

**Ferguson South Subdivision**

ZONES	Medium Density Residential Exception 49 – RES3(49) Zone	Low Density Residential Two Exception 50 – RES2-1(50) Zone	Medium Density Residential Exception 51 – RES3(51) Zone	High Density Residential Exception 52 – RES4(52) Zone	Institutional Urban Exception 53 – IU(53)	Neighbourhood Commercial Exception 54 – COM1(54)	Major Recreational Exception 55 – OSR(55)	Open Space Exception 56 – OS(56)	
<b>ONLY PERMITTED USES</b>	i) a single detached dwelling ii) a semi-detached dwelling a multiple-unit dwelling iii) a public school iv) a public park	i) a single detached dwelling	i) a multiple-unit dwelling ii) a semi-detached dwelling iii) an apartment dwelling iv) a single detached dwelling (61/2007) v) a public school vi) a public park	i) an apartment dwelling in an apartment building with a vestibule containing central dining, recreational facilities and accessory business office ii) a public school iii) a public park	i) a nursing home ii) a long-term care facility iii) a retirement home iv) an apartment dwelling in an apartment building with a vestibule containing central dining, recreational facilities and accessory business office v) a public school vi) a public park	i) a personal service shop ii) a service shop iii) a dry cleaners distribution station iv) a financial institution v) a post office vi) an eating establishment vii) a medical office viii) a business office ix) a retail store x) a community centre xi) an accessory dwelling unit on the second storey only	i) a stormwater management facility ii) a golf course together with accessory uses, buildings or structures which are normally incidental and subordinate thereto iii) a sewage pumping station	i) a private trail	
<b>R E G U L A T I O N S</b>	<b>Minimum Lot Area</b>	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.	
	<b>Minimum Lot Frontage</b>	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.	
	<b>Minimum Yard Dimensions<sup>1</sup></b>	All buildings and structures shall be erected within the Building Envelope delineated on Schedule 'C-7' of this By-law.	All buildings and structures shall be erected within the Building Envelope delineated on Schedule 'C-7' of this By-law.	All buildings and structures shall be erected within the Building Envelope delineated on Schedule 'C-7' of this By-law.	All buildings and structures shall be erected within the Building Envelope delineated on Schedule 'C-7' of this By-law.	All buildings and structures shall be erected within the Building Envelope delineated on Schedule 'C-7' of this By-law.	All buildings and structures shall be erected within the Building Envelope delineated on Schedule 'C-7' of this By-law.	Not applicable.	Not applicable.
	<b>Maximum Gross Floor Area</b>	Not applicable	Not applicable	Not applicable.	Not applicable.	Not applicable.	Residential – 1,000 square metres. Retail store – 260 square metres of gross leasable floor area. All Commercial Uses – 1,000 square metres.	Not applicable	Not applicable

**Note:** Exceptions 50-54 no longer apply to any property and will be deleted through a future housekeeping amendment. (This clarification is a non-operative part of this By-law.)



**SCHEDULE 'C-6.1'**  
**ZONING BY-LAW 20/2010**

ADOPTED: JUNE 29, 2010  
LAST UPDATED: JUNE 29, 2010

JUNE 29, 2010