Residential zones and apply to 376 parcels.
- 83 different site-specific zones exist across Perth East’s Residential zones and apply to 516 parcels.
- 17 different site-specific zones exist across Perth South’s Residential zones and apply to 29 parcels.

While a detailed review of site-specific zones will be undertaken under separate cover to review relevancy of each site-specific zone in current zoning practices and identify options and opportunities where site-specific exceptions and special provisions can be consolidated, a summary of site-specific zones is provided in

Table 13 as an indication of whether the existing residential zones are appropriately serving their purpose to regulate these types of land uses.

Table 13 specifically summarizes the number of parcels with a standard parent zone versus the number of parcels with a site-specific exception or special provision applied and what illustrates which residential zones have an excess of site-specific provisions compared to the parent zone.

Table 13: Parcels within Perth County with site-specific zoning

Parent Zone & Number of site-specific zones	North Perth	Perth East	Perth South	West Perth	Grand Total
Residential R1 Zone	330	266		642	1,238
R1 Site Specific (27 total)	174	115		73	362
Residential R2 Zone	278	626		776	1,680
R2 Site Specific (44 total)	63	65		66	194
Residential R3 Zone	322	8		225	555
R3 Site Specific (25 total)	177	55		86	318
Residential R4 Zone	1,970			33	2,003
R4 Site Specific (44 total)	108			118	226
Residential R5 Zone	365				365
R5 Site Specific (28 total)	301				301
Residential R6 Zone	10				10
R6 Site Specific (2 total)	21				21
Residential R7 Zone	1				1
Rural Residential Zone (RR)	106		42		148
RR Site Specific (17 total)	22		10		32
Hamlet/Village Residential Zone (HVR)	441	707	344	470	1,962
HVR Site Specific (96 total)	17	281	19	33	350
Mobile/Modular Home Zone (MH)	2	1			3

Under Ontario's Planning Act, there is no specific mandated percentage for site-specific zones versus parent zones. However, it is recognized that the more site-specific exemptions applied throughout a Zoning By-law can lead to potential fragmentation of development and further indicate that the parent zones are not in keeping with how land in the municipality is being used. Generally, it is best planning practice for a municipality to aim to keep site-specific exceptions below 15% of total zoned areas, using them only where absolutely necessary to conform with municipal goals. Based on

Table 13 analysis, a total of 12 existing residential parent zones exceed the 15% target when it comes to site-specific exemptions.

3.6 Preliminary Recommendations

Based on an initial review of the residential zones, permitted uses, and provisions within the current Zoning By-laws, the following recommendations are proposed for revision in the new Zoning By-laws:

- Upon initial review of the site-specific zones, staff identified numerous zones where properties with site-specific zones are exceeding properties with the parent zone; sometimes up to 700%, as seen in the Perth East R3 zone. The number of properties with site-specific zoning is a clear indication that the parent zones are not in keeping with how current development is happening across the County. Further, staff have identified numerous site-specific zones used to further restrict a property rather than provide the property with relief from the overarching permissions and provisions of the parent zone. It is not common practice to restrict property parcels through the use of site-specific exemption zones. As the name identifies, site-specific exemption zones should provide exemptions for the parcel or parcels to the rule/parent. It is in each municipalities best interest to utilize the Comprehensive Zoning By-law Review to actively try to consolidate large quantities of historical site-specific by-laws into each parent zone to reduce overall fragmentation of each Zoning By-law;
- West Perth R2 zone is duplicative of R1 and can be removed;
- The inclusion of the term ‘density’ within each zone can be removed as density is a feature of units per hectare rather than a feature of permitted use or zone type;
- Converted dwellings should not have their own provisions or regulations, as the dwelling being converted should be compliant with the regulations of the original form of development (e.g. single-detached) before conversion occurs. Converted dwellings are not a housing form that are developed new. A 2-unit converted dwelling would be considered a duplex;
- The Mobile Home/Modular Home (MH) specifically permits mobile homes, mobile home communities, and accessory commercial uses, however, the naming of the zone insinuates that modular homes are permitted uses within the zone. Since the writing of the Zoning By-law, the evolution of modular construction has made advancements to now include a wide range of building types, from multi-storey residential homes and commercial buildings to healthcare facilities and educational institutions. As modular construction is now a multi-faceted industry, the Mobile Home/Modular Home Zone should be renamed to only reference mobile homes;
- Under the Ontario Planning Act, municipalities must zone for land use, built form, and infrastructure—not the characteristics of the people who live there. Within the North Perth Zoning By-law, retirement homes and group homes are only permitted in separate zoning categories (R6 and R7). Staff are of the opinion that this constitutes ‘people-zoning’ and is not consistent with the permissions of the Planning Act. R6 and R7 should be removed. Group homes and retirement homes should instead be incorporated into other residential zones that align with the land uses/built forms associated with each;
- As a result of the Provincial Government increasing the number of dwelling units permitted as-of-right on residential lots within serviced settlement areas, several of the current residential zones are redundant. With the exception of Perth South, the local Zoning By-laws have numerous residential zones that could be consolidated into fewer zones. Reducing the number of residential zones will allow the new Zoning By-laws to align with current legislation. Through zone simplification, we can also expand and more clearly define the permitted uses within residential zones;

- Perth East and West Perth do not have a Rural Residential (RR) Zone, which leads to inconsistent application of the zone across all four municipalities. Without the RR zone, Perth East and West Perth have been applying the HVR zone in place of an RR zone, which further leads to inconsistent application of the HVR zones within the four Zoning By-laws;
- Any residential lot outside of settlement areas should be zoned RR. This is particularly relevant for small residential lots created by surplus farm dwelling severances, as leaving these residential properties within the Agricultural (A-1) Zone is misleading and gives the impression that these lots are for agricultural uses. The intent of the surplus farm dwelling severance is to preserve rural housing by creating a non-farm residential lot due to a farm consolidation and the RR Zone is more fitting for this intent. West Perth and Perth East should create an RR Zone and all four municipalities should rezone A-1 parcels to RR;
- The existing Zoning By-laws apply larger lot minimums to the HVR and RR zone to recognize the land required for private servicing. Where a property is located within a settlement area that has full municipal servicing, urban residential zoning should be applied;
- HVR zone should be used for settlement areas that have access to partial municipal servicing OR are privately serviced; and,
- RR zone should be used for one-off residential parcels located outside of settlement area boundaries OR for settlement areas that do not have access to municipal servicing nor private communal servicing.

4 Perth County Official Plan Conformity

In accordance with Section 26(10) of the Planning Act, in effect Zoning By-laws must conform with the local Official Plan. In the case of Perth County, the County-wide Official Plan is the overarching guiding policy that the four local Zoning By-law must conform to. The Official Plan states that each local municipality will prepare a Comprehensive Zoning By-law that will be in conformity with the principles, policies, and land use designations contained in the County Official Plan.

The Official Plan provides the policy framework that guides the zoning regulations for residential development by establishing the appropriate location, form, and intensity of housing across the County. This section provides a summary of the Official Plan's major land use designations and where notable conformity considerations have been identified for residential land uses. As shown in the below Table, the Zoning By-laws currently include between 2 and 10 zones, excluding site-specific zones, to implement the County Official Plan.

Table 14: Perth County Official Plan and Zoning By-law Alignment

	North Perth	Perth East	Perth South	West Perth	Official Plan Designation
R1	Y	Y		Y	Neighbourhood
R2	Y	Y		Y	Neighbourhood
R3	Y	Y		Y	Neighbourhood
R4	Y			Y	Neighbourhood, Urban Mixed Use
R5	Y				Neighbourhood, Urban Mixed Use
R6	Y				Neighbourhood, Urban Mixed Use
R7	Y				Neighbourhood
HVR	Y	Y	Y	Y	Villages and Hamlet
RR	Y		Y		Rural Cluster, Urban Fringe
MH	Y	Y		Y	Mobile Home Park

4.1 Residential Official Plan Policies

Within the County Official Plan, residential development is categorized into low, medium, and high density forms, with low density generally including single-detached, semi-detached, duplex, triplex, fourplex, street townhouses, converted dwellings, and mobile homes or mobile home parks where permitted; medium density including multiple attached dwellings; and high density including apartment buildings and other multi-storey, multiple-unit residential buildings. The Official Plan defines settlement areas as urban areas, community areas, and hamlet areas within municipalities (such as cities, towns, villages, and hamlets) that are built up areas where development is concentrated and lands have been designated for development over the long term. The Official Plan directs growth to settlement areas where municipal servicing is available and directs new residential areas within fully serviced settlement areas achieve a minimum overall net residential density of 15 units per hectare.

The Official Plan also supports increased densities through a broad mix of housing forms, accessible housing, and integrated mixed-use development. The Plan also promotes residential intensification through additional residential units within existing dwellings, small-scale infill, redevelopment of underutilized lands, and the conversion or redevelopment of non-residential properties for residential or mixed-use purposes. Housing above commercial uses is encouraged within Urban Mixed-Use designations, Villages, Hamlets, and, where appropriate, Neighbourhood designations to support

complete communities. In addition, the Official Plan identifies Strategic Growth Areas as locations where medium and high-density residential development should be concentrated through a more intensified built form.

To support the planned distribution of residential densities, facilitate intensification, and provide opportunities for a range of housing types, the Official Plan utilizes 6 designations that permit a wide range of residential uses, in alignment with the residential zones within the four local Zoning By-laws.

4.1.1 Neighbourhood Designation

The Neighbourhood Designation within the County Official Plan can be found within the fully serviced settlement areas of Listowel, Mitchell, and Milverton, as well as the urban areas of Atwood and Shakespeare where municipal sanitary and municipal water services are available, however, not yet fully connected to the entirety of the settlement area. The Neighbourhood designation is intended to support a range of low and medium-density residential housing forms while ensuring that new development is compatible with the surrounding community and contributes to complete neighbourhoods. In addition to primary residential uses, the designation permits accessory uses on the same lot, including bed and breakfast establishments, home occupations, and private home day cares, which should be reflected in the implementing Zoning By-law. The Official Plan further requires that fourplexes, townhouses, low-rise apartment buildings, and other multiple dwelling forms be regulated through specific zoning categories to provide an appropriate framework for these housing types.

4.1.2 Urban Mixed-Use Designation

The Urban Mixed-Use Designation within the County Official Plan can be found within the downtown areas of Listowel, Mitchell, Milverton, Atwood, and Shakespeare. The Official Plan's Mixed-Use designation is intended to support compact, complete communities by encouraging an integrated mix of residential and commercial uses in locations that are well-served by existing infrastructure and amenities. The designation permits a broad range of residential forms, including residential units located above or behind ground-floor commercial uses, as well as medium and high-density housing such as block townhouses and low and high-rise apartment buildings. Other permitted residential uses include multiple-attached dwellings, supportive housing, group homes, senior citizens' homes, nursing homes, and bed and breakfast establishments, providing opportunities to accommodate a diverse range of housing needs and household types. The Official Plan also establishes minimum density targets for site-specific mixed-use areas in North Perth, including a minimum density of 30-70 units per hectare in some areas, with a maximum of 98 units per hectare, in others.

While this paper contemplates the need for a mixed-use zone, the nature of the report remains residentially-focused. Proposed mixed-use zoning based on the Urban Mixed-Use designation of the Official Plan can be found within the Phase 2 Industrial, Commercial, and Institutional Paper.

4.1.3 Villages and Hamlets

The County Official Plan's Village and Hamlet designations are intended to accommodate limited residential growth through infilling and vacant land development, while maintaining the rural character of these communities and supporting their role as local residential and service centres for the surrounding agricultural area. Generally, Villages are smaller settlement areas that have a broad range of land uses and services that serve as a focal point for the surrounding rural areas, while Hamlets are characterized by compact groupings of primarily single-detached residential uses and private services.

Urban areas with the Village and/or Hamlet designation include the following and an asterisk (*) indicates where partial municipal servicing is available:

- Dublin
- Nithburg
- Gads Hill
- Rostock
- Kirkton
- Staffa
- Millbank
- Monkton
- Wartburg
- Newton
- Gowanstown*
- Sebringville*
- Trowbridge
- Amulree
- Avonton
- Bornholm
- Britton
- Brodhagen
- Carlingford
- Carthage
- Cromarty
- Donegal
- Fullarton
- Hesson
- Kinkora
- Kurtzville
- Lisbon
- Molesworth*
- Newry
- Poole
- Rannoch
- Russeldale
- Sebastopol
- St. Columban
- St. Pauls*
- Woodham

Permitted residential uses within Villages and Hamlets include a range of low-density housing forms, together with accessory uses on the same lot, such as bed and breakfast establishments, home occupations, and private home day cares, which contribute to the vitality and functionality of rural communities. The Official Plan also permits supportive housing, group homes, retirement homes, nursing homes, and other similar housing facilities, recognizing the need to provide a diverse range of housing options to meet changing community needs. In addition, additional residential units and garden suites are supported in accordance with the policies of the Official Plan, providing opportunities for gentle intensification while maintaining the established character of villages and hamlets. Within Hamlets, development has generally occurred on private sewer and water systems, while Villages offer more variety in servicing. Exceptions exist within the County where a settlement area with a Hamlet designation has access to municipal water services or a Village designation is exclusively developed on individual private water and sewer. It is the intention of the Zoning By-law review to align the zoning of Villages and Hamlets with the availability of servicing, in alignment with the intention of the Official Plan to focus growth in serviced built-up areas.

4.1.4 Rural Clusters

The ‘Rural Cluster’ designation recognizes small concentrations of single detached dwellings within the County’s agricultural areas. The primary uses within the ‘Rural Cluster’ designation shall be for low density residential purposes. It is the intention of the Zoning By-law review to align the Rural Clusters designation with an appropriate ‘Rural Residential’ zone.

4.1.5 Urban Fringe

The County Official Plan's Urban Fringe designation is located on lands that abut the boundaries of the City of Stratford and the Town of St. Marys and represents legacy areas that predate current planning controls. The Urban Fringe designation is intended to accommodate limited residential development while ensuring compatibility with surrounding land uses and preventing the premature fragmentation of lands adjacent to urban settlement areas. Existing residential uses may include accessory home occupations and bed and breakfast establishments, provided these uses remain subordinate to the principal residential use, maintain the residential character of the building and property, are compatible with surrounding uses, and comply with the implementing Zoning By-law.

The Official Plan also permits up to two additional residential units in accordance with the additional residential unit policies, providing opportunities for modest residential intensification within existing

dwellings. To preserve the long-term function of the Urban Fringe designation and avoid the creation of development patterns that could constrain future urban expansion, the Official Plan does not permit lot creation within the designation, although lot adjustments for legal or technical purposes may be considered where no new lot is created. It is the intention of the Zoning By-law review to align the Urban Fringe designation with an appropriate 'Rural Residential' zone.

4.1.6 Mobile Home Parks

The County Official Plan includes a Mobile Home Park designation to recognizing the existing mobile home park located at 4076 Road 125 in Ellice Ward, Perth East. The designation is intended to support residents by permitting year-round occupancy of mobile and modular homes together with recreational and community facilities that serve the needs of the mobile home park. The Official Plan requires that any future mobile home parks be developed in accordance with its policies and the implementing Zoning By-law, with specific definitions and zoning provisions established through the local zoning framework. Mobile home parks are to be managed and maintained as a single unit by the owner or designated agent, and should provide adequate recreational open space, with a minimum of five percent of the gross site area consolidated for recreational purposes. Amenity space requirements or landscaped open space requirements should be added to the Mobile Home Park Zone to align with this Official Plan policy.

4.2 General Official Plan Policies

In addition to the residential land use designations within the County Official Plan, there are a number of general policies related to growth and development within settlement areas that should be taken into consideration when considering modifications to the local Zoning By-laws through the Comprehensive Review. The relevant policies are as follows:

- Growth is encouraged in serviced built-up areas to maximize public and private infrastructure investment and preserve agricultural lands (s. 2.6.a); and,
- Land use patterns shall have densities and a mix of land uses that efficiently use land, resources, infrastructure, and public service facilities which are planned or available (2.6.e.i) and are appropriate to the type of sewage and water services which are planned or available (2.6.e.vi).

5 Provincial Policy Alignment

Since the drafting of the Phase 1 Report, new provincial policy changes have been released that need to be addressed.

5.1 O.Reg. 545/06: Zoning By-laws, Holding By-laws and Interim Control By-laws

Changes were made to Ontario Regulation 545/06 to implement Bill 17, the Protect Ontario by Building Faster and Smarter Act, 2025, which amended the Planning Act to provide regulation-making authority to reduce planning applications for minor variances by permitting variations from certain zoning standards without the need for a planning application. The amended regulation allows variations to be permitted "as-of-right" if a proposal is within 10% of the required setback (the minimum distance a building or structure must be from a property line) applicable to parcels of urban residential land, excluding areas such as hazardous lands, and lands near railways.

Recommendation: Since a 10% variance from the required setback is permitted "as-of-right", it is recommended that the interior and exterior side yard setbacks within the Zoning By-law be reduced to no less than 1.0 m to ensure adequate space is provided for maintenance and projections.

5.2 Bill 98: Building Homes and Improving Transportation Infrastructure Act, 2026

Ontario's Bill 98 received royal assent on June 2, 2026. Consisting of 9 schedules, Bill 98 amends numerous acts, including the Planning Act, and represents the most recent omnibus legislation by the Province of Ontario aimed at increasing the housing supply by speeding up planning approvals. Bill 98 made numerous amendments to the Planning Act, however, the most relevant change related to the Zoning By-law review is the removal of the authority to impose zoning standards related to minimum lot areas and lot frontages on urban residential land. The intent of this amendment is to allow for the creation of smaller lots, thereby increasing the number of lots available for housing and making those new lots more affordable. The new minimum lot dimensions will be prescribed by regulation at a future date and will override any related zoning standards in effect in a municipality. While the exact standard is not finalized at the writing of this report, the Province is consulting on a proposed minimum lot size of 175 m^2.

Recommendation: To comply with Bill 98, it is recommended that the minimum lot area and minimum lot frontage provisions be removed from the Zoning By-laws and "as prescribed by regulation under the Planning Act" be added.

6 Mapping Analysis

Municipal Zoning By-laws contain maps, typically referred to as Schedules, which illustrate the applicable zone for each property located in a municipality. The current Perth County Zoning By-laws include the following schedules to establish the location of zones throughout each municipality:

- North Perth Zoning By-law No. 6-ZB-1999 – 48 Schedules
- West Perth Zoning By-law No. 100-1998 – 68 Schedules
- Perth East Zoning By-law No. 30-1999 – 54 Schedules
- Perth South Zoning By-law No. 4-1999 – 31 Schedules

To understand how the existing Zoning By-laws, align with the County Official Plan, Phase 2 included a review of all existing 201 zoning schedules, as well as a review of the County's online public GIS viewer.

6.1 Zoning Mapping Discrepancies

County GIS staff provided Planning staff with a summarized list of discrepancies, resulting in the identification of 9,000 properties needing a detailed review. Upon further review, it was determined that geometry errors, such as instances where a zone boundary is not geo-referenced to align with a parcel boundary, were resulting in the false identification of property discrepancies. To resolve the number of discrepancies, County GIS staff worked to align the existing zoning polygons to the County's property boundary fabric so that a true list of property discrepancies could be compiled. The new and aligned zoning layer created by GIS staff also ensures that updates to the Zoning layers based on the Comprehensive Review can easily be undertaken once a revised Zoning framework is finalized at the end of Phase 2 and the drafting of the initial draft Zoning By-laws begins.

Planning Staff will utilize Phase 3 to undertake a review of the discrepancies to assess one-offs.

7 Comparator Information

This section presents the findings of the Comparator Research undertaken as part of the Comprehensive Zoning By-law project. The research reviewed and compared the current Zoning By-laws in Perth County with eight other municipal Zoning By-laws from across Ontario. The eight other Zoning By-laws were chosen based on the municipality's similarities to Perth County in land use and population size, as well as how recent a review of said Zoning By-law was undertaken. The purpose of this review was to identify similarities and differences in structure, terminology, land use permissions, and development standards, as well as to highlight emerging trends and best practices in Zoning. By examining how other municipalities address common planning matters, such as transitional regulations, employment land conformity, and mixed commercial / residential use permissions, staff can determine how Perth County's existing regulations align with a broader provincial context. The insights gained through this comparison further inform recommendations for a modern, clear, and effective Comprehensive Zoning By-law that reflects current planning priorities and community needs. Table 15 summarizes the comparators used for this research.

Table 15: Comparator Information Summary

Municipality	Document Type	Notes
Prince Edward County	Comprehensive Zoning By-law 140-2025	Newly adopted county-wide by-law with updated zones, general provisions, schedules, and detailed definitions.
Centre Wellington	Consolidated ZBL 2009-045 (Dec 2025)	Older by-law with urban and rural zones implemented through schedules, maps, and definitions.
Woolwich	Zoning By-law 26-2024 online	Newly adopted, Township-wide by-law, with updated urban and rural zones.
West Grey	Zoning By-law 037-2006 (older consolidated)	Traditional by-law with full sections including definitions, zones, general provisions.
City of Brantford	Zoning By-law text (current consolidated)	Newly adopted by-law from an urban setting to compare urban and suburban zoning provisions.
Kawartha Lakes	Rural Zoning By-law 2024-113	Newly adopted, rural-oriented consolidated by-law
Meaford	ZBL 60-2009 Cons. 2024	Full consolidated by-law with small-town style zoning provisions.
South Bruce	Zoning By-law (2018 consolidated)	Shorter rural municipality Zoning By-law.

Based on the comparator review, there is a strong degree of consistency in the regulation of residential zoning standards, with several clear trends that support updates to the proposed Zoning By-laws. The review indicates that many municipalities no longer distinguish between interior and corner lots, instead regulating only the exterior side yard, suggesting that corner lot-specific requirements should be removed from local Perth County Zoning By-laws.

Comparator findings also showed consistent reduction in minimum setbacks and the removal of regulations that are differentiated by housing type. The review further supports regulating either the overall structure or individual dwelling units—but not both—to improve clarity and consistency.

In contrast to the similarities found between comparator municipalities, significant differences related to lot sizes and general permitted uses were also identified throughout various zones. On average, comparator municipalities are targeting an average density of 26 units per hectare (uph) for their R1 zone, while Perth County is averaging a density of 16.8 uph for the local R1 zone. For their R2 zones, comparator municipalities are targeting an average density of 45 uph, while Perth County R2 zones average a density of 24 uph. To protect the prime agricultural land and resources prominent within Perth County and avoid the need to accommodate anticipated future growth by expanding Settlement Area boundaries, density per hectare targets need to be increased through the reduction of lot sizes and increase in types of residential permitted uses within the new Zoning By-laws.

Other notable trends include reducing unnecessary regulations related to garage height or "no-garage" scenarios, gross floor area, townhouse unit counts, or use-specific setbacks, all of which have been determined to be outdated and can be removed from the local Perth County Zoning By-laws. Comparator municipalities also commonly require minimum amenity area requirements for multi-residential developments and landscaped open space within the front yard, as opposed to a lot-wide landscaped open space provision, to manage driveway width, permeable surfaces, and snow storage. Overall, the comparator analysis has identified several opportunities to simplify regulations, improve consistency, and better reflect contemporary development standards throughout the residential zones.

Comparator municipalities also utilize similar zones for residential uses within the rural area, such as Hamlet Residential (HVR) and Rural Residential (RR). The key difference in application between the local Zoning By-laws and the comparator Zoning By-laws is the comparators use the HVR zone in areas where municipal servicing is not available nor planned, while the HVR zone within the local Zoning By-laws are found within Hamlets, Villages, and across the rural area, where a local Zoning By-law does not have an RR zone. In keeping with comparator municipalities, it is recommended that HVR zoning apply to residential properties within settlement areas where either partial municipal servicing is available or where servicing is exclusively provided by private wells and septic systems, while RR zoning shall instead apply to individual or clusters of residential properties outside of settlement area boundaries.

As for Mobile Homes, comparator findings showed no distinct difference between the existing Mobile Home/Modular Home zones (MH) and those of comparator municipalities, except for frontage of 100 m. It is proposed that the MH zone stay the same, with the exception of frontage be changed to 100 m, addition of a provision requiring a 5% communal amenity area for each Mobile/Modular Home Park in alignment with the County Official Plan, and that the Zone be made consistent across all four Zoning By-laws.

8 Interest Group Workshop Feedback

From June 1 to June 4 2026, Perth County staff held interest group workshops in each of the four local municipal/township offices pertaining to the Comprehensive Zoning By-law Review currently being undertaken by the County of Perth for the four local Zoning By-laws. Representatives of various interest groups throughout the County, including builders, business owners, community groups, agencies, and farm organizations, were invited to attend and share preliminary feedback on what improvements can be made to the Zoning By-law. A total of 50 participants, representing 4 municipalities and 15 different interest groups attended to provide feedback.

Feedback was collected during the interest group workshop through the use of “dotmocracy”, sticky notes, and verbal feedback. Overarching reoccurring feedback received regarding residential uses is summarized below.

8.1 Residential

The residential theme presented questions of what non-residential uses are not compatible with residential uses and should not be located within neighbourhoods, zoning regulations that no longer align with how people live today, and innovative housing models or trends the new Zoning By-laws should consider. The following section summarizes feedback received for each question.

8.1.1 Non-Residential Uses Not Compatible in Residential Zones

At the Perth South Workshop, participants discussed the compatibility of residential and non-residential uses within neighbourhoods, emphasizing the importance of managing potential impacts such as noise, scale, and servicing demands. The scale of operations was identified as a key factor, with examples noting that a smaller moving company operating one vehicle may be more compatible than a larger operation with multiple trucks. Outdoor uses were also discussed, with some uses such as greenhouses viewed more favourably than others, depending on impacts such as lighting, outdoor storage, and site activity. Participants suggested that complementary regulatory tools, such as lighting by-laws, could help mitigate certain impacts. Non-residential opposed uses include; moving companies, mechanic shops, driving schools, contractor yards, gymnasiums, landscaping businesses, tire shops, equipment rental establishments, crematoriums, and certain greenhouse operations. There was expressed interest in introducing more mixed-use development within residential areas, including neighbourhoods designed around small-scale commercial uses such as convenience stores to improve walkability and access to daily needs. Some participants noted that relocating to larger centers, such as Stratford, would result in reduced access to mixed-use living environments. Concerns were raised that the current Zoning By-law discourages small businesses from establishing within residential areas.

At the North Perth Workshop, participants identified parking as a key consideration when evaluating the inclusion of non-residential uses within residential zones, noting that off-street parking availability may present challenges. In addition, the number of employees associated with such uses was raised as an important factor, with general consensus indicating that businesses employing fewer than ten individuals may be more appropriate in residential contexts. Operating hours and potential noise impacts were also highlighted as concerns, as these factors may create nuisances and affect compatibility with surrounding residential uses. Some participants suggested implementing noise-related conditions as a preventative measure. Several participants expressed the view that existing non-residential zone are sufficient to accommodate these uses, and that their inclusion within residential

zones may be unnecessary. The majority of attendees expressed opposition to locating certain uses within residential neighbourhoods, including tire shops, moving companies, trucking companies, kennels, mechanic shops, or equipment rental service establishments. Concerns were also raised regarding the compatibility of other uses – such as medical offices, dance studios, driving schools, contractors, landscaping businesses, restaurants, breweries or distilleries, and veterinary clinics – primarily related to potential impacts on noise, traffic, parking demand, and overall neighbourhood character.

At the West Perth workshop, participants expressed strong views regarding the compatibility of non-residential uses within residential areas. There was general opposition to permitting uses such as dance studios, mechanic shops, contractors' businesses, restaurants, veterinary clinics, kennels, and trucking companies within neighbourhoods, due to concerns related to noise, traffic, parking demand, safety, and overall character. Smaller-scale uses, such as limited small-engine repair operations, were viewed as more acceptable provided they remain clearly subordinate in scale and impact. Parking was identified as a key constraint for home-based businesses, particularly once employee numbers reach three or more. Examples such as therapy offices or hair salons were used as potentially problematic where increased client frequency generates additional parking demand. Participants also raised concerns related to health, safety, and noise violations, as well as visual impacts associated with storage, fencing, dust, and general site appearance. While some participants felt existing regulations are generally effective, there was consensus that non-residential uses should remain appropriately scaled to fit within a standard residential lot. Interest was also expressed in how urban growth boundaries may evolve in response to population growth or decline and the implications this may have for residential land use planning.

At the Perth East workshop, participants generally agreed that moving companies, mechanic shops, contractors, breweries or distilleries, kennels, landscaping companies, tire shops, trucking companies, equipment rental services, and dance companies are not compatible uses within a residential zone and should be not permitted. This was based on potential concerns of parking needs, odors, noise, hours of operation, increased traffic, employee populations and congregation areas, neighbouring property values decreasing, and the possibility of requiring a larger lot size. Parking was the largest concern as this would apply more pressure on residential street parking which is already quite busy. Participants also shared that if a parking lot is required, finding an appropriate location in a neighbourhood setting would be challenging. There was an idea that there could be a set of tests to be conducted when a non-residential use is to be in a residential zone. Participants shared that there could be some sort of rule that if a non-residential use is to require a lot larger than a typical residential lot, that this use is not needed and should not be permitted within a residential zone.

8.1.2 Outdated Zoning Regulations

No feedback was provided on this question during the Perth South workshop.

At the North Perth workshop, participants identified farm worker housing as a priority area requiring updated zoning provisions. With an increasing number of temporary and foreign agricultural workers, there is a growing need for on-site accommodation, particularly given limited access to reliable transportation between housing and workplaces. Updated Zoning By-laws could facilitate the development of on-site housing and enable a broader range of housing options to better meet these

needs. Parking capacity within residential areas was also raised as a concern. As household sizes grow and vehicle ownership increases, off-street parking is often insufficient, resulting in increased on-street parking. Participants noted that this may create challenges for emergency vehicle access along residential streets. The concept of incorporating shared or centralized parking areas within neighbourhoods was discussed and generally received as a potential solution. One participant emphasized the importance of maintaining North Perth's "small-town character" by preserving the existing zoning framework, particularly within R1 and R2 residential areas.

At the West Perth workshop, participants noted that certain zoning regulations no longer reflect contemporary living and working patterns. The increasing prevalence of working from home was identified as a significant shift that requires zoning frameworks to better accommodate home-based employment while maintaining neighbourhood compatibility. Housing choice and mobility were also discussed. Participants noted that downsizing can be financially challenging, resulting in situations where single individuals remain in large detached dwellings due to limited alternatives. As a result, there was interest in expanding the range of permitted housing types and unit sizes. One example included interest in single-storey residential subdivisions, which were seen as particularly beneficial for seniors and individuals with mobility limitations. Participants also emphasized the importance of partnerships with builders to support the delivery of more affordable and accessible housing options.

At the Perth East workshop, participants expressed interest in flexible development approaches, including the potential use of brownfield sites for parking to support higher-density residential development. It was also mentioned that residential lot sizes could be smaller as household needs evolve and housing is such a large issue.

8.1.3 Innovative Housing

Participants at the Perth South workshop emphasized the growing need for innovative housing options, particularly to support farm workers and multigenerational families. It was noted that Huron County provided a useful example for accommodating farm-worker housing and recommended considering both the size of these units and their placement on agricultural lots. Several participants suggested allowing additional residential units (ARU) without requiring them to share the same septic and well systems as the primary dwelling, and some supported permitting up to four residential units as-of-right to expand affordable housing opportunities. The group stressed that new housing approaches must not compromise farmland preservation, and encourage exploring more flexible zoning models used in other areas, such as the City of Oakville. Interest was expressed in revisiting past Official Plan changes relating to the possible removal of apartment permissions in Perth South.

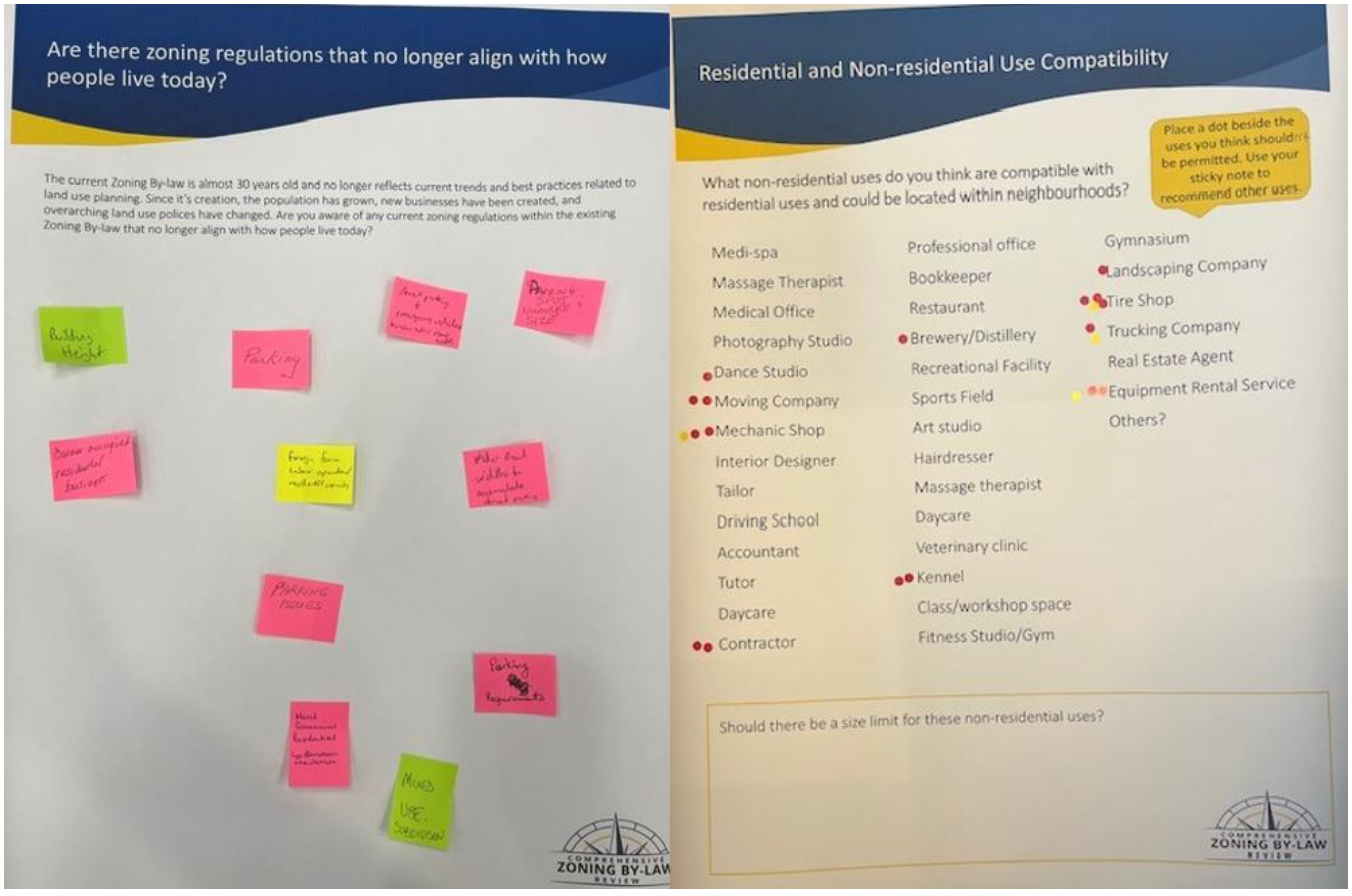
Participants at the North Perth workshop emphasized the need to expand the range of permitted residential uses to support greater housing diversity, noting that single-detached dwellings currently dominate North Perth's housing stock. Stacked townhouses were identified as a desirable addition to the Zoning By-law, as they are not presently permitted. Tiny homes were also suggested as a potential form of infill development. However, participants noted that introducing a broader range of housing types may present operational challenges, particularly with regard to snow removal and snow storage requirements. The needs of the unhoused population were also discussed. Participants considered how Zoning By-laws could play a role in addressing housing insecurity and providing appropriate support. Examples from the City of Kitchener and City of Guelph were referenced, including tenting by-laws as

potential models for accommodating unhoused individuals. Participants noted that the current location of unhoused individuals near the river raises safety concerns, and expressed interest in ensuring that updated Zoning By-laws consider how planning tools can contribute to safer and more appropriate accommodation solutions.

Participants at the West Perth workshop expressed interest in a broader range of innovative housing forms, including tiny homes, secondary suites or “granny flats,” and fourplex development types. There was also interest in reviewing building height permissions and parking requirements associated with additional residential units, particularly with respect to determining appropriate parking ratios for intensification. Greenspace provisions were identified as an important consideration when accommodating higher-density residential forms. Participants suggested that a minimum requirement generally be in the range of 20 to 30 percent of a lot should be maintained as open space to support livability, environmental quality, and neighbourhood character.

At the Peth East workshop, participants identified a general interest in smaller and more flexible forms of housing, including compact single-detached dwellings similar to wartime housing models.

Figure 1: Display boards with feedback gathered through Interest Group Workshops



9 Residential Zoning Trends and Best Practices

The following section discusses key zoning issues and trends and opportunities for improvements to the current Zoning By-law that have been identified, based on background review and initial consultation with local and County staff. These issues, and others that may be identified over the course of the Zoning By-law Review process, will be considered in preparing the new Zoning Bylaw, however, may not necessarily result in changes to the Zoning By-laws:

1. Move away from outdated residential “typologies”. E.g. Single-detached, semi-detached, townhouse. These categories have long shaped how Zoning By-laws regulate housing but don’t encourage how infill housing is actually being designed and built today. Infill design is often more nuanced and more responsive to the direct context of a surrounding neighbourhood than what the rigid residential typology labels allow, which creates friction in the approvals process when Perth County is looking to direct density towards existing built-up areas. Ottawa and Halifax have already moved away from such typologies, enabling practical and scalable infill solutions. Ottawa regulates maximum number of dwelling units per lot and per building, rather than permitting different types of dwelling units. Regulating dwelling units per lot/dwelling as opposed to the structure itself allows for the Zoning By-law to be future proofed.
2. Form-based zoning is an emerging approach to land use regulation that focuses on the physical form and design of development, such as building height, placement, and relationship to the public realm, rather than primarily regulating land use and dwelling type. Compared to traditional zoning, which often contains complex and restrictive use-based regulations, form-based zoning provides greater flexibility while ensuring that new development is compatible with the surrounding neighbourhood character. This approach is intended to facilitate a broader range of housing options, including "missing middle" housing, to support growth, housing choice, and gentle residential intensification. In jurisdictions where it has been implemented, form-based zoning has simplified residential zoning by consolidating numerous residential zones into a smaller number of form-based categories that regulate development based on building scale and intensity. As municipalities across Ontario continue to modernize their Zoning By-laws to implement Provincial and Official Plan housing objectives, form-based zoning represents a potential framework for creating more flexible, user-friendly, and predictable residential zoning regulations.
3. Planning zoning around standardized design catalogues, such as the CMHC design catalogue. The Housing Design Catalogue provides tools to increase housing options within existing neighbourhoods through gentle density. The Housing Design Catalogue includes a range of designs for different housing types and site conditions in each region. Several design aspects can be modified and customized, including cladding, roofing, interior finishes and other aesthetic considerations. Renderings are provided as illustrative examples only. Set of building blocks to bridge gap of standardization and affordability for builders but customization for future tenants and owners. Ontario examples include 2 ADU design templates, 2 fourplexes, 1 sixplex, 2 stacked townhouses.
4. The term “people zoning” refers to Zoning By-laws that restrict the type and use of housing based on the people that live there. For example, restricting the number of care homes in a neighbourhood would constitute people zoning and violates the *Human Rights Code*. Healthy

communities are inclusive and provide a mixture of rental and ownership opportunities. The new Zoning By-laws will avoid people zoning and will seek to provide a variety of housing options and a built environment that supports the physical, psychological and social health of the community.

5. Under the Provincial Planning Statement 2024, three dwelling units per lot are permitted as of right and the Zoning By-law must be updated to reflect this and to support housing intensification within existing serviced settlement areas.
6. Utilize the Rural Residential (RR) zone for Surplus Farm Dwelling (SFD) severances. Currently, SFDs utilize a site-specific Agricultural (A) zone to restrict agricultural practices from operating on the severed residential parcel, however, the parent A zone can create confusion in intention. If the SFD is moved to an RR zone, the zone label matches the intent of the severed residential parcel.
7. In considering the need for Official Plan conformity throughout the four local Zoning By-laws, inconsistencies have been identified in the application of the Rural Residential (RR) and Hamlet Village Residential (HVR) Zones. Any parcel designated Rural Cluster in the Official Plan should be appropriately zoned Rural Residential to limit growth outside of Settlement Areas. The following is not a complete list, however, is an initial review of areas needing rezoning to ensure compliance with the Perth County Official Plan:
    - Kennicott – West Perth
    - Dorking – Perth East
    - Perth Line 71 and Road 116 – Perth East
    - Perth Road 121, North of Milbank – Perth East
    - Forest Road, East of Stratford, Perth East

10 Recommendations

Using the information gained from comparator research, but considering provincial policy changes, the following section summarizes the draft residential zone hierarchy, permitted uses, and provisions proposed for staff and public feedback. Review of the existing residential zones within the current local Zoning By-laws determined duplicative zoning practices amongst lower-density zones. Further, as-of-right permissions for multiple units on a property, through the means of additional residential units, removes legislative authority for single-use residential zoning within an urban area.

The following recommended residential zone hierarchy is required to be reviewed against the site-specific residential zones located within each Zoning By-law through the site-specific zone analysis planned for Phase 3. As there are instances across the local Zoning By-laws where the parent zone (e.g. R5 in North Perth) does not apply to any parcels, the site-specific zoning analysis (e.g. R5 special zones) will better indicate whether the proposed zoning hierarchy is aligned to recent built-forms. Where the proposed provision would conflict with the new standard created by reoccurring site-specific permissions, a change to the proposed parent zone is required to reduce the number of legal non-conforming parcels, where appropriate. Where the site-specific zone differs from the proposed parent zone and other site-specific zones, the site-specific zone shall be brought forward into the new Zoning By-law as a site-specific zone.

As it related to mobile home parks, it is proposed that the MH zone stay the same, with the exception of frontage be changed to 100 m, addition of a provision requiring a 5% communal amenity area for each mobile/modular home park in alignment with the County Official Plan, and that the Zone be made consistent across all four Zoning By-laws.

10.1 Residential

The restructuring and consolidation of the residential zones within the four Zoning By-laws should be considered as part of the Comprehensive Zoning By-law Review. It is recommended that a ‘Residential Section’ be added to the Zoning By-laws to group similar zones within the same area of the by-law. It is further recommended that the existing residential zones be consolidated into 6 residential zones, as listed below:

- **Residential 1 Zone (R1)** is intended to accommodate single-detached dwellings, semi-detached dwellings, duplex dwellings, and triplex dwellings where municipal servicing is available, planned, or feasible. The R1 zone recognizes the permissions of the Planning Act that permit 3 units as-of-right on a residential lot within any Settlement Area where municipal water and wastewater is available, planned, or feasible.
- **Residential 2 Zone (R2)** is intended to accommodate single-detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, and fourplex dwellings, Street Row Townhouse Dwellings, Cluster Townhouse Dwellings, Back-to-Back townhouse dwellings, and Stacked Townhouse Dwellings types in areas where municipal servicing is available, planned, or feasible. The R2 Zone recognizes the trend in recent subdivision applications seen throughout the County that incorporate multiple dwelling types ranging from single-detached to stacked townhouses to provide a mix and range of housing options. The R2 Zone encourages the continuation of this type of residential development.

- **Residential 3 Zone (R3)** is intended to accommodate Cluster Townhouse Dwellings, Back-to-Back Townhouse dwellings, Stacked Townhouse Dwellings, and Apartment Dwelling types in areas where municipal servicing is available, planned, or feasible.
- **Hamlet Village Residential Zone (HVR)** is intended to accommodate single-detached dwellings within settlement areas that do not have access to full municipal water and wastewater servicing systems.
- **Rural Residential Zone (RR)** is intended to accommodate existing and limited new residential lots compatible with surrounding land uses that are exclusively serviced by private wells and septic systems and located outside of settlement areas where municipal servicing or private communal servicing is not available, planned, or feasible. The RR zone will align with parcels designated as Rural Cluster or Urban Fringe in the County Official Plan. The RR zone will also include historical residential lots of record located outside of Settlement Areas and non-farm, residential lots created through the Surplus Farm Dwelling (SFD) severance process.
- **Mobile Home Park Zone (MH)** is intended to recognize and permit the continued operation of mobile home parks together with accessory buildings, community facilities, recreational amenities, and other resident-serving uses.

The zone preambles listed above should be added to an “Overview” subsection within the Residential Section of the Zoning By-laws to clearly differentiate between the intents and purposes of each zone.

To delineate how the consolidation and transformation of existing zones will occur, Table 16 below breaks down each zone per municipality for clarity.

Table 16: Conversion of Existing Zones to New Proposed Zones

	North Perth	Perth East	Perth South	West Perth
R1	Existing R1 stays R1 with increase to permitted uses.	R1 stays R1 but merges permitted uses with Existing R2.	New R1 zone added.	Existing R1 stays R1 but merges with R2 and R3 and increases permitted uses to align with Existing R3.
R2	Existing R2 merges with R1.	R2 zone stays R2 with increase to permitted uses. Existing lots zoned R2 change to R1.	New R2 zone added.	Existing R2 merges with R1 and increases permitted uses.
R3	Existing R3 merges with R1.	R3 stays R3 with clarification made to permitted townhouse uses. Existing R3 lots with row townhouses switch to R2.	New R3 zone added.	R3 changes to R2 with increase to permitted uses.
R4	R4 changes to R1, except where R4 changes to R2 when a parcel includes a fourplex dwelling.			R4 changes to R3 with increase to permitted uses. Where an R4 lot exists with a fourplex dwelling, R4 changes to R2.

	North Perth	Perth East	Perth South	West Perth
R5	R5 changes to R3 zone.			
R6	R6 is removed entirely. Permitted R6 uses are spread amongst R2 and R3. Where an R6 exists, it is converted to an R3.			
R7	R7 is removed entirely. Permitted R7 uses are spread amongst R2 and R3. Where an R7 zone exists, it should be changed to R2.			
HVR	HVR stays HVR where located in unserviced or partially serviced settlement areas. Where located within a Serviced Settlement Area, HVR goes to R1. Where located outside a Settlement Area boundary, HVR changes to RR.	HVR stays HVR where located in unserviced or partially serviced settlement areas. Where located within a Serviced Settlement Area, HVR goes to R1. Where located outside a Settlement Area boundary, HVR changes to RR.	HVR stays HVR where located in unserviced or partially serviced settlement areas. Where located outside Settlement Area boundary, HVR changes to RR.	HVR stays HVR where located in unserviced or partially serviced settlement areas. Where located within a Serviced Settlement Area, HVR goes to R1. Where located outside a Settlement Area boundary, HVR changes to RR.
RR	RR zone is aligned to residential lots outside of settlement areas, existing lots of record, and SFD residential lots. Where RR exists within a settlement area, it is changed to HVR or R1 depending on the servicing availability of the settlement area.	RR is new zone added and applied to residential lots outside of settlement areas, existing lots of record, and SFD residential lots.	RR zone is aligned to residential lots outside of settlement areas, existing lots of record, and SFD residential lots. Where RR exists within a settlement area, it is changed to HVR or R1 depending on the servicing availability of the settlement area.	RR zone is aligned to residential lots outside of settlement areas, existing lots of record, and SFD residential lots.
MH	Stays MH Zone.	Stays MH Zone.	MH Zone added.	Stays MH Zone.

10.1.1 Permitted Uses

No person shall within any Residential Zone, use any lot, building, or structure for any purpose except for uses identified in Table 17. Where a use is not expressly listed nor identified as permitted with a 'Y' in Table 17, such use is not permitted.

Table 17: Proposed residential permitted uses

	Residential Zone 1 (R1)	Residential Zone 2 (R2)	Residential Zone 3 (R3)	Hamlet Village Residential Zone (HVR)	Rural Residential Zone (RR)	Mobile Home Park Zone (MH)
Permitted Uses						
Single Detached Dwelling	Y	Y		Y	Y	
Semi-Detached Dwelling	Y	Y				
Duplex Dwelling	Y	Y				
Triplex Dwelling	Y	Y				
Fourplex Dwelling		Y				
Street Row Townhouse Dwelling		Y	Y			
Cluster Townhouse Dwelling		Y	Y			
Back-to-Back Townhouse Dwelling		Y	Y			
Stacked Townhouse Dwelling		Y	Y			
Apartment Dwelling			Y			
Converted Dwelling	Y	Y	Y			
Long-term Care Facility		Y	Y			
Retirement Home		Y	Y			
Hospice		Y	Y			
Residential Care Facility	Y	Y	Y	Y		
Mobile Home Park						Y
Accessory Uses						
Additional Residential Unit	Y	Y	Y			
Bed and Breakfast Establishment	Y	Y	Y	Y	Y	
Home Occupation	Y	Y	Y	Y	Y	
Home Industry				Y	Y	
Accessory Buildings or Structures	Y	Y	Y	Y	Y	Y

It is recommended that a subsection under Accessory Buildings or Structures be added to the General Provisions Section of the Zoning By-law to specifically regulate and permit up to 2 horses in a residential accessory structure for transportation purposes to accommodate parking needs of communities using horses for transportation purposes.

10.1.2 Residential Regulations

No person shall within any Residential zone use any lot, or erect, alter, or use any building or structure except in accordance with Table 18 and Table 19.

Table 18: Proposed Residential Regulations

	R1	R2	R3	HVR	RR
Minimum Lot Area (m^2)					
Serviced	(3) (4)	(3) (4)	(3) (4)		
Partial Servicing (Municipal Sanitary)	850(4)	850(4)			
Partial Servicing (Municipal Water)	4,000(4)	4,000(4)			
Privately Serviced	8,000(4)	8,000(4)		8,000(4)	8,000(4)
Minimum Density (uph)					1.1
Minimum Lot Frontage (m)					
Single Detached Dwelling	(3) (5)	(3) (5)		25(5)	25(5)
Semi-Detached Dwelling (per unit)	(3) (5)	(3) (5)			
Duplex Dwelling	(3) (5)	(3) (5)			
Triplex Dwelling	(3) (5)	(3) (5)			
Fourplex Dwelling		(3) (5)			
Street Row Townhouse Dwelling (per unit)		(3) (5)	(3) (5)		
Cluster Townhouse Dwelling (per unit)		(3) (5)	(3) (5)		
Back-to-Back Townhouse Dwelling (per unit)		(3) (5)	(3) (5)		
Stacked Townhouse Dwelling (per unit)		(3) (5)	(3) (5)		
Apartment Dwelling			(3) (5)		
Minimum Front Yard Depth (m)					
Single Detached Dwelling	6	4.5(1)		6.5	10.5
Semi-Detached Dwelling	6	4.5(1)			
Duplex Dwelling	6	4.5(1)			
Triplex Dwelling	6	4.5(1)			
Fourplex Dwelling		4.5(1)			
Street Row Townhouse (per unit) Dwelling		4.5(1)	4.5(1)		
Cluster Townhouse Dwelling (per unit)		3(1)	3(1)		
Back-to-Back / Stacked Townhouse Dwelling		3(1)	3(1)		
Apartment Dwelling			5.5		
Minimum Interior Side Yard Width (m)					
Single Detached Dwelling	1.2	1		2	4.5
Semi-Detached Dwelling	1.2	1			
Duplex Dwelling	1.2	1			
Triplex Dwelling	1.2	1			
Fourplex Dwelling		1			
Street Row Townhouse Dwelling (end unit)		1.2	1.2		
Cluster Townhouse Dwelling (per unit)		1.5	1.2		
Back-to-Back / Stacked Townhouse Dwelling (between buildings)		1.5	1.2		
Semi-Detached/Townhouse Dwelling (attached side)	0	0	0		
Apartment Dwelling			3		
Minimum Exterior Side Yard Width (m)					
Single Detached Dwelling	4.5	3(1)		6.5	10.5

	R1	R2	R3	HVR	RR
Semi-Detached Dwelling	4.5	3[(1)]			
Duplex Dwelling	4.5	3[(1)]			
Triplex Dwelling	4.5	3[(1)]			
Fourplex Dwelling		3[(1)]			
Townhouse Dwellings (From Public Road)		3[(1)]	3[(1)]		
Apartment Dwelling			5.5		
Minimum Rear Yard Depth (m)					
Single Detached Dwelling	7.5	7		7.5	10.5
Semi-Detached Dwelling	7.5	7			
Duplex Dwelling	7.5	7			
Triplex Dwelling	7.5	7			
Fourplex Dwelling		7			
Street Row Townhouse (per unit) Dwelling		7	7		
Cluster Townhouse Dwelling		7	7		
Back-to-Back / Stacked Townhouse Dwelling		0	0		
Apartment Dwelling			7.5		
Maximum Units Per Lot					
Privately serviced / Partially serviced Lot	1	1		1	1
Serviced Lot	3	N/A	N/A		
Maximum Lot Coverage (%)					
Single Detached Dwelling	45%	50%		30%	30%
Semi-Detached Dwelling (per unit)	45%	50%			
Duplex Dwelling	45%	50%			
Triplex Dwelling	45%	50%			
Fourplex Dwelling		55%			
Townhouse Dwellings		55%	60%		
Apartment Dwelling			60%		
Maximum Building Height (m)					
Single Detached Dwelling	10.5	10.5		10.5	10.5
Semi-Detached Dwelling	10.5	10.5			
Duplex Dwelling	10.5	10.5			
Triplex Dwelling	12	12			
Fourplex Dwelling		12			
Townhouse Dwellings		12	12		
Apartment Dwelling			18		
Minimum Landscaped Area - Front Yard					
Single Detached Dwelling	40%	30%		30%	30%
Semi-Detached Dwelling (per unit)	40%	30%			
Duplex Dwelling	40%	30%			
Triplex Dwelling	40%	30%			
Fourplex Dwelling		30%			
Street Row Townhouse Dwelling		30%	30%		
Maximum Impervious Coverage	80%	80%	80%		
Minimum Amenity Area Per Unit (m^2)					
Cluster Townhouse Dwelling		8	8		
Back-to-Back / Stacked Townhouse Dwelling		8	8		
Apartment Dwelling			5		
Planting Strip Requirement		(2)	(2)		

(1) Where a garage faces a front lot line or exterior lot line, the minimum specified setback to a private garage shall be 6 m.
(2) Planting Strips shall be provided in accordance with Section 5.xx of the Zoning By-law.
(3) As prescribed by Regulation under the Planning Act.
(4) Where a lot is established prior to the passing of this By-Law, the minimum lot area for such lot shall be the lot area existing at the time of passing of this By-Law.
(5) Where a lot is established prior to the passing of this By-Law, the minimum lot frontage for such lot shall be the lot frontage existing at the time of passing of this By-Law.

Table 19: Mobile Home Park (MH) Zone provisions

Provisions	MH
Lot Area, Minimum	0.8 ha
Lot Frontage, Minimum	45 m
Front Yard Depth, Minimum	18 m
Interior Side Yard Width, Minimum	12.5 m
Exterior Side Yard Width, Minimum	18 m
Rear Yard Depth, Minimum	12.5 m
Private Outdoor Amenity Area, Minimum	5% of lot area
Lot Coverage, Maximum	35%
Landscaped Open Space, Minimum	20%
Building Height, Maximum	5 m

10.1.3 Residential Permitted Uses Definitions

To accommodate the proposed permitted uses, the below defined terms have been created for the permitted uses and should be placed in the Definitions section of the draft Zoning By-law(s). Definitions for 'Accessory Residential Uses' will be provided under separate cover within the General and Definitions background paper.

Single Detached Dwelling means a building containing one dwelling unit that is freestanding and not attached to any other building or dwelling by a common wall above grade, but shall not include a mobile home. A modular dwelling may be included where permitted by this By-law.

Semi-Detached Dwelling means a building divided vertically into two dwelling units by a common wall extending from the foundation to the roof, with each dwelling unit having an independent entrance.

Duplex Dwelling means a building located on a single lot containing two independent dwelling units, divided horizontally, each having an independent entrance either directly from the outside or through a common vestibule and which share common facilities such as a common amenity area and parking.

Triplex Dwelling means a building located on a single lot containing three independent dwelling units divided horizontally or by a combination of horizontal and vertical separation, each having an independent entrance directly from the outside or through a common entrance or vestibule, and which share common facilities such as a common amenity area and parking.

Fourplex Dwelling means a building located on a single lot containing four independent dwelling units divided horizontally, vertically, or a combination thereof, each having an independent entrance directly from the outside or through a common entrance or vestibule, and which share common facilities such as a common amenity area and parking.

Street Row Townhouse Dwelling means a building consisting of three or more dwelling units that are aligned horizontally and divided vertically in whole or in part with common walls, each of which has an independent entrance directly from the outside, and all units front on a public street.

Cluster Townhouse Dwelling means a building located on a single lot containing five or more dwelling units attached by common walls, where each dwelling unit has an independent entrance to the outside or through a common entrance or vestibule but each dwelling unit does not necessarily have frontage on a public street and dwelling units are commonly accessed by a private lane or internal driveway.

Back-to-Back Townhouse Dwelling means a building containing three or more dwelling units attached, but divided vertically by common walls, including a common rear wall and common side wall, in which each dwelling unit has no rear yard and each unit has an independent entrance directly from the outside.

Stacked Townhouse Dwelling means a building containing three or more dwelling units where the dwelling units share a common rear wall and common side wall and have vertically stacked dwelling units, with each dwelling unit typically having an at-grade, independent entrance from the outside.

Apartment Dwelling means a building containing five or more independent dwelling units that share a common entrance, hallway, corridor, or other common means of access, and which is not otherwise defined as a semi-detached, duplex, triplex, fourplex, or any type of Townhouse dwelling.

Converted Dwelling means a dwelling originally constructed as a single detached dwelling that has been altered or converted to contain up to three self-contained dwelling units in accordance with this By-law.

Retirement Facility means a residential building or buildings providing accommodation primarily for retired persons or persons who require services in a semi-independent living environment, support and health services may be provided which may include accessory personal service, retail and recreational uses for the residents.

Hospice Facility means a premises where terminally ill patients receive palliative care treatment in a homelike setting.

Long-term care Facility means a premises regulated by the Ontario Long-Term Care Homes Act, 2007, that provides residential accommodations and a broad range of personal care, support and health services to meet the physical, psychological, social, spiritual and cultural needs of persons.

Residential Care Facility means a building designed for the accommodation of persons, living under supervision in a dwelling unit and whom by reason of their emotional, mental, social, or physical condition or legal status, require a group living arrangement for their well-being. A residential care facility shall be licensed or funded under an applicable Provincial Statute(s).

Mobile Home means any dwelling unit designed, built and/or manufactured to be made mobile for the purpose of providing temporary or seasonal residence, for one or more persons and constructed in accordance with the Requirements for a Mobile Home, CAN/CSA-Z241, in the applicable section of the Ontario Building Code, to the satisfaction of the Chief Building Official.

Mobile Home Park means a parcel of land under unified ownership, management, and care, developed to accommodate mobile homes constructed in accordance with CAN/CSA-Z241 standards, where individual sites or pads for locating mobile homes are rented or leased, and site facilities, including internal roads, parking areas, utilities, open space, community facilities, and accessory buildings are provided and maintained for intended use and enjoyment of renters and lessees, but does not include a Recreational Vehicle Park.

Recreational Vehicle Park means an establishment under single ownership, licenced by a public authority, providing seasonal overnight or accommodation for recreational vehicles or tents

Recreational Vehicle means any vehicle or trailer designed, built, and/or manufactured in accordance with CAN/CSA-Z240 to provide temporary residence for travel, vacation, seasonal camping or recreational use, and may include a truck camper, tent trailer, or fifth-wheel trailer.

Amenity Area means an area or areas within a residential or mixed-use development intended for use for active or passive recreation or enjoyment purposes within the boundaries of a lot and may include landscaped open areas, unenclosed patios, decks, balconies and porches, outdoor rooftop amenity space, communal lounges, swimming pools, indoor or outdoor recreation facilities and any other areas which may be used for recreational or aesthetic purposes, but shall not include any driveway or parking area, loading spaces, reception areas, storage areas, or interior circulation spaces, such as hallways or elevators.

Home Occupation (Business) means any occupation which is carried on as an accessory use for gain or profit and conducted wholly within a dwelling unit and operated by the property owner or legal tenant and may include artist studio, home daycare, personal service establishments, and professional offices.

Home Industry means a trade-based occupation which is carried on as an accessory use located within a separate accessory building on the same lot as a single-detached dwelling, that is owned and operated by the property owner for gain or profit and may include a custom workshop, electrical/plumbing contractor’s shop, small engine repair, or auto repair.

Impervious Coverage means the total horizontal area of all buildings, roofed or covered spaces, paved surface areas, walkways and driveways, and any other site improvements that impedes the ability of the surface of the site to absorb water, expressed as a percent of site area, which includes synthetic turfs/surfaces. The surface water area of pools is excluded from this definition.

Lot means a parcel or contiguous parcels of land in one ownership which is capable of being legally conveyed in accordance with the Planning Act, as amended, or is described in accordance with a registered plan of condominium.

Existing Lot means a lot which lawfully existed as of the date of the passing of this By-law.

Privately Serviced Lot means a lot which is serviced by neither a public water system nor a public sanitary sewer system.

Partially Serviced Lot means a lot which is only serviced by either a public water system or a public sanitary sewer system, but not both.

Serviced Lot means a lot which is serviced by a public water system and a public sanitary sewer system.

Public Water System means a distribution system of underground piping and related storage, including pumping and purification appurtenances, owned and operated by the [Municipality / Township], County of Perth, or by the Ministry of the Environment.

Public Sanitary Sewer System means a system of underground conduits, operated by the [Municipality / Township], County of Perth, or by the Ministry of the Environment, which carries sewage to a sewage treatment facility.

11 Appendices

R1 Permitted Uses Comparison

	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R1)	(R1)	N/A	(R1)	(R1)	(NLR)	(HR1)	(R1)	(R1)	(R1B)	(R2)	R-2
One single-detached dwelling on one lot;												
Semi-detached dwelling												
Duplex												
Triplex												
Residential care facility												
Group Home												
Existing link or twin dwelling												
A park												
A bed and breakfast establishment												
A home occupation / industry												
Accessory uses, buildings, and structures												
ARUs												
Short Term Rental												
Accessory Buildings for Horse Transportation												
Private Home Day Care												
Crisis Resilience												
Child Care Centre												
Place of Worship												
Community Garden												
Temporary Sales Office												

R1 Provisions Comparison

	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R1)	(R1)	N/A	(R1)	(R1)	(NLR)	(HR1)	(R1)	(R1)	(R1B)	(R2)	R-2
Lot Area (Min) (m2)												
Interior Lot (m^2)	557	460		650	460	360	460	465	540	465	279	525
Corner Lot (m^2)	650	560		750	460	360	460	465	540	465	279	525
Semi-Detached						270		232.5			279	
Duplex						270		465			650	
Lot Frontage (Min) (m)												
Interior Lot	18	15		18	15	12	15	15	18	15	9	18
Corner Lot	21	18		21	15	12	15	15	18	15	9	21
Semi-Detached						9		7.5			9	
Duplex						9		15			18	
Front Yard Depth												
Minimum (m)	6	7.5		7.5	5.5	6	7.5	6	7.5	7.6	6	5
Interior Side Yard (Min) (m)												
All		1.7			1.2	0.6	3	1.2	1.2	1.2	1.2	1.2
1-Storey Dwelling	1.5			1.5								
2-Storey Dwelling	2			1.7								
No Attached Garage or carport	4.5			4.5								

	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R1)	(R1)	N/A	(R1)	(R1)	(NLR)	(HR1)	(R1)	(R1)	(R1B)	(R2)	R-2
Semi-Detached						1.2					1.5	
Duplex						1.2					1.8	
Exterior Side Yard (Min) (m)	4.25	4.2		6	3	4.5	7.5	4.5	5	7.6	6	4.5
Semi-detached/duplex								6				
Rear Yard (Min) (m)	7.5	7.5		7.5	7.5	7.5	7.5	7.5	7.5	7.6	7.5	7.5
Lot Coverage % (Max)	45%	45%		45%	45%	40%	30%	50%	40%	40%	40%	50%
Building Height (Max) (m)	10.5	10		10.5	10	10	11	10	11	10.5	11	10.5
Ground Floor Area (Min) (m)												
One-Storey												85
More than one storey												70
Landscaped Open Space (Min) Percentage	30%	30%		30%	30%	40%	25%				55% (front yard)	30%
Outdoor Amenity Area (m2)												130
Special Provisions												Front Yard - Attached 1 or 2 car garage on a lot 11+ m wide = 6 m Front Porches = 3.5 m

R2 Permitted Uses Comparison

	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R2)	(R2)	N/A	(R2)	(R2)	(GNLR)	N/A	(R2)	(R2)	(R2)	(R3)	R-3
One single-detached dwelling on one lot												
One semi-detached dwelling on one lot												
One dwelling unit of a semi-detached dwelling on one lot												
One duplex dwelling on one lot												
Twin-link Home												
triplex dwelling												
Fourplex												
Four unit street townhouse												
ROW/street/townhouse dwellings												
Cluster/Block/Back-to-back Townhouse Dwelling												
converted dwelling containing not more than 3 dwelling units												
Converted Dwelling												
boarding or lodging dwelling in a single-detached dwelling												
Group Home dwelling												
Residential Care Facility												
Crisis Residence												
A home occupation												
Bed and breakfast establishment												
A park												
Accessory uses, buildings, and structures												
ARUs												

	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R2)	(R2)	N/A	(R2)	(R2)	(GNLR)	N/A	(R2)	(R2)	(R2)	(R3)	R-3
Garden Suite												
Short Term Rental												
Accessory Buildings for Horse Transportation												
Temporary Sales Office												
Places of Worship												
Child Care Centre												
Private Home Day Care												

R2 Provisions Comparison

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R2)	(R2)	N/A	(R2)	(R2)	(GNLR)	N/A	(R2)	(R2)	(R2)	(R3)	R-3
Minimum Lot Area (m^2)												
Single-detached Interior Lot	464	460		475	350	270		465	480	465		465
Single-detached Corner Lot	557	560		570	350	270		465	480	465		465
Semi-detached Interior	557					225		465	480			
Semi-detached Corner	650					225		465	480			
Semi-detached (One Unit) Interior	278	325			150	112.5		232.5	240	275		275
Semi-detached (One Unit) Corner	325	500			150	112.5		232.5	240	275		275
Duplex (Interior Lot)	557					225		465	480	550		465
Duplex (Corner Lot)	650					225		465	480	550		465
Triplex (per unit)										70		
Triplex	464	750								650	700	465
Fourplex										650	700	465
Street Townhouse (per unit)					150	160		155		280	190	
Cluster townhouse (per unit)					150	135		155			200	
Back-to-Back Townhouse (per unit)						80						
Minimum Lot Frontage (m)												
Single-detached Interior Lot	15	15		15	12	9		15	16	15		15
Single-detached Corner Lot	18	18		18	12	9		15	16	15		18
Semi-detached Interior	18					7.5		15				
Semi-detached Corner	21					7.5		15				
Semi-detached (One unit) Interior	9	9			6			7.5	8	9		9
Semi-detached (One Unit) Corner	10.5	13.5			6			7.5	8	9		10
Duplex Interior	18	18						15	16			15
Duplex Corner	21	22.5						15	16			18
Triplex/Fourplex Interior										18	20	15
Triplex/Fourplex Corner										18	20	18
Street townhouse					6	5.5		7.5		6.5	6	
Back-to-Back Townhouse						6						
Cluster townhouse					20	30		15			20	
Minimum Lot Depth (m)												
Street Townhouse											26	
Minimum Front Yard Setback (m)												
Single-detached	6	7.5		6	5.5	4.5		6	7.5	7.6		6
Semi-detached / Duplex	6	7.5			5.5	4.5		6	7.5	7.6		6

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R2)	(R2)	N/A	(R2)	(R2)	(GNLR)	N/A	(R2)	(R2)	(R2)	(R3)	R-3
Triplex		7.5									6	6
Fourplex											6	6
Street / Back-to-Back townhouse					5.5	6		6		7.5	6	
Cluster townhouse					5.5	4.5		4			6	
Minimum Interior Side Yard Setback (m)												
1-Storey Single-detached dwelling	1.2	1.7		1.5	0.6	1.2		1.2	1.2	1.2		1.2
2-Storey single-detached dwelling		1.7		1.7	0.6	1.2		1.2	1.2	1.8		1.2
3-Storey single-detached dwelling	1.8	1.7			0.6	1.2		1.2	1.2	1.8		1.2
Single-detached with No attached garage/carport	3.6	1.7		3.5	0.6	1.2		2.5	4.8	3.7		1.2
Semi-detached with attached garage	1.5	1.7			2.5	1.2		1.2	1.2			1.2
Semi-detached with no attached garage	4.5	1.7			2.5	1.2		1.2	4.8	3.7		1.2
Semi-detached (One unit) with attached garage	1.5											
Semi-detached (One Unit) with no attached garage	3.6											
Semi-detached (One-Unit) along attached lot line	0	0				0		0		0		0
Duplex with attached garage	1.5	1.7						1.2	1.2			
Duplex with no attached garage	4.5	1.7						1.2	4.8			
Triplex/Fourplex/Converted dwelling	4.25	1.7								2.4	1.5	1.2
Street / Back-to-Back Townhouse (unattached side)					1.5	1.5		3		3	1.8	
Other Townhouse (unattached side)					1.5	1.5		3			3	
Minimum Exterior Side Yard Setback (m)												
Single-detached	4.25	4.2		6	3	3		4.5	5	7.6		4.5
Semi-detached/duplex	6	4.2			3	3		6	5	7.6		4.5
Triplex/Fourplex										7.6	4.5	4.5
Townhouse (Street / Cluster / Back-to-Back)					2.5	3		6		7.5	4.5	
Minimum Rear Yard Setback (m)												
Single-detached	7.5	7.5		7.5	7.5	7.5		7.5	7	7.6		7.5
Semi-detached/duplex	7.5	7.5			7.5	7.5		7.5	7			7.5
Triplex/Fourplex		7.5									9	7.5
Street townhouse					6	7.5		7.5		7.5	7.5	
Back-to-Back Townhouse						0						
Cluster townhouse					6	7.5		6			1/2 building height	
Number of Dwelling Units Attached in a Row												
Street townhouse											6	
Cluster townhouse											8	
Maximum Driveway Width (m)									6			
Maximum Lot Coverage (%)												
Single-detached	45%	45%		45%	40%			50%	40%	40%		50%
Semi-detached/Duplex	50%	45%		45%	35%			50%	40%	45%		50%
Triplex/Fourplex										40%	40%	50%
Townhouse (Street / Cluster / Back-to-Back)					35%			60%				
Maximum Building Height (m)												
Single-detached	10.5	10		10.5	12	10		10	11	10.5		10.5
Semi-Detached/Duplex	10.5	10				10		10	11			10.5

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R2)	(R2)	N/A	(R2)	(R2)	(GNLR)	N/A	(R2)	(R2)	(R2)	(R3)	R-3
Triplex/Fourplex		10									11	12
Townhouse (Street / Cluster / Back-to-Back)					14	12		10			11	
Minimum Ground Floor Area (m2)												
1 or 1.5 Storey Single-Detached		80								83.6		85
2 or 2.5 Storey Single-Detached		65								102.2		70
1 or 1.5 Storey Semi-Detached		70										85
2 or 2.5 Storey Semi-Detached		50										70
Duplex / Triplex / Converted Dwelling / Fourplex		50										70
Minimum Landscaped Open Space (%)												
Single/semi-detached/Duplex/Triplex	30%	30%		30%	30%	50%						30%
Townhouse (Street / Cluster / Back-to-Back)					35%	30%					40%	30%
Minimum Amenity Area Per Unit (m2)												
Outdoor												110
Common											5	
Private											20	

R3 Permitted Uses Comparison

Permitted Uses	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R3)	(R3)	N/A	(R3)	(R3)	(RMR)	N/A	(R3)	(R3)	(R3)	(R4)	R-4
One single-detached dwelling on one lot												
One semi-detached dwelling on one lot												
One dwelling unit of a semi-detached dwelling on one lot												
One duplex dwelling on one lot												
Dwelling Conversion												
One converted dwelling on one lot, containing ≤ two units												
apartment dwelling												
ROW/street/townhouse dwellings												
Nursing home for the aged or rest home / res. care facility												
Group Home												
Crisis Residence												
Twin-Link Home												
Triplex Dwelling												
Cluster/Block/Back-to-back Townhouse Dwelling												
Dwelling, Multiple												
Lodging House												
A home occupation												
Bed and breakfast establishment												
A park												
Accessory uses, buildings, and structures												
ARUs												
Short Term Rental												
Accessory Buildings for Horse Transportation												
Child Care Centre												
Private Home Day Care												

Permitted Uses	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R3)	(R3)	N/A	(R3)	(R3)	(RMR)	N/A	(R3)	(R3)	(R3)	(R4)	R-4
Place of Worship												
Temporary Sales Office												

R3 Provisions Comparison

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R3)	(R3)	N/A	(R3)	(R3)	(RMR)	N/A	(R3)	(R3)	(R3)	(R4)	R-4
Minimum Lot Area (m²)												
Single-detached Interior Lot	418			410					450			400
Single-detached Corner Lot	510			525					450			400
Semi-detached Interior	557			650					450			
Semi-detached Corner	650			815					450			
Semi-detached (One Unit) Interior	278			325					450			240
Semi-detached (One Unit) Corner	325			490					450			240
Duplex (Interior Lot)	557			650					450			400
Duplex (Corner Lot)	650			815					450			400
Converted Dwelling	557			550								
Triplex					460							465
Fourplex						450						465
Row/Street Townhouse (per unit)		200				160		155		323		
Cluster townhouse (per unit)						80		155		264.8	200	
Block					1000	135		155		1393.5	700	
Stacked					1000	100					700	
Back-to-Back Townhouse (per unit)						100						
Live-Work Units						135						
Apartment Dwelling (Includes Nursing Homes)		700			928			650		1161.3	700	
Minimum Lot Frontage (m)												
Single-detached Interior Lot	13.71			13					15			12
Single-detached Corner Lot	16.76			16.5					15			15
Semi-detached Interior	18			18								
Semi-detached Corner	21			22.5								
Semi-detached (One unit) Interior	9			9					7.5			7.5
Semi-detached (One Unit) Corner	10.5			13.5					7.5			10
Duplex Interior	18			18					15			12
Duplex Corner	21			22.5					15			15
Converted Dwelling	18			18								
Triplex/Fourplex Interior					15	15						15
Triplex/Fourplex Corner					15	15						18
Row/Street Townhouse (per unit)		7				6		7.5		6.5		
Row/Street Townhouse (per unit) Corner Lot										14		
Block						30		15		20.1	20	
Stacked/back-to-back					6	6					20	
Live-Work Units						5.5						
Apartment Dwelling (Includes Nursing Homes)		30			20			15		18	20	
Minimum Front Yard Setback (m)												
Single-detached/Semi-detached with garage	6			6					7.5			6

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R3)	(R3)	N/A	(R3)	(R3)	(RMR)	N/A	(R3)	(R3)	(R3)	(R4)	R-4
Single-detached/Semi-detached without garage	6			6					7.5			5
Triplex/Fourplex without garage					3	4.5						6
Triplex/Fourplex with garage					5	4.5						6
Converted Dwelling				6								
Row/Street Townhouse (per unit)		7.5				6		6		7.6		
Block										18.3		
Cluster townhouse (per unit)						6		6			6	
Stacked/Back-to-back without garage					3	4.5		6		7.6	6	
Stacked/back-to-back with garage					5.5	4.5		6		7.6	6	
Live-Work Units						0						
Apartment Dwelling (Includes Nursing Homes)		7.5			3	3		8		7.5	6	
Minimum Interior Side Yard Setback (m)												
1-Storey Single-detached dwelling	1.2			1.2					1.2			0.6
2-Storey single-detached dwelling	1.8			1.7					1.2			0.6
Single-detached with No attached garage/carport	3.6			2.4					4.8			0.6
1 storey semi-detached/duplex dwelling				1.2								
2 storey semi-detached/duplex dwelling				1.7								
Semi-detached/Duplex with no attached garage	4.5			2.7					4.8			1.2
Semi-detached/duplex with attached garage	1.5								1.2			1.2
Semi-detached (One unit) with attached garage	1.5											
Semi-detached (One Unit) with no attached garage	3.6											
Semi-detached (One-Unit) along attached lot line	0											
1-storey Converted Dwelling with attached garage				1.5								
2-storey Converted Dwelling with attached garage				1.7								
Converted Dwelling with no attached garage				3.5								
Triplex/Fourplex					1.2	1.5						1.2
< 2 storey Row Townhouse		0				1.5		3		1.2		
> 2 storey Row Townhouse		0				1.5		3		1.8		
Block										9.2		
Cluster/Stacked/back-to-back					1.5	1.5		3		6	3	
Stacked Corner Unit					1.2	1.5					3	
Stacked Inside Unit					0	1.5					3	
Apartment Dwelling (Includes Nursing Homes)		6			4.5	3		5		3	3	
Minimum Exterior Side Yard Setback (m)												
Single-detached	4.25			6					4			4.5
Semi-detached/duplex	6			6					4			4.5
Converted Dwelling				6								
Triplex/Fourplex					3	3						4.5
Row/Street Townhouse		4.2				3		4.5		7.6		
Block										12.2		
Cluster townhouse (per unit)						3		6			4.5	
Stacked/back-to-back					2.5	3		4.5		7.6	6	
Apartment Dwelling (Includes Nursing Homes)		7.5			3	4		8		7.5	6	
Minimum Rear Yard Setback (m)												
Single-detached	7.5			7.5					7.5			7.5
Semi-detached/duplex	7.5			7.5					7.5			7.5
Converted Dwelling				7.5								
Triplex/Fourplex					7.5	7.5						7.5
Row/Street Townhouse		7.5				7.5		7.5		7.6		

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R3)	(R3)	N/A	(R3)	(R3)	(RMR)	N/A	(R3)	(R3)	(R3)	(R4)	R-4
Cluster townhouse (per unit)						0		6			3	
Stacked/back-to-back					0	7.5		7.5		7.6	7.5	
Apartment Dwelling (Includes Nursing Homes)		7.5			7.5	7.5		10		7.5	7.5	
Maximum Net Density (units/ha)												50
Maximum Lot Coverage (%)												
Single-detached	50%			45%					40%			60%
Semi-detached/Duplex	50%			45%					40%			60%
Converted Dwelling				40%								
Triplex/Fourplex					40%							60%
Townhouse Dwelling Type (all)		45%			45%			50%				
Apartment Dwelling (Includes Nursing Homes)		45%			35%			50%		45%		
Maximum Building Height (m)												
Single/Semi-Detached/Duplex	10.5			10.5					11			10.5
Converted Dwelling				10.5								
Triplex/Fourplex					15	15						12
Row/Street Townhouse		10				15		10		10.5		
Cluster townhouse (per unit)						15		10			11	
back-to-back/Stacked					14	15		10		10.5	11	
Apartment Dwelling (Includes Nursing Homes)		10			18	20		20		12	11	
Minimum Ground Floor Area (m2)												
1 storey Single-detached				85								70
> 1 storey Single-detached												55
1 storey Semi-Detached				75								70
> 1 storey semi-detached												55
Converted Dwelling (per unit)				55								
Duplex/Triplex/Fourplex												70
1 or 1.5 Row/Street Townhouse		70								83.6		
2 or 2.5 Row/Street Townhouse		50								102.2		
Apartment Dwelling (Includes Nursing Homes)		55										
1 bedroom cluster town										51.1		
2 bedroom cluster town										60.4		
3 bedroom cluster town										74.4		
Minimum Landscaped Open Space (%)												
Single/Semi-detached/Duplex	30%			30%								
Triplex/Fourplex	30%				35%	50%						30%
Converted Dwelling				35%								
Townhouse Dwelling Type (all)		30%			30%	30%		30%			40%	
Apartment Dwelling (Includes Nursing Homes)		30%			35%	30%		30%			20%	
Minimum Amenity Area Per Unit (m2)												
Single/Semi-detached/Duplex/Triplex/Fourplex												90
Row/Street Townhouse						20						
Cluster townhouse (per unit)						8					20	
Block						15						
Stacked					2.8	8					30	
Block/Back-to-Back Townhouse					2.8							
Apartment Dwelling (Includes Nursing Homes)					5.6	5					30	

R4 Permitted Uses Comparison

Permitted Uses	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R4)	N/A	N/A	(R4)	(R4)	(RHR)	N/A	N/A	(R4)	N/A	R4	R-5
One single-detached dwelling on one lot												
One semi-detached dwelling on one lot												
One dwelling unit of a semi-detached dwelling on one lot;												
One semi-detached link dwelling on one lot;												
One dwelling unit of a semi-detached link dwelling on one lot												
One duplex dwelling on one lot												
Twin-Link Home												
One triplex dwelling on one lot												
One fourplex dwelling on one lot												
ROW/street/townhouse dwellings												
Stacked Townhouse Dwelling												
Cluster/Block/Back-to-back Townhouse Dwelling												
One converted dwelling on one lot, containing ≤ four dwelling units												
Live-work Dwelling												
Dwelling Conversion												
One boarding or lodging house on one lot, containing ≤ four guest rooms												
Apartment dwellings												
A home for the aged dwellings, nursing home dwellings, senior citizen dwellings												
A continuum-of-care facility												
Group Home												
Crisis Residence												
A home occupation												
A bed and breakfast establishment												
A park												
Accessory uses, buildings, and structures												
Garden Suite												
ARUs												
Short Term Rental												
Accessory Buildings for Horse Transportation												
Private Home Day Care												
Child Care Centre												
Financial Institution												
Neighbourhood Convenience store												
Office, General												
Office, Medical												
Personal Service												
Place of Worship												
Resturant												
Studio												
Temporary Sales Office												

R4 Provisions Comparison

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	R4	N/A	N/A	R4	R4	RHR	N/A	N/A	R4	N/A	N/A	R-5
Minimum Lot Area (m^2)												
Single-detached Interior Lot	418				240				330			220
Single-detached Corner Lot	510				240				330			220
Semi-detached Interior	557								330			220
Semi-detached Corner	650								330			220
Semi-detached (One Unit) Interior	278				137							
Semi-detached (One Unit) Corner	325				137							
Semi-detached Link (one Unit) Interior	300											220
Semi-detached Link (one Unit) Corner	400											220
Duplex (Interior Lot)	557								330			220
Duplex (Corner Lot)	650								330			220
2-Unit Converted Dwelling	557			550								
3-Unit Converted Dwelling	650			625								
4-Unit Converted Dwelling	700			700								
Triplex	650			740								465
Fourplex	740			740								465
Row/Street Townhouse (per unit) Interior Lot				200	137							
Row/Street Townhouse (per unit) Interior Lot, end unit				350	137							
Row/Street Townhouse (per unit) Corner Lot				400	137							
Block Townhouse				1000	1000							
Stacked Townhouse Dwelling (per unit)				90	1000							
Back-to-Back Townhouse					1000							
Boarding/Lodging House	57			550								
Nursing Home Etc				550		n/a						
Apartment Dwelling				800		n/a						
Minimum Lot Frontage (m)												
Single-detached Interior Lot	13.71				9				11			12
Single-detached Corner Lot	16.76				9				11			15
Semi-detached Interior	18								11			
Semi-detached Corner	21								11			
Semi-detached (One unit) Interior	9				5.5							7.5
Semi-detached (One Unit) Corner	10.5				5.5							10
Semi-detached Link (one Unit) Interior	10											7.5
Semi-detached Link (one Unit) Corner	13											10
Duplex Interior	18								11			12
Duplex Corner	21								11			15
2-Unit Converted Dwelling	18			18								
3-Unit Converted Dwelling	20			20								
4-Unit Converted Dwelling	21			21								
Triplex/Fourplex Interior	20			21								15
Triplex/Fourplex Corner	20			21								18
Row/Street Townhouse (per unit) Interior Lot				6	5.5							
Row/Street Townhouse (per unit) Interior Lot, End Unit				10.5	5.5							
Row/Street Townhouse (per unit) Corner Lot				12	5.5							
Cluster/Block Townhouse				27								
Stacked Townhouse Dwelling				25	6							
Back-to-Back Townhouse (per unit)					6							
Boarding/Lodging House	18			18								

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	R4	N/A	N/A	R4	R4	RHR	N/A	N/A	R4	N/A	N/A	R-5
Nursing Home Etc				20		n/a						
Apartment Dwelling				25		n/a						
Minimum Front Yard Setback (m)												
Single, Link, Duplex with garage	6				5.5				6			6
Single, Link, Duplex without garage	6				5				7.5			5
Semi-detached with garage	6				5.5				6			6
Semi-detached without garage	6				3				7.5			5
Triplex/Fourplex without garage	6			6								6
Triplex/Fourplex with garage	6			6								6
< 4 Unit Converted Dwelling				6								
Row/Street Townhouse with garage				6	5.5							
Row/Street Townhouse without garage				6	3							
Stacked/Back-to-back without garage				7.5	5.5							
Stacked/back-to-back with garage				7.5	3							
Boarding/Lodging House	6			6								
Nursing Home Etc				7.5		3						
Apartment Dwelling				7.5		3						
Minimum Interior Side Yard Setback (m)												
1-Storey Single-detached dwelling	1.2				1.2				0.9			0.9
2-Storey single-detached dwelling	1.8				1.2				0.9			0.9
Single-detached with No attached garage/carport	3.6								0.9			0.9
Semi-detached with no attached garage	4.5				1.5				0.9			1.2
Semi-detached with attached garage	1.5				1.5				0.9			1.2
Semi-detached (One unit) with attached garage	1.5				1.5				0.9			1.2
Semi-detached (One unit) with attached garage	1.5											
Semi-detached (One Unit) with no attached garage	3.6											
Semi-detached (One-Unit) along attached lot line	0											0
Semi-detached link (One unit) with attached garage	1.5											1.2
Semi-detached link (One Unit) with no attached garage	3.6											1.2
Semi-detached link (One-Unit) along attached lot line	1											0
Duplex with no attached garage	4.5								0.9			1.2
Duplex with attached garage	1.5								0.9			1.2
1-storey Converted Dwelling with attached garage	1.2			1.5								
2-storey Converted Dwelling with attached garage	1.8			1.8								
Converted Dwelling with no attached garage	3.6			3.5								
Triplex/Fourplex 1-storey	1.8											
Triplex/Fourplex 2-storey	2.4											
Triplex/Fourplex				3.5								1.2
< 2 storey Row/street Townhouse				0	2.5							
> 2 storey Row/street Townhouse				0	2.5							
Row/Street Townhouse between Blocks (end units)				4.5								
Stacked/back-to-back				6	1.5							
Stacked/back-to-back corner unit					1.2							
Stacked/back-to-back inside unit					0							
1-storey Boarding/Lodging House	1.2			1.5								
2-storey Boarding/Lodging House	1.8			1.8								
Boarding/Lodging House with no attached garage	3.6			3.5								
Nursing Home Etc				6		3						
Apartment Dwelling				6		3						
Minimum Exterior Side Yard Setback (m)												

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	R4	N/A	N/A	R4	R4	RHR	N/A	N/A	R4	N/A	N/A	R-5
Single-detached	4.25				2.5				3			4.5
Semi-detached	6				2.5				3			4.5
Duplex	6								3			4.5
Converted Dwelling	6			6								
Triplex/Fourplex	6			6								4.5
Row/Street Townhouse				6	2.5							
Cluster/Block Townhouse					2.5							
Stacked/back-to-back				7.5	2.5							
Boarding/Lodging House	6			6								
Nursing Home Etc				7.5		3						
Apartment Dwelling				7.5		3						
Minimum Rear Yard Setback (m)												
Single-detached	7.5				6				7.5			7.5
Semi-detached/duplex	7.5				6				7.5			7.5
Converted Dwelling	7.5			7.5								
Triplex/Fourplex 1-storey	4.5			7.5								7.5
Triplex/Fourplex 2-storey	7.5			7.5								7.5
Row/Street Townhouse				7.5	6							
Stacked/back-to-back				12	0							
Boarding/Lodging House	7.5			7.5								
Nursing Home Etc				12		10						
Apartment Dwelling				12		10						
Maximum Net Density (units/ha)												50
Maximum Lot Coverage (%)												
Single-detached	50%				55%							60%
Semi-detached/Duplex	50%				65%							60%
Semi-detached Link	45%											60%
Converted Dwelling	40%			40%								
Triplex/Fourplex	40%			40%								60%
Row/Street Townhouse				60%	65%							
Stacked/back-to-back				35%	45%							
Boarding/Lodging House	40%			40%								
Nursing Home Etc				35%								
Apartment Dwelling				35%								
Minimum Building Height (m)												
Apartment Dwelling / Nursing Home						20						
Maximum Building Height (m)												
Single	10.5				12				11			10.5
Semi-Detached	10.5				14				11			10.5
Duplex	10.5								11			10.5
Converted Dwelling	10.5			10.5								
Triplex/Fourplex	10.5			10.5								12
Row/Street Townhouse				10.5	14							
Cluster/Block Townhouse					14							
Stacked/back-to-back				12	14							
Boarding/Lodging House	10.5			10.5								
Nursing Home Etc				12								
Apartment Dwelling				12		38						
Minimum Ground Floor Area (m2)												

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	R4	N/A	N/A	R4	R4	RHR	N/A	N/A	R4	N/A	N/A	R-5
1 storey Single-detached												70
> 1 storey Single-detached												55
1 storey Semi-Detached												70
> 1 storey semi-detached												55
Converted Dwelling (per unit)				55								
Duplex/Triplex/Fourplex				55								70
Nursing Home Etc				35								
Apartment Dwelling				35								
Boarding/Lodging House				9								
Bachelor townhouse				35								
1 bedroom cluster town				55								
2 bedroom cluster town				65								
3 bedroom cluster town				75								
Minimum Landscaped Open Space (%)												*Front Yard
Single	30%				35%							30%
Semi-detached	30%				35%							30%
Duplex	30%											30%
Triplex/Fourplex	35%			35%								30%
Converted Dwelling	35%			35%								
Row/Street Townhouse					35%							
Stacked Townhouse Dwelling					30%							
Back-to-Back Townhouse				35%	30%							
Boarding/Lodging House	35%			35%								
Apartment Dwelling (Includes Nursing Homes)				35%		25%						
Maximum Impervious Surface(%)												
Single												80%
Semi-detached												80%
Duplex												80%
Triplex/Fourplex												80%
Minimum Amenity Area Per Unit (m2)												
Single/Semi-detached/Duplex/Triplex/Fourplex												90
Stacked Townhouse					2.8							
Block/Back-to-Back Townhouse					2.8							
Apartment Dwelling (Includes Nursing Homes)						5						

R5 Permitted Uses Comparison

Permitted Uses	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R5)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	(RM)	N/A	N/A	R-6
Triplex dwelling												
Fourplex dwelling												
One converted dwelling on one lot, containing > four dwelling units												
One boarding or lodging house on one lot, containing > four guest rooms												
Dwelling, multiple												
Row or Townhouse Dwelling												
Townhouse Stacked												

Permitted Uses	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R5)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	(RM)	N/A	N/A	R-6
Cluster/Block/Back-to-back Townhouse Dwelling/GMHD												
Apartment Building												
Residential Care Facility												
Retirement home												
A home occupation												
A bed and breakfast establishment												
A park												
Accessory uses, buildings, and structures												
ARUs												
Short Term Rental												
Private home daycare												

R5 Provisions Comparison

Provisions	North Perth	Perth East	Perth South	West Perth	Rural Kawartha Lakes	Rural Kawartha Lakes	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	R5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	RM	N/A	N/A	R-6
Minimum Lot Area (m²)												
5-Unit Converted Dwelling	800											
6-Unit Converted Dwelling	900											
7-Unit Converted Dwelling	1000											
Triplex / Fourplex									500			465
Row/Street Townhouse (per unit) Interior Lot	185								180			150
Row/Street Townhouse (per unit) Interior Lot, end unit									180			150
Row/Street Townhouse (per unit) Corner Lot	400								180			150
Townhouse Block									600			150
Cluster townhouse (per unit)	185											150
Stacked Townhouse Dwelling (per unit)	100											150
Back-to-Back Townhouse (per unit)												150
Boarding/Lodging House	800											
Apartment Building	650								600			700
Minimum Lot Frontage (m)												
> 4-Unit Converted Dwelling	27											
Triplex/Fourplex Interior									16.5			15
Triplex/Fourplex Corner									16.5			18
Row/Street Townhouse (per unit) Interior Lot	6								6			
Row/Street Townhouse (per unit) Interior Lot, End Unit									6			
Row/Street Townhouse (per unit) Corner Lot	13								6			
Cluster/Block Townhouse	20								20			
Stacked Townhouse Dwelling	24											
Boarding/Lodging House	21											
Apartment Dwelling	24								20			20
Minimum Front Yard Setback (m)												
> 4 Unit Converted Dwelling	7.5											
Triplex/Fourplex									7.5			6
Row/Street/Cluster/Block Townhouse with garage	6								6			6
Row/Street/Cluster/Block Townhouse without garage	6								6			3.5

Provisions	North Perth	Perth East	Perth South	West Perth	Rural Kawartha Lakes	Rural Kawartha Lakes	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	R5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	RM	N/A	N/A	R-6
Stacked/Back-to-back without garage	7.5								7.5			6
Stacked/back-to-back with garage	7.5								7.5			3.5
Boarding/Lodging House	7.5											
Apartment Dwelling with parking garage									7.5			6
Apartment Dwelling without parking garage	7.5								7.5			5
Minimum Interior Side Yard Setback (m)												
> 4 Unit Converted Dwelling	4											
Triplex/Fourplex									2.4			1.2
Row/street Townhouse	3											1.5
Row/Street Townhouse between Blocks (end units)	2								2.4			1.5
Cluster/Block Townhouse	4.5								2.4			1.5
Stacked/back-to-back	6								2.4			1.5
Apartment Dwelling	6								2.4			3
Minimum Exterior Side Yard Setback (m)												
Converted Dwelling	7.5											
Triplex/Fourplex									4			4.5
Row/Street Townhouse	6								4			3.5
Cluster/Block Townhouse	6								7.5			3.5
Stacked/back-to-back	7.5								7.5			3.5
Boarding/Lodging House	7.5											
Apartment Dwelling with parking garage	7.5								7.5			6
Apartment Dwelling without parking garage	7.5								7.5			4.5
Minimum Rear Yard Setback (m)												
Converted Dwelling	7.5											
Triplex/Fourplex									7.5			7
Row/Street Townhouse	4.5								7.5			7
1-storey Cluster townhouse (per unit)	4.5								7.5			7
2-storey Cluster townhouse (per unit)	7.5								7.5			7
Stacked/back-to-back	12								7.5			7
Boarding/Lodging House	7.5											
Apartment Dwelling	12								7.5			7.5
Maximum Lot Coverage (%)												
Converted Dwelling	40%											
Triplex/Fourplex									40%			60%
Row/Street Townhouse	50%								50%			60%
Cluster/Block Townhouse	50%								50%			60%
Stacked/back-to-back	40%								50%			60%
Boarding/Lodging House	40%											
Apartment Dwelling	40%								50%			60%
Maximum Building Height (m)												
Converted Dwelling	12											
Triplex/Fourplex									11			12.5
Row/Street Townhouse	10.5								11			12.5
Cluster/Block Townhouse	10.5								11			12.5
Stacked/back-to-back	12								11			12.5
Boarding/Lodging House	12											
Apartment Dwelling	12								11			Lesser of 8 storeys or 30 m
Minimum Ground Floor Area (m2)												

Provisions	North Perth	Perth East	Perth South	West Perth	Rural Kawartha Lakes	Rural Kawartha Lakes	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	R5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	RM	N/A	N/A	R-6
Triplex/Fourplex												35
1 Storey Townhouse												60
> 1 storey Townhouse												50
bachelor/1 bedroom apartment												17.5
2+ bedroom apartment												60
Minimum Landscaped Open Space (%)												*Front Yard Only
Converted Dwelling	35%											
Townhouse Dwelling Type (all)	35%											30%
Boarding/Lodging House	35%											30%
Apartment Dwelling (Includes Nursing Homes)	35%											0%
Maximum Impervious Surface(%)												
Triplex/Fourplex												80%
Townhouse Dwelling Type (all)												80%
Apartment Dwelling												80%
Minimum Amenity Area Per Unit (m2)												
Triplex/Fourplex												30
Stacked Townhouse												30
Block/Back-to-Back Townhouse												30
Apartment Dwelling (Includes Nursing Homes)												30

R6 Permitted Uses Comparison

Permitted Uses	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R6)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	R-5	N/A
Long-term Care Home Dwelling												
Retirement Home for senior citizens dwellings												
Accessory uses, buildings, and structures												
Accessory Recreational facilities												
Accessory Maintenance Building												
Accessory Refuse collection/storage areas												
Accessory Office/Admin building/sales office												
Accessory Common Amenity Areas												

R6 Provisions Comparison

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	Residential Zone Six (R6)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	R-5	N/A
Lot Area (Min) (m^2)	1000										260000	
Individual Site Minimum											400	
Individual Site Maximum											760	
Lot Frontage (Min) (m)	20										800	
Individual Site											13.5	

Front Yard (Min) (m)	7.5										15	
Individual Site											4	
Interior Side Yard (Min) (m)	6										9	
Individual Site											1	
Exterior Side Yard (Min) (m)	7.5										4	
Rear Yard (Min) (m)	10.5										9	
Individual Site											6.5	
Lot Coverage (Max) (%)	40%											
Individual Site											35%	
Building Height (Max) (m)	12										7.3	
Individual Site											3.66	
Floor Area Minimum per Site (m)											75	
Floor Area Maximum per Site (m)											144	
Landscaped Open Space (Min)	35%										8	

R7 Permitted Uses Comparison

Permitted Uses	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(R7)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Group Homes												
Accessory uses, buildings, and structures												

R7 Provisions Comparison

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	Residential Zone Seven (R7)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lot Area (Min)	603.85											
Lot Frontage (Min)	18											
Front Yard (Min)	6											
Interior Side Yard (Min) one-storey	1.21											
Interior Side Yard (Min) two-storey	1.82											
Interior Side Yard (Min) with no garage or carport	3.65											
Exterior Side Yard (Min)	6											
Rear Yard (Min)	7.5											
Lot Coverage (Max)	40%											
Building Height (Max)	12											
Landscaped Open Space (Min)	35%											

HVR Permitted Uses Comparison

Permitted Uses	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(HVR)	(HVR)	(HVR)	(HVR)	(HR)	N/A	(HR2)	(HR)	(R5)	(R1A)	(R1A)	R-1
One single-detached dwelling on one lot												
One semi-detached dwelling on one lot												
One dwelling unit of a semi-detached dwelling on one lot												
One duplex dwelling on one lot												
Converted dwellings;												
A converted dwelling containing not more than 2 dwelling units;												
A group home dwelling												
Residential care facility												
Bed and breakfast establishments												
Home occupation/industry												
A public park												
Accessory uses, buildings, and structures												
Additional Residential Dwelling Unit												
Garden Suite												
Accessory Buildings for Horse Transportation												
Private Home Day Care												
Community Garden												
Existing Semi-detached Dwelling												
Existing Link or Twin Dwelling												

HVR Provisions Comparison

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	HVR	HVR	HVR	HVR	HR	N/A	HR2	HR	R5	R1A	R1A	R-1
Minimum Lot Area (m^2)												
Single-detached	1850	2250	1850	2000	4000		4000	4000	4000	2000	1858	1390
Semi-detached	2750		2750	2800	4000			6250				
Semi-detached (One Unit)	1500	1500	1500	1400				3130				
Duplex	2750	3000	2750	2800				6250				1390
Duplex (one unit)								3130				
Converted Dwelling	3000	2500	3000	3000								
Minimum Lot Frontage (m)												
Single-detached Interior Lot	24	27.5	24	24	45		38	40		30.5	24.4	25
Single-detached Corner Lot	30	30	30		45		38	40		30.5	24.4	30
Semi-detached Interior	30		30	30	45			50				
Semi-detached Corner	35		35		45			50				
Semi-detached (One unit) Interior	15	15	15	15				25				
Semi-detached (One Unit) Corner	20	21	20					25				
Duplex Interior	30	30	30	30				50				25
Duplex Corner	35		35					50				30
Duplex (one unit)								25				
Converted Dwelling Interior Lot	30	23	30	24								

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	HVR	HVR	HVR	HVR	HR	N/A	HR2	HR	R5	R1A	R1A	R-1
Minimum Front Yard Setback (m)												
Single-detached	7.5	7.5	7.5	7.5	5		7.5	6	6	7.6	7.5	6
Semi-detached/duplex	7.5	7.5	7.5	7.5	5			6				6
Converted Dwelling	7.5	7.5	7.5	7.5	5							
Minimum Interior Side Yard Setback (m)												
Single-detached, Duplex, or Converted Dwelling with attached garage/carport one side	2.4	3	2.4	2.4	3		3	1.2	3	3	1.5	1.2
Single-detached, Duplex, or Converted Dwelling with attached garage/carport other side	1.2	1.2	1.2	1.5	3		1.3	1.2	3	3	1.5	1.2
Single-detached, Duplex, or Converted Dwelling without attached garage/carport one side	6	3	6	6	3		3	1.2	6	3	3	1.2
Single-detached, Duplex, or Converted Dwelling without attached garage/carport other side	1.2	1.2	1.2	1.5	3		1.3	1.2	6	3	1.5	1.2
Semi-detached with garage/carport	1.8	3	1.8	1.8	3			1.2				3
Semi-detached without garage/carport	6	1.2	6	6	3			1.2				3
Semi-detached (common wall)	0	0	0	0				0				0
Accessory Buildings				1.5								
Minimum Exterior Side Yard Setback (m)												
Single-detached with garage	7.5	7.5	7.5	7.5	6		7.5	6	6	7.6	6	4.5
Single-detached without garage	7.5	7.5	7.5	7.5	6			4.5	6	7.6	4.5	4.5
Semi-detached/duplex with garage	7.5	7.5	7.5	7.5	6			6				6
Semi-detached/duplex without garage	7.5	7.5	7.5	7.5	6			4.5				6
Converted Dwelling	7.5	7.5	7.5	7.5	6							
Minimum Rear Yard Setback (m)												
Single-detached	7.5	7.5	7.5	7.5	7		7.5	6	7.5	9	7.5	7.5
Semi-detached/duplex	7.5	7.5	7.5	7.5	7			6				7.5
Converted Dwelling	7.5	7.5	7.5	7.5	7							
Accessory Buildings				1.5								
Maximum Lot Coverage (%)												
Single-detached	25%	30%	25%	30%	20%		30%	20%		30%	30%	30%
Semi-detached/Duplex	25%	30%	25%	30%	20%			20%				
Converted Dwelling	25%	30%	25%	30%	20%							
Maximum Building Height (m)												
Single-detached	10.5	10	10.5	10.5	10		11	10	11	10.5	11	10.5
Semi-detached/duplex	10.5	10	10.5	10.5	10			10		Lesser of 10.5 m or 2.5 storeys	Lesser of 11m or 3 storeys	10.5
Converted Dwelling	10.5	10	10.5	10.5	10							
Accessory Buildings				4.5								
Minimum Landscaped Open Space (%)												
Single-detached	40%	30%	40%	40%	30%		25%				40%	
Semi-detached/duplex	40%	30%	40%	40%	30%							
Converted Dwelling	40%	30%	40%	40%	30%							
Minimum Amenity Area Per Unit (m2)												
Single/Duplex												180

RR Permitted Uses Comparison

Permitted Uses	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(RR)	N/A	(RR)	N/A	(RR)	N/A	(RR3B)	N/A	(RR)	N/A	N/A	N/A
One single-detached dwelling on one lot												
Private Cabin												
Group Home												
Residential Care Facility												
Additional Residential Dwelling Unit												
Garden Suite												
Home Occupation/Industry												
Bed and breakfast establishments												
Private home daycare												
Agriculture use												
Livestock, accessory												
Outdoor Furnace												
Community Garden												
Accessory uses, buildings, and structures												

RR Provisions Comparison

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	RR	N/A	RR	N/A	RR	N/A	RR3D	N/A	RR	N/A	N/A	N/A
Minimum Lot Area (m^2)	2400		2400		8000		2000					
Maximum Lot Area (m^2)									20000			
Minimum Lot Frontage (m)	26		26		20		30					
Minimum Front Yard Setback (m)	10.5		10.5		4.5		7.5		7.5			
Minimum Interior Side Yard Setback (m)												
Single-detached with attached garage/carport one side	4.5		4.5		3		3		3			
Single-detached with attached garage/carport other side	3		3		3		3		3			
Single-detached without attached garage/carport one side	10.5		10.5		3		3		3			
Single-detached without attached garage/carport other side	3		3		3		3		3			
Minimum Exterior Side Yard Setback (m)	10.5		10.5		15		6		7.5			
Minimum Rear Yard Setback (m)	10.5		7.5		12		6		7.5			
Maximum Lot Coverage (%)	20%		20%		15%		30%					
Maximum Building Height (m)	10.5		10.5		10		11		11			
Minimum Landscaped Open Space (%)	40%		40%		30%		30%					

MH Permitted Uses Comparison

Permitted Uses	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(MH)	(MH)	N/A	(MH)	(MHR)	N/A	(RMH)	(MHP)	(MH)	(MH)	(MH)	N/A
One mobile home/modular home on one lot/site;	■	■		■								
Mobile Home Site								■		■		
Dwelling, Mobile Home							■	■	■			
One single family detached dwelling for a caretaker								■		■	■	
Modular/Mobile home park/community		■		■	■		■	■		■	■	
Accessory Dwelling					■		■					
Garden Suite					■							
Home occupations	■	■		■	■							
Accessory uses, buildings, and structures	■	■		■						■		
Accessory buildings/structures to serve the daily commercial needs of the residents	■	■		■			■	■				
Accessory Facilities for passive and active recreation including a pool and rec centre											■	
Accessory Maintenance building											■	
Accessory Refuse collection and storage areas											■	
Accessory office and administration building											■	
Accessory Laundry facilities											■	
Accessory convenience store											■	
Common Amenity Areas											■	
Community Garden							■					
Off-season storage of recreational vehicles											■	

MH Provisions Comparison

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(MH)	(MH)	N/A	(MH)	(MHR)	N/A	(RMH)	(MHP)	(MH)	(MH)	(MH)	N/A
Mobile Home Parks												
Min. Lot Area (ha)	4	4		4	0.4		4	4		10		
Min. Lot Frontage(m)	45	45		45	100		100	30		180		
Min. Front Yard (m)	18	18		18	15		15	7.5	10			
Min. Interior Side Yard (m)	7.5	7.5		7.5	10		8	7.5	30			
Min. Exterior Side Yard (m)	7.5	18		7.5	15		15	7.5	60			
Min. Rear Yard (m)	7.5	7.5		7.5	15		8	7.5	20			
Max. Density (m)	20	20		20				25				
Min. Landscaped Open Space (m)	5%	5%		5%	40%		30%	5%				
Min. Park or Playground Area (m)		5% of total lot area										
Max. Building Height (m)	10.5	10.5		10.5	10		11	10				
Parking Requirements (m)	1 per 37m2	1 per secondary dwelling unit		1 per 40 m2 of gross floor area				1 per mobile home site; 1 visitor space for every 3 mobile homes				
Planting Strip		Required in accordance						Required in accordance				

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(MH)	(MH)	N/A	(MH)	(MHR)	N/A	(RMH)	(MHP)	(MH)	(MH)	(MH)	N/A
		with General Provisions						with General Provisions				
Servicing		Individual mobile and/or modular home sites shall be serviced by a communal water supply system and a communal sanitary sewage facility.						Each mobile home lot/mobile home located within a mobile home park shall be provided with a water system, appropriate sewage disposal facilities, solid waste disposal, storm drainage, electrical service, street lighting, telephone, and road maintenance.				
Mobile Home Sites												
Site Area, Minimum (m^2)	500	420		350	370			325		372	310	
Site Frontage, Minimum (m)	15	13.5		12	15			13		12	12	
Site Front Yard, Minimum (m)	6	6		6				3				
Site Interior Side Yard, Minimum		2 m						2 m (7 ft.)				
(i) With an attached garage or carport:	1.2 m (4 ft.) on each side;			1.2 m (3.94 ft.) on each side								
(ii) With no attached garage or carport:	1.2 m (4 ft.) on one side, 3.8 m (13 ft.) on the other side.			1.2 m (3.94 ft.) on one side, 3.5 m (11.48 ft.) on the other side								
Site Exterior Side Yard, Minimum	6 m (20 ft.)			6 m (19.69 ft.)								
Site Rear Yard, Minimum	6 m (20 ft.)	6 m		6 m (19.69 ft.)				3 m (10 ft.)				
Site Coverage, Maximum	40%	35%		35%			30%	35%				
Landscaped Open Space, Minimum	20%			20%	40%		30%					
Floor Area of Unit, Minimum		65 m2						55 sq. m (592 sq. ft.)		55 m² (592 ft²)		
Building Height, Maximum	7.5 m (25 ft.)			7.5 m (24.61 ft.)	5m (16.41 ft)		11 m					
Parking Requirements	1 per 37m2			1 per 40 m2 of gross floor area								
Special Requirements	For the purpose of Section 16, "site" shall mean an area of land where a			For the purpose of Section 13, "site" shall mean an area of land where a				A mobile home park may be subject to Site Plan Control as per the				

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(MH)	(MH)	N/A	(MH)	(MHR)	N/A	(RMH)	(MHP)	(MH)	(MH)	(MH)	N/A
	mobile home/modular home is situated within a mobile home park. Where such "site" is described in a reference plan or a site plan of the mobile home park then the words "site" and "lot" shall have a corresponding meaning.			mobile home/modular home is situated within a mobile home community. Where such "site" is described in a reference plan or a site plan of the mobile home community then the words "site" and "lot" shall have a corresponding meaning.				Planning Act RSO 1990.				
Minimum Setback from Internal Roads					6m (19.69 ft)							
Maximum Number of Mobile Home Dwellings per Site					1							
Required Access											Each site shall be accessible by means of a driveway at least 3.6 m (11.8 ft) in width for one-way traffic, or at least 6 m (19.7 ft) in width for two-way traffic.	
Trailer Setbacks (including patio enclosure additions)											6 m (19.7 ft) to a front site boundary 0.6 m (2 ft) to a rear or side site boundary	
Accessory Buildings								Mobile Home Site: Additions to mobile homes and buildings and structures accessory to mobile homes shall be permitted provided that			Each site shall be permitted one accessory building or structure having a floor area no greater than 14 m2 (150 ft2). No accessory building shall	

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(MH)	(MH)	N/A	(MH)	(MHR)	N/A	(RMH)	(MHP)	(MH)	(MH)	(MH)	N/A
								the yard setback and lot coverage provisions for the lot are maintained. No more than two (2) accessory buildings or structures shall be permitted on a mobile home site. Mobile Home Park: Buildings and structures accessory to mobile homes shall be permitted provided that the yard and setback provisions for the mobile home park are maintained. The minimum separation between a permitted accessory structure and a mobile home site shall be no less than 10 metres (33 ft.).			be located within 0.6 m (2 ft)of a mobile home site boundary nor within 1.2 m (4 ft) of any mobile home or accessory building, whether or not such structure is on the same site.	
Minimum setbacks							Minimum Water Setback 30 m			No mobile home shall be located within 1.5 m (4.9 ft) of any limit of a Mobile Home Site nor within 3 m (9.8 ft) of the limit of any internal road in the Mobile Home Park, nor within 6 m (19.6 ft) of any		

Provisions	North Perth	Perth East	Perth South	West Perth	Prince Edward County	Brantford	Rural Kawartha Lakes	South Bruce	Meaford	West Grey	Centre Wellington	Woolwich
	(MH)	(MH)	N/A	(MH)	(MHR)	N/A	(RMH)	(MHP)	(MH)	(MH)	(MH)	N/A
										boundary of a Mobile Home Park nor within 7.6 m (25 ft) of a public street.		
Services								Each mobile home lot/mobile home located within a mobile home park shall be provided with a water system, appropriate sewage disposal facilities, solid waste disposal, storm drainage, electrical service, street lighting, telephone, and road maintenance.		Each Mobile Home shall be connected to command water distribution system and sanitary treatment system.		
Access										Each Mobile Home Site shall have access to a public street directly or by means of a driveway, which has been approved by the Municipality and which, has a minimum width of 6 m (19.7 ft) for one-way traffic flow, or 10 m (32.8 ft) for two way traffic flow.		