

**Township of Enniskillen  
Table "A" to By-law 58 of 2015**

**Zone Regulations**

Zone	Section No.	Permitted Use Category	Lot Size		Max. Lot Coverage	Minimum Yards (m)					Max. Building Height m.	Min. Landscaped Open Space %		
			Minimum Frontage	Minimum Area		Front	Interior Side (if attached garage)	Interior Side (if no attached garage)	Exterior Side	Rear				
AGRICULTURAL - 1	A1	5.1 a)	Agriculture	150 m	38 ha.	20	20	3	3	20	7	n/a	n/a	
	A1	5.1 b)	Single Detached Dwelling ✪	30 m	0.8 ha.	30	20	3	3	20	7	11	n/a	
AGRICULTURAL - 2	A2	6.1 a)	Agriculture	150 m	38 ha.	20	20	3	3	20	7	n/a	n/a	
	A2	6.1 b)	Single Detached Dwelling ✪	30 m	0.8 ha.	30	20	3	3	20	7	11	n/a	
RESIDENTIAL- 1	R1	7.1 a)	Single Detached Dwelling ✪	20 m	800 sq.m	30	6	1.2	1.2 & 3 *	6	7	11	30	
	R1	7.1 b)	Semi-Detached Dwelling	15 m/unit	600 sq.m/unit	40	6	1.2 & 0 ⊗	3 & 0 ⊗	6	7	11	30	
	R1	7.1 c)	Duplex Dwelling	20m	1000 sq.m	40	6	1.2	3	6	7	11	30	
	R1	7.1 d)	Converted Dwelling	23m	280 sq. m/dwelling unit	40	6	3	3	7	7	12	30	
RESIDENTIAL 2	R2	8.1 a)	Single Detached Dwelling	30 m	0.8 ha.	30	20	1.2	1.2 & 3 *	6	7	11	30	
	R2	8.1 b)	Semi-Detached Dwelling	20 m/unit	0.6 ha/dwelling unit	40	20	1.2 & 0 ⊗	3 & 0 ⊗	6	7	11	30	
	R2	8.1 c)	Duplex Dwelling	30 m	0.8 ha	40	20	3	3	6	7	12	30	
	R2	8.1 d)	Converted Dwelling	30m	0.8 ha	40	20	3	3	7	7	12	30	
RESIDENTIAL-3	R3	9.1 a)	Converted Dwelling	23m	280 sq. m/dwelling unit	40	6	3	3	7	7	12	30	
	R3	9.1 b)	Triplex Dwelling	23m	300 sq. m/dwelling unit	30	6	3	3	6	7	12	30	
	R3	9.1 c)	Townhouse Dwelling	7m/unit	280 sq. m/dwelling unit	40	6	3 & 0 ⊗	3 & 0 ⊗	7	7	12	30	
	R3	9.1 d)	Multiple Dwelling	30 m	200 sq. m/dwelling unit	40	6	4.5	4.5	7	7	12	30	
COMMERCIAL-1	C1	10.1 a)	All C1 Uses	0 m	0.8 ha.	100	0 & 7.5 †	0	0	0	0	12	0	
COMMERCIAL 2	C2	11.1 a)	All C2 Uses	30 m	0.8 ha.	30	20 m	3 & 7.5 Δ	3 & 7.5 Δ	7.5	7.5	12	10	
COMMERCIAL 3	C3	12.1 a)	All C3 Uses	19m	1750 sq m.	25	18	3 & 7.5 Δ	3 & 7.5 Δ	0	7.5	12	0	
MIXED COMMERCIAL INDUSTRIAL	CM	13.1 a)	All CM Uses	30m	2500 sq.m	30	15	3 & 7.5 Δ	3 & 7.5 Δ	15	3 & 7.5	12	10	
INDUSTRIAL-1	M1	14.1 a)	All M1 Uses	30 m	0.8 ha.	50	15	0, 15 & 3 ☐	0, 15 & 3 ☐	15	0, 3 & 15 ☐	12	10	
INDUSTRIAL 2	M2	15.1 a)	All M2 Uses	30m	0.8 ha	50	15	0, 15 & 3 ☐	0, 15 & 3 ☐	15	0, 3 & 15 ☐	12	10	
INDUSTRIAL 3	M3	16.1 a)	All M3 Uses	n/a	n/a	10	30	30	30	30	30	12	10	
INDUSTRIAL 4	M4	17.1 a)	All M4 Uses	n/a	n/a	n/a	30	30	n/a	30	30	12	n/a	
INSTITUTIONAL	I	18.1 a)	All I Uses	30 m	0.8 ha.	50	6	3	3	6	6	12	10	
OPEN SPACE- 1	OS1	19.1 a)	All OS1 Uses	15 m	0.8 ha.	5	6	6	6	6	6	10.5	n/a	
OPEN SPACE- 2	OS2	20.1 a)	All OS2 Uses	15 m	0.8 ha.	30	6	6	6	6	6	10.5	n/a	
ENVIRONMENTAL PROTECTION-WETLAND	EP-WET	21.1 a)	(No Buildings or Structures Permitted)					0	0	0	0	0	n/a	n/a
ENVIRONMENTAL PROTECTION-WOODLOT	EP-WD	22.1 a)	(Generally, No Buildings or Structures Permitted)					0	0	0	0	0	n/a	n/a
ENVIRONMENTAL PROTECTION-HAZARD	EP-H	23.1 a)	(No Buildings or Structures Permitted, except as needed for flood, erosion or safety concerns)					0	0	0	0	0	n/a	n/a
ENVIRONMENTAL PROTECTION- SIGNIFICANT NATURAL AREA	EP-SNA	24.1 a)	(No Buildings or Structures Permitted, except as needed for flood, erosion or safety concerns)					0	0	0	0	0	n/a	n/a

Minimum Gross Floor Area Regulations: 80 sq m min. for a one-storey dwelling (includes Mobile Homes); 70 sq m min. on the ground floor for other than a one-storey dwelling; 70 sq m min. for each dwelling unit in a duplex dwelling; 55 sq m min. on the ground floor for other than a one-storey semi-detached dwelling; 55 sq m min. for a dwelling unit in a converted dwelling.

\* Single Detached Dwelling: 1.2 m minimum (one side) and 3 m minimum (other side).

⊗ Semi-Detached and Townhouse Dwellings: 0 m only where a Semi-Detached Dwelling is attached to a Semi-Detached Dwelling or a Townhouse Dwelling is attached to a Townhouse Dwelling.

† Commercial Front Yard Depth: 0 m minimum; 7.5 m minimum for a gasoline pump island.

Δ C2, C3, and CM Zone Interior Side Yard: 3 m minimum; 7.5 m minimum where interior side yard abuts any Residential, Institutional or Open Space Zone.

☐ Industrial Interior Side Yard: 0 m where a lot line abuts a lot in any Industrial Zone. 15 m minimum where a lot line abuts a Residential, Institutional or Open Space Zone. 3 m minimum in all other cases.

☐ Industrial Rear Yard: 0 m where a rear lot line abuts a lot in any Industrial Zone. 15 m minimum where a lot line abuts a Residential, Institutional or Open Space Zone. 3 m minimum in all other cases.

✪ Single Detached Dwellings: See Section 3.8, Addition of an Accessory Second Dwellings

**Accessory Buildings, Structures and Uses: See Section 3.3, Accessory Buildings Structures and Uses**









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