The Corporation of the City of Brampton

By-law

Number 14 - 2026

To enact a new Comprehensive Zoning By-law for the City of Brampton

WHEREAS on November 1, 2023 the Council of The Corporation of the City of Brampton enacted By-law 195-2023 to adopt Brampton Plan – the new Official Plan for the City of Brampton;

AND WHEREAS under Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, zoning by-laws may be passed to regulate the use of land, buildings and structures;

AND WHEREAS Council of The Corporation of the City of Brampton has provided adequate information to the public and has held at least one open house and one public meeting in accordance with the Planning Act;

AND WHEREAS Council of The Corporation of the City of Brampton pursuant to Section 34(17) of the Planning Act decided that no further notice is required;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS AS FOLLOWS:

1. Schedule 1 is hereby enacted as the Comprehensive Zoning By-law for the City of Brampton.

2. This by-law shall come into effect upon partial approval by the Ontario Land Tribunal of *Brampton Plan* pursuant to the City's motion for approval filed December 19, 2025.

Enacted and passed this 4th day of February, 2026.

Approved as to form.
2025/01/30
MKR

Approved as to content.
2026/Jan/28
AAP

Patrick Brown, Mayor

Genevieve Scharback, City Clerk

BRAMPTON
ZONING BY-LAW

Final for Council Adoption | February 4, 2026

BRAMPTON
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Chapter 1: Administration and Interpretation

Section 1.1: Title

.1 This By-law may be referred to as the Comprehensive Zoning By-law or the City of Brampton Comprehensive Zoning By-law.

Section 1.2: Application

.1 This By-law applies to all lands within the City of Brampton, except within certain lands excluded from this By-law, as specifically shown on Schedule A.

.2 No lands shall be **used**, and no **building** or **structure** shall be erected, located, used or altered, nor shall the **use** of any **building**, **structure** or **lot** be changed, in whole or in part, except in compliance with the provisions of this By-law.

Note: This new Zoning By-law excludes certain lands in the City. Lands in the Downtown Brampton Major Transit Station Area, the Main Street North Development Permit System area, the Bramalea GO Station Protected Major Transit Station Area, the Ray Lawson/County Court Protected Major Transit Station Area, and portions of the Rutherford and The Gore Protected Major Transit Station Area are not subject to this Zoning By-law. Their inclusion will be considered at a future date.

Section 1.3: Administration

1.3.A Administrator

.1 This By-law shall be administered by the Commissioner of Planning, Building and Growth Management or the successor and such other **person** or **persons** as appointed by by-law or resolution of Council.

1.3.B Inspection

.1 Where the administrator of this By-law has reason to believe that any **person** has **used** land or **erected** or **used** any **building** or **structure** in contravention of this By-law, a designated employee of the City so authorized may enter and inspect the land or **building** or **structure**.

1.3.C Penalty

.1 Every **person** who contravenes any provision of this By-law is guilty of an offence and on conviction is liable to fines in accordance with the City's by-laws.

1.3.D Severability

.1 A decision of any court or tribunal with competent jurisdiction that any specific portion of this By-law is invalid or is not in effect does not affect the validity or enforceability of any other portion of this By-law.

Section 1.4: Non-Conformity and Non-Compliance

1.4.A Legal Non-Conforming Uses

Note: The requirements for legal non-conformity and legal-non-compliance address those situations where a use, building, or structure was established legally before this new By-law comes into effect, but they no longer meet the updated requirements of this new By-law. These uses, buildings and structures are permitted to continue and may be altered in accordance with these provisions. Any proposed new buildings and features would need to comply with the provisions of this By-law.

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

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

1.4.B Legal Non-Conforming and Non-Complying Buildings, Structures, and Other Features

.1 Nothing in this By-law shall prevent the repair or renovation of a legally **non-conforming building** or **structure** or other feature which was **erected** prior to the date of the passing of this By-law, provided that such repair or renovation shall not:

- .a Cause the provisions of this By-law with which the **existing building** or **structure** does not comply to be contravened to a greater extent; and
- .b Cause **non-compliance** with any other provisions of this By-law.

.2 Where a **use** is permitted, a **building**, **structure** or other feature erected prior to the effective date of this By-law was **used** for a purpose permitted by this By-law, but not complying with the minimum or maximum requirements of this By-law relating to such **building**, **structure**, feature, or the **lot** upon which it is located, may be occupied, reconstructed, repaired, renovated, altered or enlarged, provided:

.a Those provisions of the By-law which the existing **building**, **structure**, **lot**, or feature does not comply are not contravened to a greater extent; and

.b Cause **non-compliance** with any other provisions of this By-law.

1.4.C Non-Compliance Due to Public Expropriation or Land Acquisition

.1 Notwithstanding anything to the contrary in this By-law, no **building**, **structure**, **lot**, **yard**, **parking area**, **stacking space**, **driveway**, or **landscaped open space**, or portion thereof, shall be deemed to be in contravention of the provisions of this By-law if said **building** or other feature would comply with this By-law if not for a contravention caused by a legal expropriation or other land acquisition by a **public authority**.

Section 1.5: Compliance with Other Legislation, By-laws and Regulations

.1 This By-law shall not be effective to reduce or mitigate any restrictions lawfully imposed by a governmental authority having jurisdiction to make such restrictions.

.2 Compliance with this By-law does not represent compliance with any other lawfully imposed requirements, by-laws, legislation, or regulations imposed by a governmental authority having jurisdiction.

Note: The Zoning By-law does not incorporate requirements from other City by-laws or other applicable legislation or regulations. Users should contact the City to help confirm if other laws or requirements will affect a construction project or change of use. The requirements of other jurisdictions may be more restrictive than the requirements of this By-law and may affect setbacks, height or other matters.

Section 1.6: Lots in More than One Zone

.1 Where a **lot** is subject to more than one **zone**, the permitted **uses**, **accessory uses**, and regulations for each **zone** apply to the portion of the **lot** within the respective **zone**.

Note: Most lots are located in a single zone, but some lots will be located in multiple zones ("split zoning"). The requirements of each zone will apply to each portion of the lot separately.

Section 1.7: Transition

1.7.A Building Permits

.1 Nothing in this By-law shall prevent the **erection** of a **building** or **structure** or the **use** of any **building** or **structure** in accordance with a building permit application submitted prior to the effective date of this By-law, provided the building permit is in accordance with all applicable zoning by-laws that affected the **lot** before this By-law came into effect.

Note: The Transition provisions of Section 1.7 allow recent and ongoing building permits and certain planning applications to proceed to a conclusion and construction, if approved, without the need to comply with this new By-law. If you have an application, please contact the City to confirm the applicability of transition clauses to your project.

.2 This By-law is deemed to be modified to the extent necessary to permit a **building** or **structure** that is erected in accordance with clause .1 of this subsection.

1.7.B Planning Applications

.1 Nothing in this By-law shall prevent the **erection** of a **building** or **structure** in accordance with any minor variance, site plan, consent, part lot control application, plan of subdivision or plan of condominium that has been submitted and deemed complete by the **City** or approved or conditionally approved by the relevant approval authority before the effective date of this By-law, provided the application complies with all applicable zoning by-laws that affected the **lot** before this By-law came into effect.

.2 Nothing in this By-law shall prevent the **erection** of a **building** or **structure** in accordance with a zoning by-law amendment that has been approved prior to the effective date of this By-law and is subject to an Exception Zone contained in Chapter 12 of this By-law. For clarity, where an approved zoning by-law amendment is granted transition, nothing in this By-law shall prevent the **erection** of a **building** or **structure** that is in conformity with the zoning by-law amendment and is in conformity with the provisions of By-law 270-2004 as they existed on the day before the effective date of this By-law with regards to matters not specifically regulated by the zoning by-law amendment that is granted transition.

Note: When transition is granted to a property in accordance with the provisions of Section 1.7, the owner has the option of complying with the provisions of this new Zoning By-law, which may be preferred over the previously applicable requirements.

.3 Nothing in this By-law shall prevent the acceptance and approval of a minor variance application in the context of the in-effect zoning as it read on the day before the effective date of this By-law, provided such minor variance pertains to a site plan, consent, part lot control application, plan of subdivision, plan of condominium, or a zoning by-law amendment that is granted transition in accordance with Section 1.7.B.1 or 1.7.B.2. Once the minor variance is approved in accordance with Section 45 of the *Planning Act*, nothing in this By-law shall prevent issuance of the building permit and **erection** of any **building** or **structure** in accordance with the approved minor variance.

.4 This By-law is deemed to be modified to the extent necessary to permit a **building** or **structure** that is erected in accordance with clauses .1, .2 and .3 above.

1.7.C Scope of Transition Provisions

.1 The relief granted by Sections 1.7.A and 1.7.B shall only apply to those **uses**, **buildings** and **structures** contemplated by the permit,

application, or approval as they were generally illustrated in the application materials that are eligible for transition, at the discretion of the Director, Development Services and Design or their designate. The relief shall not apply with respect to any other permits, applications or constructions works made after the effective date of this By-law, except a minor variance application that is submitted in relation to a transitioned application, as referred to in Section 1.7.B.2.

1.7.D Lapse of Transition Provisions

.1 The transition provisions shall lapse as follows:

.a Three years after the effective date of this By-law for any building permit application that is granted transition by Section 1.7.A.

.b Ten years after the effective date of this By-law for any planning application that has been deemed complete, approved or conditionally approved, and is granted transition under Section 1.7.B.

Section 1.8: Establishment of Zones

.1 This By-law establishes the following **zones** and places all lands subject to this By-law in one or more of the **zones** established in Table 1.8.1 through 1.8.7 inclusive and shown on Schedule A. For convenience in referring to groups of **zones** in this By-law, the **zones** are organized into categories as indicated by the Table captions.

Table 1.8.1 – Residential Zones

Zone Name	Zone Symbol
Residential Estate	RE
Residential Hamlet	RH
Residential Hamlet Type 1	RH1
Residential First Density	R1
Residential First Density – Fourplexes	R1A
Residential First Density – Mature Neighbourhood	R1M
Residential Second Density – Townhouses	R2
Residential Second Density – Stacked Townhouses	R2A
Residential Second Density – Greenfield Mixed Density	R2G

Zone Name	Zone Symbol
Residential Second Density – Mature Neighbourhood	R2M
Residential Third Density – Low Rise	R3L
Residential Third Density – Mid Rise	R3M
Residential Third Density – High Rise	R3H

Table 1.8.2 – Commercial Zones

Zone Name	Zone Symbol
Local Commercial	LC
General Commercial	GC
Highway Commercial	HC
Office Commercial	OC
Recreational Commercial	RC

Table 1.8.3 – Mixed Use Zones

Zone Name	Zone Symbol
Mixed Use Low Rise	ML
Mixed Use Mid Rise	MM
Mixed Use High Rise	MH

Table 1.8.4 – Employment Zones

Zone Name	Zone Symbol
General Employment	GE
Prestige Employment	PE

Table 1.8.5 – Institutional Zones

Zone Name	Zone Symbol
General Institutional	I1
Major Institutional	I2

Table 1.8.6 – Park, Open Space and Natural System Zones

Zone Name	Zone Symbol
Park	P
Open Space	OS
Natural System	NS

Table 1.8.7 – Other Zones

Zone Name	Zone Symbol
Agricultural	A
Utility and Transportation	UT
Future Development	FD

Section 1.9: Schedules

1.9.A Schedule A – Zone Map

.1 The **zones** and their boundaries are shown on Schedule A which forms part of this By-law.

Note: The draft zone map (Schedule A) along with the other maps described in this section are available for viewing on the City's website.

1.9.B Explanation of Zone Symbols on Schedule A

.1 A zone label shown on Schedule A is comprised of a zone symbol as set out in Section 1.8 and may consist of other text and symbols as described in this section.

.2 Where a zone symbol contains a hyphen followed by a number as a suffix (e.g., "-10"), the provisions of the corresponding Exception Zone of this By-law, contained in Chapter 12, shall apply to those lands.

.3 Where a zone symbol is preceded by the symbol "H" or (H), the following provisions shall apply:

.a The only permitted **uses**, **buildings** and **structures** shall include those **uses**, **buildings** and **structures** that were legally **existing** when the holding symbol was applied to those lands by by-law.

.b The holding symbol shall be lifted only in accordance with the provisions for lifting the holding symbol as stated in the applicable by-law.

.c Upon lifting the holding symbol, the permitted **uses**, **lot** and **building** requirements of the applicable zone shall apply.

.d Where the lands are subject to an Exception Zone that contains provisions for permitted **uses** or provisions for lifting the holding symbol, the Exception Zone shall take precedence over clauses .a through .c above.

Note: Zone Code Example:
(H)R1-435

"(H)" *is a prefix indicating that Holding requirements apply (see 1.9.B.3).*

"R1" *is the zone symbol, corresponding to a zone described in Chapters 5-11 of this document. The zone establishes permitted uses and most lot and building requirements. Other requirements of this By-law shall also apply, such as the General Provisions of Section 3.*

"-435" *is a suffix indicating that an Exception zone applies. The Exception zones are found in Chapter 12. The number shown in the suffix corresponds to the applicable subsection under Chapter 12.*

1.9.C Schedule B – Building Height Requirements

.1 Schedule B to this By-law identifies minimum and maximum **building height** requirements on certain lands. Where these requirements are shown, **building height** shall be in accordance with the requirement shown and shall take precedence over any stated requirement in the applicable **zone**. Where no requirement is shown, the requirements in the **zone** shall apply.

1.9.D Schedule C – Floor Space Index Requirements

.1 Schedule C to this By-law identifies minimum and maximum **floor space index** requirements on certain lands. Where these requirements are shown, the **floor space index** shall be in accordance with the requirement shown and shall take precedence over any stated requirement in the applicable **zone**. Where no requirement is shown, the requirements in the **zone** shall apply.

1.9.E Schedule D – Lot Width Requirements

.1 Schedule D to this By-law identifies minimum **lot width** requirements on certain lands. Where these requirements are shown, the minimum **lot width** shall be in accordance with the requirement shown and shall take precedence over any stated requirement in the applicable **zone**. Where no requirement is shown, the requirements in the **zone** shall apply.

1.9.F Schedule E – Active Frontage Requirements

.1 Schedule E to this By-law identifies **active frontage** requirements on certain lands in the **Protected Major Transit Station Areas**. Where these requirements are shown, the provisions of Section 7.2.B shall apply.

1.9.G Schedule F – Protected Major Transit Station Area Boundaries and Requirements

.1 The **Protected Major Transit Station Area** Boundaries and Requirements are shown on Schedule F, which forms part of this By-law. Schedule F – Protected Major Transit Station Area Boundaries and Requirements is specifically referenced by certain provisions of this By-law.

1.9.H Schedule G – Parking Regulation Areas

.1 The Parking Regulation Areas, referred to in Chapter 4 of this By-law, are shown on Schedule G which forms part of this By-law.

1.9.I Schedule H – Driveway Regulation Area

.1 The Driveway Regulation Area, as referred to by Section 5.2.I of this By-law, are shown on Schedule H which forms part of this By-law.

1.9.J Schedule I – Lester B. Pearson International Airport Operating Area Overlay

.1 The Lester B. Pearson International Airport Operating Area Overlay is shown on Schedule I, which forms part of this By-law. In the areas subject to this overlay, the provisions of Section 3.6 apply.

1.9.K Schedule J – Downtown Floodplain Overlay

.1 The Downtown Floodplain Overlay is shown on Schedule J, which forms part of this By-law. In the areas subject to this overlay, the provisions of Section 3.3 apply.

1.9.L Schedule K – Corridors and Boulevards

.1 The Corridors and Boulevards are shown on Schedule K, which forms part of this By-law. The application of Schedule K – Corridors and Boulevards is specifically referenced by certain provisions of this By-law.

Section 1.10: Interpretation of Schedules

The following provisions shall apply with respect to the interpretation of a **zone** boundary, the boundary of an overlay, and the boundary or feature of any regulation area referenced in this By-law, as shown on any Schedule to this By-law:

.1 Where the boundary or feature is indicated as following a **public street**, public **lane**, or railway, the boundary shall be the centre line of such **public street**, public **lane** or railway.

.2 Where the boundary or feature is indicated as approximately following **lot lines** shown on a registered plan of subdivision or of lots registered in the Land Registry Office, the boundary shall follow such **lot lines**.

.3 Where a **street**, **lane**, railroad or railway right-of-way, hydro corridor, or watercourse is included on the Schedules, said **street**, **lane**, railroad or railway right-of-way, hydro corridor, or watercourse shall, unless otherwise indicated, be included in the **zone**, overlay, or regulation area of the abutting property on either side thereof.

.4 Where provisions .1 through .3 do not apply, where the boundary or feature is deemed by the administrator of this By-law as being intended to follow the location or boundary of environmental features or their buffers, future **streets**, future **lot lines**, or otherwise is intended to follow a feature shown in any adopted, approved or conditionally approved development plan or associated approved study, the boundary shall be deemed to follow said feature.

.5 Last, where none of the above provisions apply, the boundary or feature shall be scaled from the Schedule.

Section 1.11: Appendices

.1 Any appendix, as may be referred to by this By-law, does not form an operative component of the By-law and is provided for convenience purposes only. Any features shown on an appendix are approximated and subject to change.

Section 1.12: Interpretation of By-law Text

1.12.A Defined Terms

.1 For convenience purposes only, wherever a term appears in the text of this By-law in **"bold"** letters, the term is intended to have the meaning set out for it in Chapter 2. Wherever a term appears in the text of this By-law in regular font, it is intended to have the meaning ordinarily attributed to it in the English language. When a verb is defined, the definition applies to all tenses of the verb.

1.12.B Interpretation of Permitted Use Tables

.1 In this By-law, a **use** is only permitted if it is explicitly permitted, and any other **use** shall not be permitted. **Accessory uses** shall be subject to Section 3.1 and all other applicable provisions of this By-law.

.2 A **use** permitted if it is listed in the corresponding **zone** of the applicable permitted use table and only if the **use** meets all requirements of this By-law.

1.12.C Words and Abbreviations

.1 In this By-law, unless that context requires otherwise:

.a Words used in the singular number include the plural; and

.b Words used in the plural include the singular number

.2 In this By-law, the word “shall” is mandatory.

.3 In this By-law, “m” means metres.

.4 In this By-law, “ha” means hectares.

.5 In this By-law, “m^2” means square metres.

.6 In this By-law, unless the context requires otherwise:

.a the word “used” shall include the meaning “designed to be used” and “arranged to be used”; and,

.b the word "occupied" shall include the meaning "designed to be occupied" and "arranged to be occupied".

1.12.D Conflicts

.1 Where there is conflict between any provisions of this By-law that apply to a circumstance, then the more restrictive provision shall apply.

Note: These margin notations are provided for convenience only and are not operative statements. Similarly, illustrations are not operative parts of this By-law, unless the illustration is specifically referred to in the text.

1.12.E Operative Parts and Convenience Features

.1 In this By-law, all of the text, tables and provisions thereto, and the schedules referenced in this By-law form the operative parts of this By-law.

.2 In this By-law, any illustration or notation is provided for the purposes of convenience only and does not form a part of this By-law, unless the illustration or notation is explicitly referenced in the operative text of this By-law.

1.12.F Reference to Legislation or Public Authorities

.1 Any reference to legislation, regulations or the names of any **public authorities** shall be deemed to incorporate any amendments or successor legislation or **public authority**.

1.12.G Measurement of Yards

.1 Where this By-law requires a minimum **yard**, the **yard** shall be measured from the applicable **lot line** abutting the **yard** to the nearest part of the **building** or **structure** on the **lot**.

.2 Where this By-law requires a maximum **yard**, the **yard** shall be measured from the applicable **lot line** abutting the **yard** to the nearest part of the **building** or **structure** on the **lot**.

Section 1.13: Allowance for Construction-Related Margin of Error

.1 Where a building permit has been lawfully issued and not revoked and where a constructed **building** or **structure** has been found to be in contravention of any minimum or maximum requirement for **height**, any **parking space** or **parking aisle** requirements by no more than 0.03 m, said **building** or **structure** shall be deemed to comply with the applicable requirement of this By-law. This allowance shall also be applicable to **setbacks** in any **zone** other than a Residential Zone.

Chapter 2: Definitions

Accessory
Active Frontage
Additional Residential Unit
Agricultural Use
Ancillary Use
Artisan Studio
Attached
Balcony
Banquet Hall
Basement
Bay, Bow, or Box Window
Bicycle Parking Space
Bicycle Parking Space, Long Term
Bicycle Parking Space, Short Term
Bicycle Parking Space, Stacked
Boat or Recreational Vehicle Sales and Service
Boulevard
Broadcasting or Filming Studio
Building
Build-to Zone
Build-to Zone Percentage
Building, Main
Building Supply Depot
Carport
Catering Service
Cemetery
Child Care Centre
City
Clerestory Window
College or University
Common Amenity Area
Community Centre
Community Garden
Commercial Campsite
Commercial Parking Lot or Garage
Commercial Recreation
Commercial Service and Repair
Common Element Condominium Roadway
Conservation Use
Contractor's Establishment
Convenience Retail Store
Convention Centre
Corridor
Courier or Taxi Service
Crematorium
Data Storage Facility
Daylight Triangle or Rounding
Deck
Detached
Development Agreement
Drive-Through
Driveway
Driving Range
Drop Awning
Drugless Practitioner
Dry Cleaning and Laundry Distribution Station
Dry Cleaning and Laundry Establishment
Dwelling
Dwelling, Apartment
Dwelling, Back-to-Back Townhouse
Dwelling, Back-to-Back Stacked Townhouse
Dwelling, Cluster Townhouse
Dwelling, Detached
Dwelling, Duplex
Dwelling, Dual Frontage Townhouse
Dwelling, Fourplex
Dwelling, Lane-Based Townhouse
Dwelling, Linked
Dwelling, Live-Work Townhouse
Dwelling, Podium Townhouse
Dwelling, Semi-Detached
Dwelling, Stacked Townhouse
Dwelling, Street Townhouse
Dwelling, Townhouse
Dwelling, Triplex
Dwelling Unit
Dwelling Unit, Apartment
Emergency Services
Energy Generation Facility
Erect
Established Grade
Existing
Fairground
Financial Service
First Storey
Floodplain

Floor Area, Gross
Floor Plate
Floor Space Index (FSI)
Food Bank
Front Wall
Funeral Home
Garage, Private
Garden Centre
Garden Centre, Seasonal
Garden Suite
Garden Trellis
Glazing
Golf Course
Ground Floor
Ground Floor Height
Habitable Room
Habitable Space
Hammerhead
Hazardous Lands
Hazardous Site
Hazardous Substance
Hazardous Waste
Hazardous Waste Processing
Hazardous Waste Transfer Use
Health or Fitness Centre
Heavy Equipment Sales and Service
Height
Home-Based Child Care
Home Occupation
Hospital
Hotel
Infrastructure
In-ground waste storage structure
Intermodal Shipping Container
Kennel
Landscaped Deck
Landscaped Open Space
Landscaped Strip
Landscaping, Soft
Lane
Library
Loading Space
Lodging House
Lodging Unit
Lot
Lot, Corner
Lot, Interior
Lot, Pie-Shaped
Lot, Through
Lot Area
Lot Coverage
Lot Depth
Lot Line
Lot Line, Exterior Side
Lot Line, Front
Lot Line, Interior Side
Lot Line, Rear
Lot Line, Side
Lot Width
Main Wall
Manufacturing, Processing or Assembly
Mechanical Sterilization
Medical Office or Clinic
Medical Laboratory
Micro Manufacturing
Model Home
Motor Vehicle Dealership
Motor Vehicle Impound Yard
Motor Vehicle, Oversized
Motor Vehicle Repair Shop
Motor Vehicle Service Station
Motor Vehicle Washing Facility
Museum or Gallery
Night Club
Non-Complying
Non-Conforming
Non-Hazardous Solid Waste Processing Use
Non-Hazardous Solid Waste Transfer
Non-Residential
Office
Organizational Club
Outdoor Market
Outside Display and Sales
Outside Storage
Parking Aisle
Parking Area
Parking Space
Parking Space, Angled
Parking Space, Parallel
Parking Space, Visitor
Parking Structure
Passive Recreation
Permeable Surface
Person
Personal Service Shop
Pet Day Care
Pharmaceutical Waste
Place of Worship
Podium
Point of Intersection
Porch
Power Generation (Fuel Combustion) Use

Privacy Screen
Private Street
Protected Major Transit Station Area
Public Authority
Public Park
Public Street
Public Use
Quonset Hut
Rail Main Line
Rail Spur Line
Recreational Facility
Recreational Vehicle
Refreshment Vehicle
Residential Care Home
Restaurant
Restaurant Patio
Research and Development
Reserve
Retail
Rooftop Mechanical Equipment
Salvage Yard
School, Commercial
School, Commercial Motor Vehicle
School, Elementary
School, Secondary
Self Storage Facility
Semi-circular Driveway
Setback
Single Room Occupancy Housing
Sight Triangle
Stacking Space
Step Back
Storey
Street
Street Line
Structure
Supportive Housing Residence Type 1
Supportive Housing Residence Type 2
Surface Parking
Swimming Pool
Tandem Parking
Temporary Tent
Temporary Sales Tent
Temporary Sales Office
Theatre
Thermal Degradation
Transit Station
Transportation Depot
Travel Trailer
Unenclosed
Urban Park
Use
Vertical or Indoor Farm
Vertical Clearance
Veterinary Clinic
Warehouse
Waste Disposal Use
Waste Processing Station
Waste Storage Enclosure
Waste Transfer Station
Workshop
Yard
Yard, Exterior Side
Yard, Front
Yard, Interior Side
Yard, Rear
Yard, Side
Zone

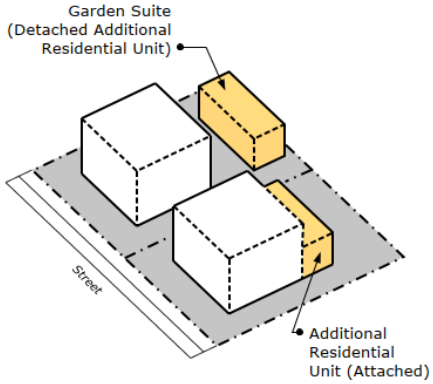
A

Note: The definitions in Section 2 provide essential meaning to many of the terms used in this By-law. The definitions create specific clarity around the meaning of certain uses, or the way of measuring certain aspects of a lot or building. The reader should always read the definitions in conjunction with the provisions of the By-law. The By-law includes illustrations for convenience to support the reader's understanding of some of the more complex definitions, but these are not operative parts of the By-law unless they are specifically referenced in the text.

Accessory: shall mean a **use**, **building** or **structure** which is incidental, subordinate and exclusively devoted to the principal **use** of the **lot** and **buildings** thereon, located on the same **lot**.

Active Frontage: shall mean a portion of a building that is required to be **used** for **non-residential** purposes as specified by this By-law, and faces a **street**. Areas where active frontage is required by this By-law are shown on Schedule E.

Additional Residential Unit: shall mean a self-contained residential **dwelling unit**, with its own cooking facility, sanitary facility and sleeping area, that either forms part of the same **building** as the principal **dwelling**, or is located within a separate **detached building** on the same **lot** as the principal **dwelling** (see **garden suite**).



Agricultural Use: shall mean the **use** of **land**, **buildings** or **structures** for the growing of crops, including, biomass, and horticultural crops; raising of livestock; raising of other animals or food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; etc., but shall exclude any **use** deemed **manufacturing, processing, or assembly**.

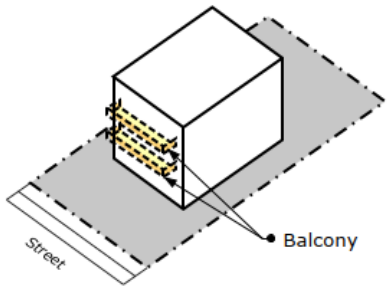
Ancillary Use: shall mean a **use** that is secondary and smaller than other principal **uses** but is not **accessory** to the principal **use**.

Artisan Studio: shall mean premises used for making, study or instruction of clothing/apparel, artwork, jewellery, photography, household crafts, tailoring, and similar endeavours and which may include incidental retail sales of goods that are produced on the premises.

Attached: shall mean, when used in reference to a **building** or part thereof, a **building** which is structurally supported by and partly or wholly dependent upon another **building** for enclosure.

B

Balcony: shall mean an unenclosed **attached** platform projecting from the face of a wall that is only directly accessible from within a **building** with no direct exterior access to grade and may be surrounded by a balustrade, partial wall, or railing, where required.



Banquet Hall: shall mean a **building** or portion of a **building used** for the assembly of persons primarily for the consumption of food and beverages on the premises.

Basement: means those portions of a **building** located below the **first storey**.

Bay, Bow, or Box Window: means a portion of a **building** that projects outward from a **main wall**, forming an alcove within the interior space.

Bicycle Parking Space: shall mean an area used exclusively for the parking of bicycles.

Bicycle Parking Space, Long Term: shall mean secure **bicycle parking spaces** that are located within a **building**, bike locker, or shelter, and intended for use by building tenants or occupants, and is provided with controlled access.

Bicycle Parking Space, Short Term: shall mean any **bicycle parking space** other than a **long term bicycle space** and intended for use by visitors and is publicly accessible.

Bicycle Parking Space, Stacked: shall mean a horizontal **bicycle parking space** that is positioned above or below another **bicycle parking space** and equipped with a mechanical device providing floor level access to both **bicycle parking spaces**.

Boat or Recreational Vehicle Sales and Service: shall mean premises where boats, **recreational vehicles**, **travel trailers**, trailers are kept for sale, lease or rent and which include services related to the maintenance and repair of these vehicles.

Boulevard: means a **public street** that is identified as a Boulevard on Schedule K to this By-law.

Broadcasting or Filming Studio: shall mean premises used for filming, recording and transmitting radio, television, film or other similar media content.

Building: shall mean any **structure**, whether temporary or permanent, **used** or **erected** for the shelter, accommodation or enclosure of persons, animals, materials or equipment, but shall not include a house trailer or mobile home.

Build-to Zone: shall mean an area in which a **main wall** of a **building** is required to be located.

Build-to Zone Percentage: shall mean the minimum percentage of the **build-to zone** in which a **main wall** of a **building** is required to be located.

Building, Main: shall mean the **building**(s) in which the principal purpose for which the **lot** is **used** is carried on and excludes any **accessory buildings** and **accessory structures**.

Building Supply Depot: shall mean premises used primarily for the wholesale of building and construction materials and supplies.

C

Carport: shall mean an **accessory building** or **structure** or part thereof, whether or not it is attached to another **building** or **structure**, the perimeter of which is at least 40% unenclosed and which is **used** for the parking or storage of vehicles. A space shall not be considered a carport if the enclosure is created by the walls of the principal **building**, such as the upper **storey** located above a private **driveway** and leading to a **private garage**.

Catering Service: shall mean premises used primarily for food preparation, which is delivered for off-site consumption and does not include consumption by patrons on the premises.

Cemetery: shall mean premises **used** for the interment of human remains and includes a mausoleum, columbarium or other **structure** intended for the interment of human remains, and shall include a cemetery as defined in the Funeral, Burial and *Cremation Services Act*, 2002, or its successor legislation.

Child Care Centre: shall mean premises **used** for the temporary care and supervision of children and licensed by the Province and includes a day nursery, as defined by the *Day Nurseries Act*, 1990, or its successor legislation.

City: shall mean the Corporation of the City of Brampton.

Clerestory Window: shall mean a window positioned above eye level from the interior space. Clerestory windows shall be deemed to consist of windows no greater than 0.6 m in **height** and positioned at least 1.8 m above the floor.

College or University: shall mean a public college or university approved by the Province for providing post-secondary level education or trades, and includes **accessory** dormitories, administrative offices and commercial **uses**.

Common Amenity Area: shall mean a common amenity area designed for active or passive recreation for the exclusive use and benefit of the residents/tenants in a residential **building** or development. Common amenity areas shall include outdoor and indoor recreation spaces such as common gyms and social spaces which are available to residents of the development and not intended for private use or semi-private use, such as party rooms which are privately booked and not regularly available to all residents. Common amenity areas shall exclude **landscaped open space** that does not contain active or passive recreational areas.

Community Centre: shall mean premises **used** for public activities of a social, cultural, educational or recreational nature, and includes an arena,

public place of assembly, indoor recreational facilities, community education courses, outdoor recreational fields, and which may include an **accessory restaurant** or other incidental sale of food and beverages principally for consumption on the premises, and is owned and operated by or on behalf of a **public authority**.

Community Garden: shall mean lands **used** for gardening vegetables, flowers or other produce and operated by residents for non-commercial purposes.

Commercial Campsite: shall mean premises **used** for a camp, for camping, or for a camp meeting, including individual campsites, recreational facilities, and common areas, and is conducted as a commercial business.

Commercial Parking Lot or Garage: shall mean a **parking area** or **parking structure** that is used for the temporary storage of motor vehicles for remuneration.

Commercial Recreation: shall mean premises **used** for providing entertainment to patrons for renumeration, and without limiting the generality of the foregoing, includes a bowling alley, billiard or pool room, miniature golf, golf simulation, bingo hall, indoor paintball facility, indoor rock-climbing facility, indoor commercially operated **recreational facilities**, indoor gaming facility, and which may also include **accessory retail** or **restaurant uses**. For the purposes of this By-law, commercial recreation shall exclude any other **use** explicitly defined by this By-law such as a **theatre**, **health or fitness centre**, **golf course**, **driving range**, or a recreational **use** operated by a **public authority**.

Commercial Service and Repair: shall mean a **building** or part thereof used for the repair, servicing, refinishing, or altering of articles or things including incidental sales as an **accessory use**. Without limiting the generality of the foregoing, commercial service and repair may include watch repair, bicycle repair, service and repair of computers/electronics, custodial services, publishing/printing/photocopying services, furniture repair or refinishing, small household appliance repair, small-scale woodworking, and major household appliance repair but does not include a **motor vehicle repair shop**, a **motor vehicle service station** or **heavy equipment sales and service**.

Common Element Condominium Roadway: shall mean a **private street** intended for vehicular and pedestrian access and that is maintained by a condominium corporation in accordance with Provincial legislation.

Conservation Use: shall mean the **use** of land, water, and/or **structures** for the protection, stewardship, management, and conservation of the natural environment. Conservation may also include **accessory** low impact scientific educational activities and **passive recreation** activities that have no negative impacts on the conservation use, as well as **structures** managed by a **public**

authority used for managing the natural heritage system and natural hazards, such as flood and erosion control.

Contractor's Establishment: shall mean premises **used** for the temporary storage or maintenance of equipment and includes the regular place of business of a tradesperson or contractor.

Convenience Retail Store: shall mean a **retail** store with a **gross floor area** that does not exceed 200 m^2 or as otherwise restricted by this By-law.

Convention Centre: shall mean a place of assembly consisting of meeting rooms and assembly areas that is used for hosting events and guests.

Corridor: means a **public street** that is identified on Schedule K to this By-law as a Corridor.

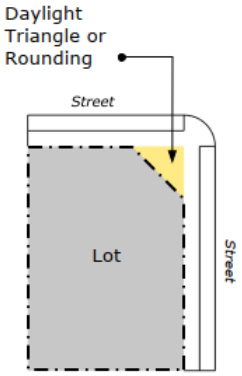
Courier or Taxi Service: means premises **used** for temporary storage and dispatch of taxis and commercial delivery vehicles including an **accessory office** but does not include commercial transport trucks.

Crematorium: shall mean premises **used** for the purposes of cremating human remains and is licenced in accordance with the requirements of the Province, and shall include a Crematorium as defined in the Funeral, Burial and *Cremation Services Act*, 2002, or its successor legislation.

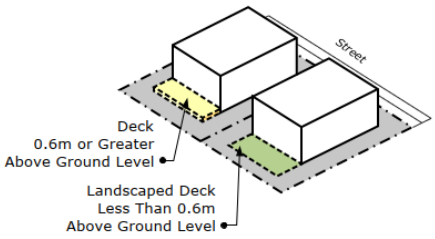
D

Data Storage Facility: shall mean premises **used** principally for the storage and operation of digital data storage or processing.

Daylight Triangle or Rounding: shall mean an area of land that has been incorporated into the public right-of-way and provides the function of a **sight triangle**.



Deck: shall mean an **attached** or freestanding unenclosed platform or series of platforms, 0.6 m or greater above ground level, which is located on the same level as or lower than the **first storey** of the **building** associated with the platform, with direct access to the ground, but shall not include a **landscaped deck**.



Detached: when used in reference to a **building**, shall mean a **building** which is not dependent on any other **building** for structural support or enclosure.

Development Agreement: shall mean an executed agreement entered into by one or more property owner(s) and a **public authority** in accordance with the *Planning Act,* in relation to an approval or conditional approval of a site plan, plan of subdivision, plan of condominium, part-lot control exemption, minor variance, or consent application.

Drive-Through: shall mean any **structure** or portion thereof from which business is transacted, or is capable of being transacted, directly with customers located in a motor vehicle during such business transaction.

Driveway: shall mean a surface **used** to provide vehicular access from a **street** or **lane** to a **parking area**, **parking space**, **loading space**, **parking structure** or a **private garage**. A driveway is permitted to be **used** for **parking spaces** in certain circumstances as permitted by this By-law.

Driving Range: shall mean premises containing golf driving ranges and which may include **accessory retail** sales but does not include a **golf course**.

Drop Awning: shall mean a retractable awning used to provide shade and shelter from the elements and is not a permanent fixed roof **structure**.

Drugless Practitioner: shall mean a drugless practitioner as defined by the *Drugless Practitioners Act*.

Dry Cleaning and Laundry Distribution Station: shall mean premises **used** for the purpose of receiving and distributing articles or goods or fabrics to be dry-cleaned, dry-dyed, cleaned or pressed off the premises.

Dry Cleaning and Laundry Establishment: shall mean premises where dry cleaning, dry-dying, cleaning or pressing of articles or fabrics is carried on.

Dwelling: shall mean a **building** or portion of a **building** that consists of one or more **dwelling units**.

Dwelling, Apartment: shall mean a **building** containing 5 or more **apartment dwelling units** which have a common entrance from the **street** level, and the occupants of which have the right to use common areas.

Dwelling, Back-to-Back Townhouse: shall mean a **building** containing four or more **dwelling units**, separated vertically by common walls, including a rear common wall, that do not have **rear yards**, and each entrance is accessed directly from the outside the **building**.

Dwelling, Back-to-Back Stacked Townhouse: shall mean a **back-to-back townhouse dwelling** in which the **dwelling units** are also stacked vertically.

Dwelling, Cluster Townhouse: shall mean a **townhouse dwelling** in which each **dwelling unit** is not located on its own **lot**.

Dwelling, Detached: shall mean a **detached** residential **building** containing one principal **dwelling unit**.

Dwelling, Dual Frontage Townhouse: shall mean a **street townhouse dwelling** located on a **lot** that has frontage on a **street** along both the **front lot line** and the **rear lot line**.

Dwelling, Duplex: shall mean a **building** that is divided horizontally into 2 **dwellings units** which are either accessed directly from an entrance outside the **building** or from a common entrance. A duplex dwelling is not a principal **dwelling** that contains an **additional residential unit**.

Dwelling, Fourplex: shall mean a **dwelling** containing 4 **dwelling units**.

Dwelling, Lane-Based Townhouse: shall mean a **street townhouse dwelling** in which the individual **dwelling units** are accessed by a **lane** or a private street at the rear of the **lot**.

Dwelling, Linked: shall mean **dwelling units** that are **attached** solely below grade and are completely **detached** above grade.

Dwelling, Live-Work Townhouse: shall mean a **townhouse dwelling** where commercial **uses** may be provided within the **ground floor**.

Dwelling, Podium Townhouse: shall mean a townhouse **dwelling** that is **attached** to an **apartment dwelling**, mixed-use **building**, **non-residential building**, or a permitted above-grade **parking structure** via a common rear wall and where the **dwelling units** do not have individual **private garages**.

Dwelling, Semi-Detached: shall mean a **building** that is divided vertically into 2 separate principal **dwelling units**, where the two principal **dwelling units** share a common wall which is not less than 10 m^2 and extends from the ground level to the roofline, and which may be a garage wall.

Dwelling, Stacked Townhouse: shall mean a **townhouse dwelling** where **dwelling units** are separated both horizontally and are also stacked vertically, and where all **dwelling units** have a private access via an exterior entrance.

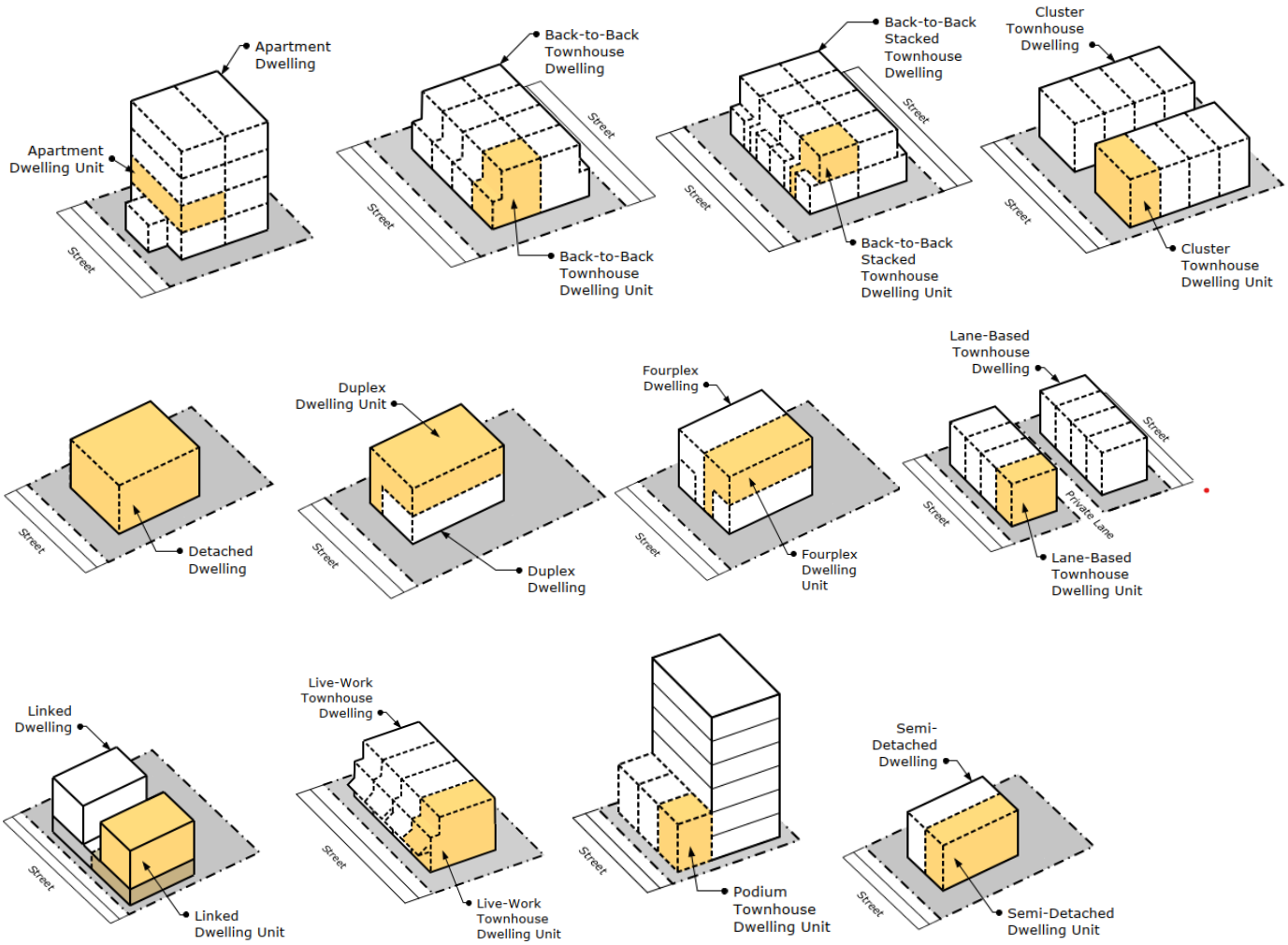
Dwelling, Street Townhouse: shall mean a **townhouse dwelling** where each **dwelling unit** is located on its own **lot** with frontage on a **public street** or **private street** and where each **dwelling unit** has an independent entrance to the **front yard** and **rear yard** immediately abutting the front and rear wall of the unit.

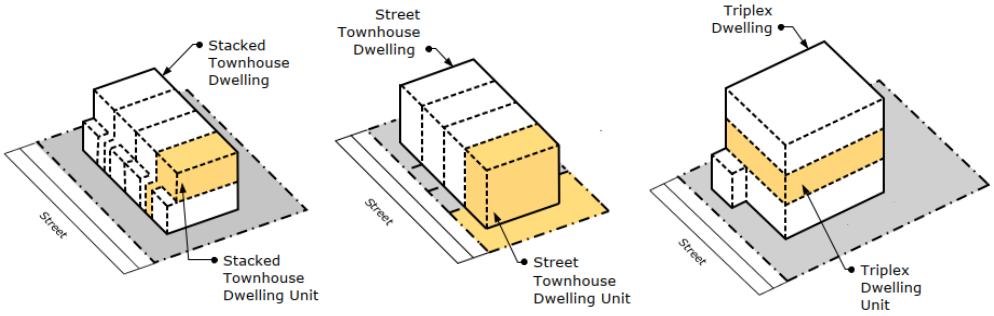
Dwelling, Townhouse: shall mean a **building** that is divided vertically above **established grade** into 3 or more principal **dwelling units** where each **dwelling unit** is **attached** to another **dwelling unit** by a common wall, which may be a garage wall, not less than 10 m^2 in area from the ground level to the roofline of the wall.

Dwelling, Triplex: shall mean a **detached building** containing 3 **dwelling units** where at least 2 units are divided horizontally, and each **dwelling unit** is accessed directly from an entrance outside the **building** or from a common entrance. A triplex dwelling is not a **principal dwelling** that contains an **additional residential unit**.

Dwelling Unit: shall mean one or more habitable rooms designed or capable of being **used** together as an individual, self-contained housekeeping unit that is intended for use as a residence, consisting of cooking, sleeping and sanitary facilities, and which encompasses all or a portion of a **building**.

Dwelling Unit, Apartment: shall mean a **dwelling unit** that is contained within an **apartment dwelling** or in combination with **non-residential uses** in a mixed-use **building**.





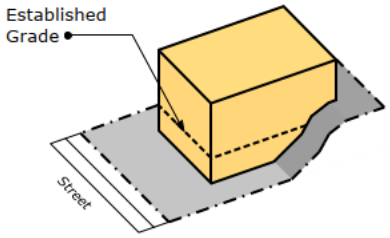
E

Emergency Services: shall mean a **building** or place operated by a **public authority** for the purpose of providing emergency health care or protection services, and / or emergency housing, and shall include fire, police, ambulance/paramedics, temporary shelters, and may include associated maintenance of vehicles and other **accessory uses**.

Energy Generation Facility: shall mean premises used for generating electricity, including a cogeneration facility, but does not include centralized heating or local district energy facilities that do not sell electricity to a wider area.

Erect: shall mean to build, construct, reconstruct, alter or relocate and, without limiting the generality of the foregoing, shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any **building** or **structure** by an addition, removal, enlargement or extension.

Established Grade: shall mean the average finished surface elevation at the outside walls of any **building** or **structure**, which is determined by taking the arithmetic mean of the levels of the finished ground surface at each outer corner of the **building** or **structure**.

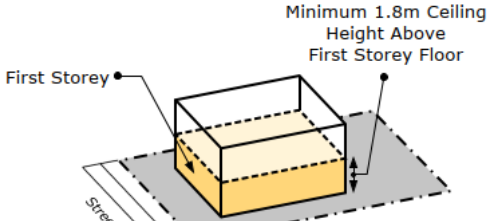


Existing: shall mean lawfully existing as of the effective date of this By-law.

F

Fairground: shall mean premises where fairs, circuses and exhibitions and associated amusements, attractions and activities are held, and includes associated preparation and service of food and beverages for consumption on the premises.

Financial Service: shall mean premises principally **used** for financial transactions and where financial consultations occur, and without limiting

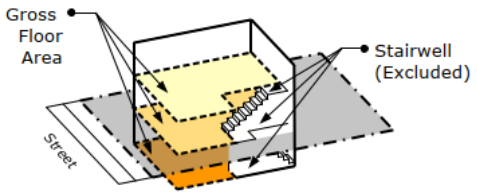


the foregoing, includes a bank, trust company office, credit union, tax or financial consultation service.

First Storey: means the **storey** that has its floor closest to grade and its ceiling more than 1.8 m above grade.

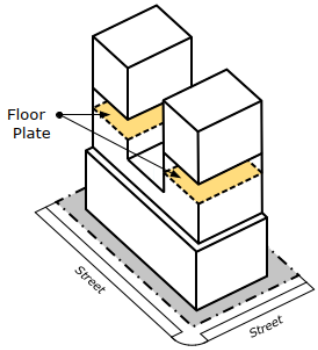
Floodplain: shall mean those lands which are subject to flooding under regulatory storm conditions, as determined by the Conservation Authority having jurisdiction.

Floor Area, Gross: shall mean the aggregate of the area of all floors in a **building**, whether at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the **building** used for mechanical equipment relating to the operation or maintenance of the building, stairwells or elevators.



Floor Plate: shall mean the total horizontal **gross floor area** of the **storey**, excluding exterior **balconies** and terraces.

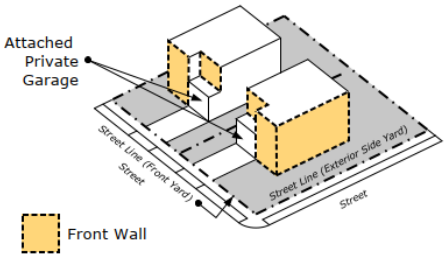
Floor Space Index (FSI): shall mean the ratio of **gross floor area** of a **building** divided by the **lot area** on which the **building** is situated, excluding any **storeys** that are below grade.



Food Bank: means the collection and distribution of food and/or other goods to individuals and/or groups by a not-for-profit organization.

Front Wall: shall mean any **main wall**, excluding the wall of an **attached private garage** and abuts a **front yard** or **exterior side yard**.

Funeral Home: shall mean premises **used** for the provision of funeral and memorial services to the general public, including the temporary interment of human remains under the supervision of a Provincially authorized or licenced person, as well as the storage, display and sale of funeral supplies, but does not include a **crematorium**, and shall include a Funeral Establishment as defined in the *Funeral, Burial and Cremation Services Act*, 2002, or its successor legislation.



G

Garage, Private: shall mean an enclosed **structure used** or capable of being **used** principally for the parking and storage of one or more vehicles and **accessory** and exclusively devoted to the associated **dwelling unit**(s).

Garden Centre: shall mean premises **used** for the display and retail sale of plants, gardening supplies and related goods or materials, and may include **outside display and sales areas**.

Garden Centre, Seasonal: shall mean a garden centre operated on a seasonal or temporary basis as set out in this By-law in association with a permitted **retail use**.

Garden Suite: shall mean a **detached additional residential unit**.

Garden Trellis: shall mean a lattice structure consisting of frames or bars and used as a support for plants to grow and is not otherwise enclosed.

Glazing: shall mean an area of a wall that is covered by transparent glass providing visibility into the **building** as well as any doors. The calculation of glazing over a wall surface shall include any doors and necessary framing of the windows and doors but does not include any other materials, spandrel panels, signage, articulation, or treatment of the wall.

Golf Course: shall mean premises operated for playing golf, including **accessory driving range**, miniature golf, pro-shop, golf instruction, putting greens, simulators, club houses which may or may not include **accessory** facilities for preparing and serving food and beverages such as a snack bar, **restaurant**, **banquet hall**, etc. and other **accessory buildings**, **structures** and **uses** associated with maintaining and operating the golf course.

Ground Floor: shall mean the **first storey** of a **building**.

Ground Floor Height: shall mean the **height** of the **ground floor**, measured from highest elevation of the floor to the lowest elevation of the ceiling of the **ground floor**.

H

Habitable Room: shall mean any portion of a **dwelling unit used** or capable of being **used** for the purpose of living, sleeping, cooking, or eating.

Habitable Space: shall mean any portion of an **accessory building** or **structure used** or capable of being **used** for sleeping, cooking (with plumbing) sanitary facilities (with plumbing), etc., but shall exclude outdoor living areas, patio and lounge furniture.

Hammerhead: shall mean a portion of a residential **driveway** that is designed for vehicles to turn around or to be parked, but is not required to provide access to **parking spaces** or a **private garage**.

Hazardous Lands: means property or lands that could be unsafe for development due to naturally occurring processes.

Hazardous Site: means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These

may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous Substance: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Hazardous Waste: shall mean wastes that include:

.1 "Severely Toxic Waste" shall mean commercial chemical products or manufacturing intermediates defined as Severely Toxic Waste under O. Reg. 347 of the *Environmental Protection Act*, however it shall not include Pharmaceutical Waste.

.2 "Hazardous Waste Chemicals or Manufacturing Intermediaries" shall mean hazardous wastes that include: Hazardous Industrial Waste, Acute Hazardous Waste Chemicals, Hazardous Waste Chemicals, Ignitable Waste, Corrosive Waste, Reactive Waste and Leachate Toxic Waste; but does not include: Medical, Veterinary or Pathological Waste, Severely Toxic Waste, Radioactive Waste and PCB Waste as defined by O. Reg. 347 of the *Environmental Protection Act*.

.3 "Medical, Veterinary or Pathological Waste" shall mean any waste items generated through medical treatment, such as parts of the human body, including tissues and bodily fluids, or any part of the carcass of an animal, and includes Pharmaceutical Waste.

.4 "PCB Waste" shall mean PCB Waste as defined by O. Reg. 362 of the *Environmental Protection Act*, such as PCB equipment, PCB liquid or PCB material but excluding decontaminated PCB material or equipment, or equipment with PCB at levels below the definition of PCB waste in Provincial regulations.

.5 "Radioactive Waste" shall mean waste is required to be licensed to permit handling under the federal *Nuclear Safety and Control Act*.

Hazardous Waste Processing: shall mean a **waste disposal use** that manages or prepares **hazardous waste** for subsequent reuse or disposal, that handles **hazardous waste**, either solid or liquid, but shall not include the **thermal degradation** of **hazardous waste**, nor shall it include **mechanical sterilization**.

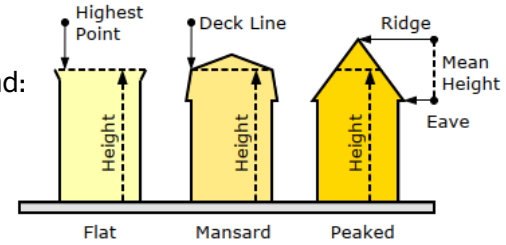
Hazardous Waste Transfer Use: shall mean a **waste disposal use** that is **used** for the purpose of transferring **hazardous waste**, from one vehicle to another for transport to another **waste disposal use**. Some limited degree of

processing (e.g., compaction) of the waste may take place at a **hazardous waste transfer use**.

Health or Fitness Centre: shall mean premises in which exercise equipment and related facilities are provided for use by patrons and which may include group exercise and training, and the incidental retail sale of fitness **accessory** merchandise and food and beverage sales.

Heavy Equipment Sales and Service: shall mean the sale, lease, renting and service and repair of heavy equipment such as farm equipment, farm vehicles, commercial or industrial manufacturing or processing equipment or machinery, or construction equipment.

Height: shall mean the vertical distance between the **established grade**, and:



.1 in the case of a flat roof, the highest point of the roof surface;

.2 in the case of a mansard roof, the deck line;

.3 in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge; or

.4 In the case of a **structure** with no roof, height shall mean the vertical distance between the **established grade** and the top of the **structure**.

Home-Based Child Care: shall mean a child care business operated within a **dwelling unit** and in accordance with the *Childcare and Early Years Act*, or its successor.

Home Occupation: shall mean a business or undertaking conducted for gain or profit within a **dwelling unit** or an **accessory building**, but shall not include the repair and servicing of motor vehicles or internal combustion engines or other uses as prohibited by this By-law.

Hospital: shall mean any public or private institution intended for the emergency and long-term treatment of patients in accordance with Provincial legislation, and which may include associated **research and development**, education and other related **accessory uses** devoted to the care and service of patients, staff and visitors.

Hotel: shall mean premises **used** for the temporary accommodation of guests in furnished rooms, with or without any cooking facilities, recreational amenities exclusively intended for use by guests or staff, and **accessory retail uses**, **accessory restaurants**, and an **accessory convention centre**.

I

Infrastructure: shall mean the **buildings**, **structures**, and corridors forming the foundation for development including water lines, wastewater lines, oil and gas distribution mains, telecommunications lines and other cabled services, transit and transportation corridors, local and district electricity distribution and transmission lines, and local electrical power lines, but shall not include an **energy generation facility** or renewable energy system.

In-ground waste storage structure: shall mean an in-ground **structure used** for the temporary storage of waste/refuse and consisting of sealed container(s) with lockable lids.

Intermodal Shipping Container: shall mean an enclosed metal structure designed to facilitate the transportation of goods by several different means of transportation, and shall include shipping containers, seacans, transport truck trailers, and straight truck boxes and similar prefabricated metal storage units.

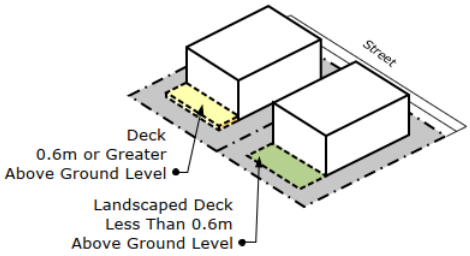
J

K

Kennel: shall mean a place, whether enclosed or not, where cats, dogs, or other household pets are kept for the purposes of raising, breeding, boarding, training, or selling and which may include an outdoor run or outdoor play area for the pets.

L

Landscaped Deck: shall mean a **deck** or similar **structure** less than 0.6 m above ground level used in the same manner as **landscaped open space**.



Landscaped Open Space: shall mean an unoccupied area of land which is used for **soft landscaping** elements such as the growth, maintenance and conservation of grass, flowers, trees and shrubs, vegetation or vegetable gardening, and maintained to allow the permeation of water into the ground. Landscaped open space shall exclude any part of a **driveway**, **parking space**, **parking area**, **loading space**, **parking aisle**, curb, or any area covered by a **building** or **structure**. Landscaped open space may include retaining walls and any surfaced walkways, bicycle paths, or patios.

Landscaped Strip: shall mean a strip of land **used** and maintained for growing grass, vegetation, trees, and which may include fences, noise attenuation walls, retaining walls or similar **structures**. **Driveways**, bicycle paths, and walkways shall be permitted to cross a landscaped strip.

Landscaping, Soft: shall mean an unoccupied area of land which is **used** only for **permeable surface** landscaping elements capable of supporting the growth of vegetation and which largely permits the infiltration of water and which is not suitable for parking by a motor vehicle. Soft landscaping shall not include areas covered by gravel, river rock, artificial grass, or similar materials.

Lane: shall mean a right-of-way which affords access to abutting **lots,** is not intended for general circulation of traffic, and does not include a **street**.

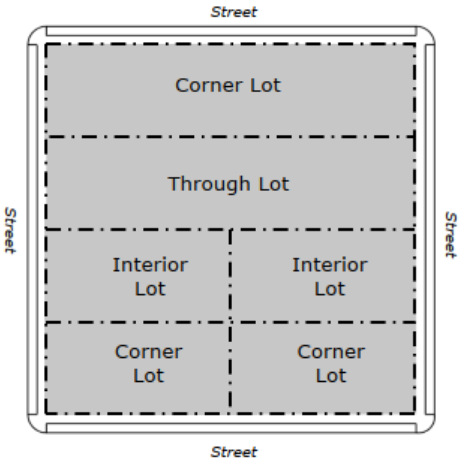
Library: shall mean premises for the collection of printed, electronic, and pictorial material and resources for public use for the purposes of study, reference, and recreation, and which may include **accessory** meeting rooms, activity areas, studio space, art displays and galleries, community theatres, cafeteria, and space for associated recreational **uses**.

Loading Space: shall mean an unobstructed area of land **used** or intended for **use** by the parking of one motor vehicle while such vehicle is being loaded or unloaded.

Lodging House: shall mean a **detached dwelling** in which residential accommodation is provided, or is intended to be provided in which each lodger does not have access to all of the **habitable areas** of the **building** and consists of more than 4 **lodging units**; or a **detached dwelling** in which lodging is provided for more than 4 persons with or without meals.

Lodging Unit: shall mean a room with sleeping facilities supplied to a lodger or lodgers for the use of such person(s). An individual **lodging unit** is not a self-contained **dwelling unit** but is connected to common areas.

Lot: shall mean a parcel of land which fronts on or abuts a **lane** or a **street** and that is legally conveyable in accordance with the *Planning Act* or otherwise defined in exceptions **zones** forming part of this By-law.



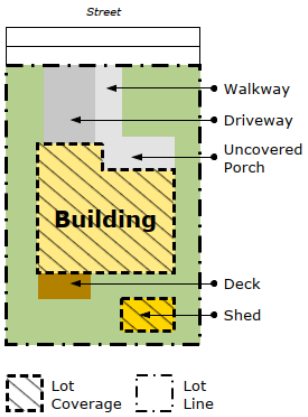
Lot, Corner: shall mean a **lot** situated at the intersection of two or more **streets**, or at the intersection of two parts of the same street and provided the interior angle of intersection of not more than 135 degrees.

Lot, Interior: shall mean a **lot** other than a **corner lot**.

Lot, Pie-Shaped: shall mean any **interior lot** where the **interior side lot lines** converge towards the **front lot line**.

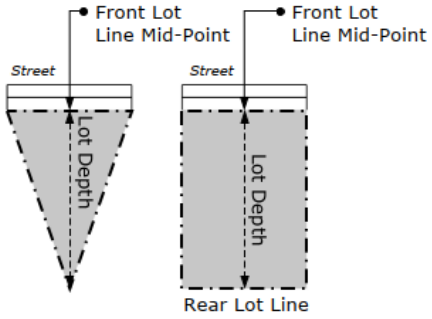
Lot, Through: shall mean a **lot** bounded on 2 opposite sides by **streets**. If any **lot** qualifies as being both a **corner lot** and a **through lot**, such **lot** shall be deemed to be a **corner lot** for the purposes of this By-law.

Lot Area: shall mean the total horizontal area enclosed within the **lot lines** of a **lot**, excluding any area on the **lot** that is **zoned** NS. In the case of a **corner lot** having a **street line** rounding or daylight rounding at the corner with a radius of 7.5 m or less, the **lot area** shall be calculated as if the **lot lines** were produced to their **point of intersection**.



Lot Coverage: shall mean the percentage the **lot** covered by **buildings** as measured to the outer face of walls and columns, but excluding any soffits and overhangs such as eaves and gutters. For greater clarity, lot coverage shall not include any **driveways**, paved areas, patios, **parking spaces**, **parking aisles**, **swimming pools**, **decks**, **landscaped decks**, or walkways, except for those covered by a **building** or **structure**.

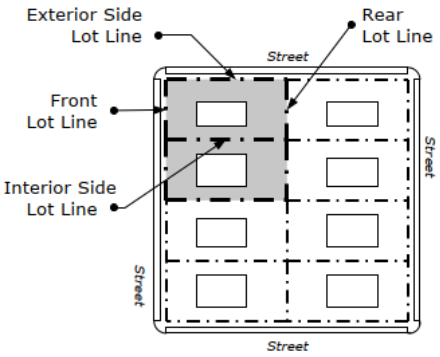
Lot Depth: shall mean the straight-line distance from the mid-point of the **front lot line** to the mid-point of the **rear lot line** of the same **lot**. Where the **side lot lines** converge towards a point and there is no **rear lot line**, the lot depth shall be the straight-line distance from the mid-point of the **front lot line** to the point where the **side lot lines** converge.



Lot Line: shall mean any boundary of any **lot**.

Lot Line, Exterior Side: shall mean the longer **lot line** which abuts a **street** on a **corner lot**.

Lot Line, Front: shall mean the line that divides a **lot** from the **street**, provided that in a case of a **corner lot**, the shorter **lot line** that abuts a **street** shall be deemed to be the **front lot line** and the longer **lot line** that abuts a **street** shall be deemed to be the **exterior side lot line**.



Lot Line, Interior Side: shall mean a **lot line** other than a **front**, **rear** or **exterior side lot line**.

Lot Line, Rear: shall mean the **lot line** opposite to and farthest from the **front lot line**.

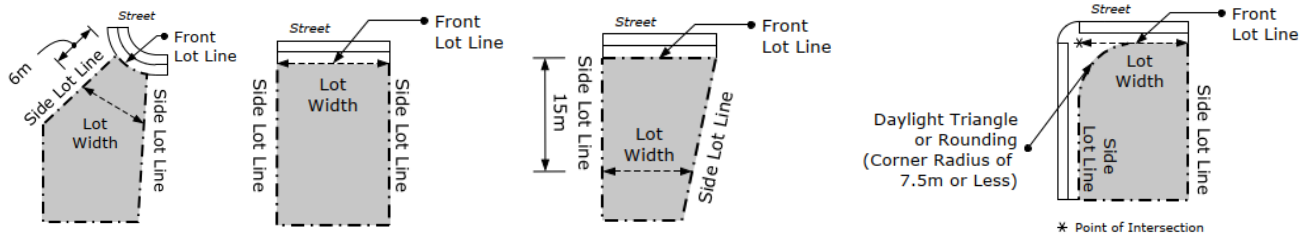
Lot Line, Side: shall mean an **interior side lot line** or **exterior side lot line**.

Lot Width: shall mean the least distance, measured in a straight line, between the **side lot lines**, where the side **lot lines** are parallel, and:

.1 where such **lot lines** are not parallel but converge towards the **front lot line**, the lot width shall be the straight-line distance between two points, one on each **side lot line**, each 6 metres back from the **front lot line**, or

.2 where such **lot lines** are not parallel but converge towards the **rear lot line**, the lot width shall be the straight-line distance between two points, one on each **side lot line**, each 15 metres back from the **front lot line**, or

.3 in the case of a **corner lot** having a **street line** rounding at the corner with a radius of 7.5 metres or less, the **lot width** of such **lot** shall be calculated as if the **lot lines** were produced to their **point of intersection**.



M

Main Wall: shall mean a primary structural exterior front, rear, or side wall as part of a **building**, including any essential structural elements, but excluding any permitted, non-structural projections and excluding any portion of the wall used as an **attached private garage**.

Manufacturing, Processing or Assembly: shall mean premises for the assembly, fabrication, processing, producing, packaging, cleaning alteration or treatment of raw materials or previously produced materials into new products, materials, food, or merchandise, and included associated storage of input materials and produced materials and which may include **ancillary retail sales** of produced merchandise in accordance with the provisions of this By-law. For the purposes of this By-law, manufacturing, processing or assembly includes an **indoor vertical farming** involving hydroponic growth of produce but does not include other **agricultural uses** or a slaughterhouse.

Mechanical Sterilization: shall mean the destruction of microbes in medical, veterinary and pathological waste through the use of high pressure steam.

Medical Office or Clinic: shall mean premises where a licensed medical doctor, dentist or other licensed medical **drugless practitioner** provides services with respect to the diagnosis, treatment and examination of patients, but does not include any overnight accommodation.

Medical Laboratory: shall mean premises for the medical or forensic testing, experimentation or analysis of biological material.

Micro Manufacturing: shall mean a **building** or part thereof used for small-scale manufacturing or production of goods which are also sold and/or consumed on the premises, and which may include shipment for sale at other locations. Without limiting the generality of the foregoing, a micro manufacturing use shall include a micro-brewery or micro-winery.

Model Home: shall mean a **building** or part thereof **used** temporarily for display purposes and may include a **temporary sales office** that is **used** for the sale of homes within the associated plan of subdivision or development, and which is not occupied as a residential **use**.

Motor Vehicle Dealership: shall mean a **building** or place used for the display, sale or rental of motor vehicles.

Motor Vehicle Impound Yard: shall mean premises operated by or under an agreement with a **public authority** for the storage of motor vehicles, which have been seized pursuant to the power of the **public authority** and may include a collision reporting centre.

Motor Vehicle, Oversized: shall mean any motor vehicle having a height greater than 2.6 metres or overall length greater than 6.7 metres or combination of both. External attachments to the vehicle are included in the measurement of height and length.

Motor Vehicle Repair Shop: shall mean a **building** or **structure** used for the repair and servicing of motor vehicles, including restoration of interior components and rebuilding, wrapping, restoration, modification and painting of the exterior, but shall not include a **motor vehicle dealership**, **motor vehicle impound yard**, or a **motor vehicle service station** or any activities associated with a **salvage yard**.

Motor Vehicle Service Station: shall mean premises principally **used** for the **retail** sale of fuel for motor vehicles and **accessory retail** sales and which may include an **accessory motor vehicle washing facility**, **accessory** detailing, **accessory retail**, or **accessory restaurant uses** in accordance with the permitted **uses** and requirements of this By-law.

Motor Vehicle Washing Facility: shall mean a **building** or place containing facilities for washing motor vehicles either through production line methods which may include a conveyor system or similar mechanical devices, detailing service, or a self-service operation.

Museum or Gallery: shall mean premises where paintings, sculptures, works of art, or exhibits of scientific or cultural interest are exhibited or sold.

N

Night Club: shall mean a commercial business wholly contained in a **building** whose principal service is the provision of music entertainment and/or live performances, which may include areas for dancing, and whose secondary function is the service food or beverages. A night club does not include a **restaurant** or a **theatre** and does not form part of those **uses**.

Non-Complying: shall mean the **lot**, **building**, **structure** or other feature which is described as such is being **used** for a purpose permitted in the **zone** in which it is located, but does not comply with one or more of the other requirements and restrictions of the applicable **zone** or the general provisions of this By-law.

Non-Conforming: shall mean that the **lot**, **building** or **structure** which is described as such is being **used** for a purpose not permitted in the **zone** in which the use is located.

Non-Hazardous Solid Waste Processing Use: shall mean a **waste disposal use** that manages or prepares waste for subsequent reuse or disposal. Non-hazardous solid waste processing use typically include material recovery facilities (MRFs) and compost facilities (i.e., for municipal waste). The waste handled at a non-hazardous waste solid processing use is not liquid industrial waste and is not **hazardous waste**.

Non-Hazardous Solid Waste Transfer: shall mean a **waste disposal use** that is **used** for the purpose of transferring waste from one vehicle to another for transport to another **waste disposal use**. Some limited degree of processing (e.g., compaction) of the waste may take place at a non-hazardous solid waste transfer use. The waste handled at a non-hazardous solid waste transfer use is not liquid industrial waste and is not **hazardous waste**.

Non-Residential: shall mean a **use** that contains no **dwelling units** or common areas used in conjunction with **dwelling units**.

O

Office: shall mean any **building** or part thereof **used** by an agency, business or organization where administrative, clerical and professional service practices are carried out, but shall exclude a **medical office or clinic** as separately defined in this By-law.

Organizational Club: shall mean premises **used** by a social, recreational, professional development club of members and their guests and includes facilities associated with the organizational activities of the club and

associated preparation of food and beverages for consumption on the premises, but does not include a **restaurant** or any **retail use**.

Outdoor Market: shall mean an unenclosed area where opened spaces, stalls, tents, similar **structures** or open areas are used for the **retail** sale of goods, articles, agricultural products, and which may include incidental preparation of food and products, but does not include any display or sale of motor vehicle parts, heavy equipment or building materials.

Outside Display and Sales: shall mean an **accessory** outdoor area that is **used** for the display of products or services sold, leased or rented in conjunction with a permitted commercial **use** on the same **lot**.

Outside Storage: shall mean the storage of goods, materials, any **intermodal shipping containers**, machinery or vehicles including **oversized motor vehicles** that are not actively engaged in loading and unloading of goods and materials in conjunction with a business located within a **building** or **structure** on the same **lot**. For greater certainty, outside storage shall not include materials that are displayed as part of an **outside display and sales area**.

P

Parking Aisle: shall mean a component of a **parking area** used to provide vehicular access to **parking spaces**.

Parking Area: shall mean an area of land used by **parking spaces** and **parking aisles** but does not include a **driveway**.

Parking Space: shall mean an area **used** for the parking of one motor vehicle.

Parking Space, Angled: shall mean a **parking space** that is accessed by a motor vehicle at an angle of up to 90 degrees.

Parking Space, Parallel: shall mean a **parking space** that is accessed by a motor vehicle at an angle that does not exceed 15 degrees.

Parking Space, Visitor: shall mean a **parking space** for the exclusive **use** of visitors to the associated **use**.

Parking Structure: shall mean a **building** or **structure used** in whole or in part for the temporary parking of at least 4 motor vehicles, but excludes a **private garage**.

Passive Recreation: shall mean activity characterized by low intensity outdoor pastimes including but not limited to non-motorized trails and natural heritage areas requiring minimal modification of the land surface.

Passive recreation may include associated **structures** and features such as a trail, benches, boardwalk, or gazebo.

Permeable Surface: shall mean an area of land utilizing **soft landscaping** or other landscaped elements which permit the infiltration of water and shall not include artificial grass.

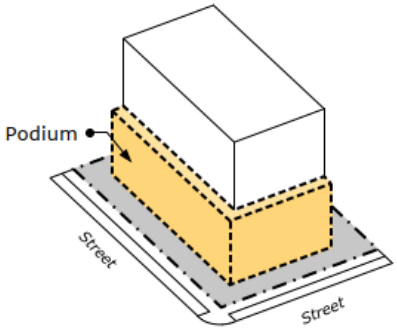
Person: shall mean any association, partnership, corporation, municipal corporation, agent or trustee and the heirs, successors, assigns, executors, administrators or other legal representatives of a person to whom the context can apply according to law.

Personal Service Shop: shall mean an establishment wherein a personal service is provided to patrons, and, without limiting the generality of the foregoing, includes a hairdressing/beauty shop, day spa, a dressmaker shop, tattoo parlour, **dry cleaning and laundry distribution station**, coin laundry/laundromat, massage therapy, pet grooming, travel agency, interior decorator business, picture framing, a shoe repair shop, a tailor, a photo studio or similar **use** and which may include incidental **accessory** sales of articles related to the service.

Pet Day Care: shall mean a facility where dogs, cats and other domestic pets are kept and cared for temporarily and during the majority of the pet's stay the pets are socializing and playing with other pet(s), bathing, grooming or other similar treatment, but does not include a **kennel** or **veterinary clinic** as defined in this By-law and includes no overnight boarding.

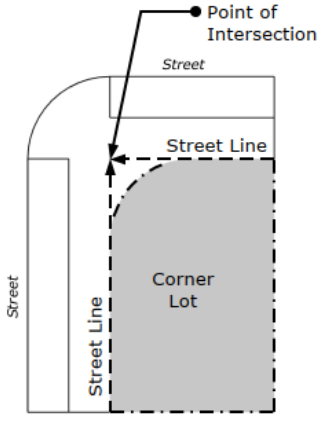
Pharmaceutical Waste: shall mean a waste that is derived from medicines, pharmaceuticals and instruments used to administer medicines or pharmaceuticals.

Place of Worship: shall mean premises primarily **used** for faith-based spiritual purposes wherein people assemble for religious worship, and which may include instruction or teaching, fellowship, recreation, and community outreach activities that are provided for charitable or social purposes and not for commercial gain or profit. **Accessory uses** or facilities to a place of worship may include, but not be limited to, classrooms for religious instruction, nursery or daycare facilities, assembly areas related to faith-based activities, kitchens and eating areas, fellowship halls, recreation facilities and administrative offices related to the place of worship, a **food bank**, and a residential **dwelling unit** in accordance with this By-law.



Podium: shall mean the lower portion of a **building**, as specifically defined by the provisions this By-law.

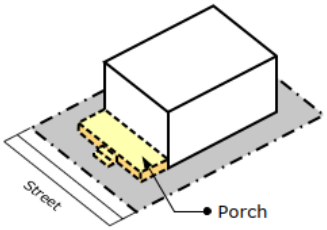
Point of Intersection: shall mean the point where two **street lines** intersect with one another. On any **corner lot**, where the **street line** is curved, the point of intersection shall be determined by projecting each **street line** from



the point where they begin to curve to the point where the projected **street lines** join.

Porch: shall mean an **attached** unenclosed platform, with or without a foundation and/or **basement** with direct access to the ground.

Power Generation (Fuel Combustion) Use: shall mean a facility that, by means of combustion of a fuel, converts thermal energy to electricity through a series of turbines and generators. This excludes centralized heating plants and localized district energy facilities that do not sell power to the Provincial electrical distribution system.



Privacy Screen: shall mean a constructed barrier or feature with a maximum of two vertical sides or segments, that is affixed to, and designed to obscure sightlines and provide privacy for, a patio, **porch**, **deck**, **landscaped deck** or **balcony**.

Private Street: shall mean an easement or private right-of-way **used** by motor vehicles to provide individual primary motor vehicle access to individual freehold **lots** and is privately maintained by an owner or a condominium corporation.

Protected Major Transit Station Area: shall mean an area delineated as a Protected Major Transit Station Area in accordance with Brampton Plan and as shown on Schedule G to this By-law.

Public Authority: shall mean the Corporation of the City of Brampton, The Regional Municipality of Peel, the Crown in Right of Ontario, and the Crown in Right of Canada, and any board, commission, committee or any body or company established or exercising any power or authority under a statute of Ontario or Canada.

Public Park: shall mean an area, surface, place, installation or device, which is designed and **used** principally for outdoor active recreational purposes by the general public. Without limiting the generality of the foregoing, a public park shall include a picnic area, **passive recreation uses**, community garden, tennis court, soccer field, baseball field, volleyball court, pickleball court, basketball court, cricket pitch, skating rink, hiking or cycling trails, skateboard park, **swimming pool**, horseshoe pit, bocce court, lawn bowling court, croquet pitch and shuffleboard court and associated bleachers, washrooms, change rooms and related **accessory uses**. A public park shall not include **commercial recreation**.

Public Street: shall mean a road, avenue, highway, thoroughfare, parkway, bridge or place owned by the Corporation of the City of Brampton, the Regional Municipality of Peel, or the Crown in Right of Ontario, and designed and intended for use by the general public for the passage of motor vehicles.

Public Use: shall mean **uses** that are owned or leased by a **public authority** for community, recreational, administrative, educational, cultural, health care, protection, waste disposal, utility or other governmental purposes, and includes **accessory uses**.

Q

Quonset Hut: shall mean a **building** or **structure** made of corrugated steel, plastic or fabric covering or any combination of steel, plastic, fabric and concrete, having a semi-circular or rounded peak cross-section, which may or may not include end walls.

R

Rail Main Line: shall mean a rail line operated and maintained by a rail company.

Rail Spur Line: shall mean a secondary railway track that is not a rail main line and includes rail spur lines on private property.

Recreational Facility: shall mean an area, surface, place, installation or device, which is designed and used, for active recreational pursuits. A recreational facility may include, but shall not be limited to, a tennis court, ice skating rink, horseshoe pit, bocce court, lawn bowling court, pickleball court, croquet pitch, and shuffleboard court.

Recreational Vehicle: shall mean a motorhome, motorized camper, boat, personal watercraft, snowmobile or similar vehicle, but excludes a **travel trailer** as separately defined herein.

Refreshment Vehicle: shall mean a motorized or towable unit, including an enclosed trailer, from which food and drink are offered for sale to the public for consumption on or off the premises.

Residential Care Home: shall mean a **building** or place offering supervised living accommodation that may include associated support services, **accessory uses** and amenities, and:

.1 Is licensed or funded under Federal or Provincial legislation;

.2 Is for persons requiring semi-independent or supervised group living arrangements; and

.3 Is for more than 10 residents, exclusive of staff.

Restaurant: shall mean premises where food and/or beverages are prepared and offered for sale to the public for consumption either on or off the

premises, and shall include any take-out restaurant, a convenience restaurant (with or without a **drive-through**, but only where a **drive-through** is permitted by this By-law) and a dining room restaurant. A **restaurant** does not include a **refreshment vehicle**.

Restaurant Patio: shall mean an outdoor seating or lounging area used in association with, and **accessory** to, a **restaurant**.

Research and Development: shall mean premises where scientific research, technical research, prototype development, or product testing, is conducted.

Reserve: shall mean a strip of land owned by a **public authority** for the purpose of preventing legal access from adjoining lands.

Retail: shall mean premises where goods or materials are kept and sold, leased, rented to the general public and excludes **uses** otherwise specifically defined by this By-law.

Rooftop Mechanical Equipment: shall mean mechanical and structural equipment located on the roof of any building, and used in association with electrical, plumbing, HVAC, elevators, and similar systems essential to the operation or maintenance of the building. and for the purposes of this By-law, shall also include an enclosed stairway that provides access to the rooftop and a mechanical penthouse that encloses such **structures**.

S

Salvage Yard: shall mean a place where land is **used** for the outside handling or storage of used goods and materials intended for reclamation, resale and/or disposal purposes. Without limiting the generality of the foregoing, a salvage yard includes **uses** such as auto wreckers and scrap metal dealers.

School, Commercial: shall mean premises where instruction or training in specialized skills or general knowledge is provided for compensation including recreational instruction and tutoring, but does not include a **commercial motor vehicle school**, an **elementary school** or **secondary school**, or a **college or university**.

School, Commercial Motor Vehicle: shall mean premises where the instruction or training in the operation of trucks, motor vehicles, and heavy equipment, is provided.

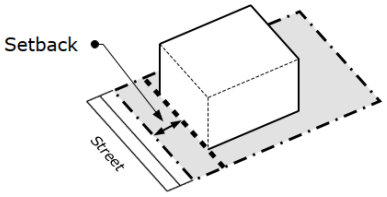
School, Elementary: shall mean a public or private school that is Provincially approved to provide instruction based on the Provincial curriculum principally for kindergarten to grade 8 students.

School, Secondary: shall mean a public or private school that is Provincially approved to provide instruction based on the Provincial curriculum principally for grade 9 to grade 12 students.

Self Storage Facility: shall mean a **building** or part thereof in which individual units or defined spaces are rented, leased or sold to the general public for the purposes of providing indoor storage space for temporary or permanent use, and which may include **accessory retail** sales, but shall not include a **warehouse**.

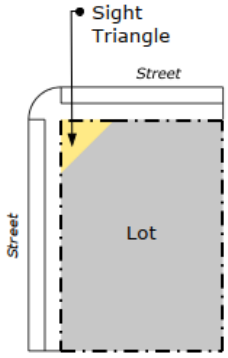
Semi-circular Driveway: shall mean a **driveway** that is connected between two access points from the same **street** serving a single residential **lot**.

Setback: shall mean the distance between a **lot line** and the nearest wall of any **building** or **structure**, measured perpendicular to the **lot line**, and as indicated in the context in which the term is applied.



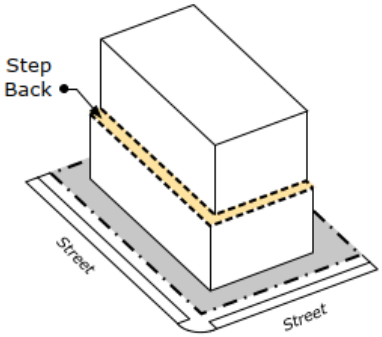
Single Room Occupancy Housing: shall mean a form of multi-tenant housing, consisting of single room housing units accessed by common hallways in which some or all common amenities are shared by residents, including common dining, kitchen, recreation/living, and washroom facilities. The single room occupancy housing may be located in a stand alone **building** or integrated into a mixed-use **building**.

Sight Triangle: shall mean a portion of land that is maintained for the purpose of providing an unencumbered sight visibility area for pedestrians and vehicles and does not include a **daylight triangle or rounding**.



Stacking Space: shall mean a portion of a **lane** used for queueing motor vehicles that are awaiting or receiving service from a **drive-through** or another automotive service.

Step Back: shall mean an additional required **setback** for the upper **storeys** of a **building**, relative to the lower **storeys** of the **building**. The step back is measured from the wall face of the lower **storeys** to the wall face of the upper **storeys**.



Storey: shall mean that portion of a **building** between a floor surface and the ceiling or roof that is above it, and with a height of at least 1.8 m. A **basement** as defined in this By-law is not considered a **storey**.

Street: means a **public street** or a **private street**.

Street Line: shall mean any **lot line** abutting a **public street**.

Structure: shall mean anything that is **erected**, built, or constructed, or requires location on the ground or attachment to something having location on the ground, and which shall include a statue, monument, cenotaph or similar ornamental or commemorative landscape feature having a **height** of more than 1.8 m but shall not include a fence or **privacy screen**.

Supportive Housing Residence Type 1: shall mean a single **dwelling unit** in a residential **dwelling** of any kind that is licensed, approved or funded under Federal or Provincial statute for the accommodation of 3 to 10 residents, exclusive of staff, that provides a group living arrangement under responsible supervision, commonly referred to as a group home or an auxiliary group home. A Supportive Housing Residence Type 1 shall not include a Supportive Housing Residence Type 2 or have any correctional purpose.

Supportive Housing Residence Type 2: shall mean a single **dwelling unit** that is licensed, approved or funded under Federal or Provincial statute for the accommodation of 3 to 10 residents, exclusive of staff, that provides housing and rehabilitation for persons on probation, parole, early or re-release, or any other form of executive, judicial or administrative release from a penal institution, sometimes referred to as a group home for correctional purposes. A Supportive Housing Residence Type 2 shall not include a Supportive Housing Residence Type 1.

Surface Parking: shall mean any **parking space** or **parking area** including **parking aisles**, that is located on the finished ground surface and is not contained or otherwise enclosed in a **building** or **structure**, including an above-ground or below-ground **parking structure**.

Swimming Pool: shall mean any **structure**, basin, chamber or tank containing or capable of containing an artificial body of water intended for swimming, wading, diving or recreational bathing, and having, when filled, a water depth of 0.6 m or more at any point.

T

Tandem Parking: shall mean an arrangement of **parking spaces** oriented in the same direction of travel, in which one or more of the spaces do not have access to a **parking aisle** and are accessible only through other **parking spaces**.

Temporary Tent: shall mean a temporary tent or other non-permanent **structure** set up and used to shelter persons and things in association with a private event and shall not include any commercial activities.

Temporary Sales Tent: shall mean a non-permanent structure set up and **used** to shelter persons and things and is **used** in conjunction with a commercial **use** for the sale and display of goods and merchandise associated with the business.

Temporary Sales Office: shall mean a **building** or part thereof **used** for the sale of homes within the associated plan of subdivision or development, and which is not occupied as a residential **use**.

Theatre: shall mean an entertainment facility including cinemas, live performances and concerts are provided and which may include incidental retail or food/beverage sales for consumption on the premises, but does not include a **night club**.

Thermal Degradation: shall mean a **waste disposal use** that treats non-hazardous waste and **hazardous waste** by thermal means, including incineration, gasification, pyrolysis or plasma arc treatment, and includes:

.1 "Thermal Degradation (Energy from Waste) Use" shall mean a Waste Disposal Use that treats non-hazardous waste by Thermal Degradation and is accompanied by the generation of electricity, in which case the waste is used as a fuel source for the production of energy and/or heat. It shall not include the thermal degradation of hazardous wastes.

.2 "Thermal Degradation (Non-Energy Producing) Use" shall mean a Waste Disposal Use designed and operated for the degradation or destruction of non-hazardous waste by Thermal Degradation. For the purposes of this category, Thermal Degradation of waste shall not include the generation of electricity. It shall not include the Thermal Degradation of Hazardous Wastes.

.3 "Thermal Degradation (Hazardous Waste) Use" shall mean a Waste Disposal Use that treats hazardous waste by Thermal Degradation. Thermal Degradation shall not include mechanical sterilization."

Transit Station: shall mean premises **used** for the temporary parking of transit buses, railcars or other transit vehicles which are engaged in the pickup and drop-off of passengers and transferring of passengers, and includes **accessory uses** such as **convenience retail** and food storage and **structures** to provide amenities to passengers.

Transportation Depot: shall mean premises **used** for parking, storage and/or dispatch of commercial motor vehicles and transport trucks, including incidental maintenance, dispensing of truck fuel, truck weighing facilities, washing facilities, and including intermodal facilities.

Travel Trailer: shall mean a trailer that is **used** or intended to be **used** for short-term or seasonal occupancy and is or is intended to be located or parked on a site for a temporary or seasonal period.

U

Unenclosed: shall mean open to the air on one or more sides of the **structure**, excluding required guard panels and rails.

Urban Park: shall mean a publicly accessible outdoor area providing passive recreational and social gathering opportunity, and which may include privately owned, publicly accessible spaces.

Use: shall mean:

.1 when used as a noun, the purpose for which a **lot** or **building** or **structure** or any combination thereof, is designed, arranged, intended, occupied or maintained; and

.2 when used as a verb, anything that is done or permitted by the owner or occupant of any land, **building** or **structure** directly or indirectly or by or through any trustee, tenant, servant or agent acting for or with the knowledge or consent of such owner or occupant for the purpose of making use of the said land, **building** or **structure**.

V

Vertical or Indoor Farm: shall mean a **building used** for the indoor production, cultivation and processing of agricultural crops and produce. The **use** shall not include raising, keeping, or harvesting of livestock.

Vertical Clearance: shall mean the space between the ground level or floor surface to the height of the nearest obstruction.

Veterinary Clinic: shall mean premises **used** for the medical or surgical treatment of pets and animals, and which does not include overnight boarding, except for the accommodation of pets and animals undergoing medical treatment and under the supervised care of a veterinarian or employee of the veterinarian. A veterinary clinic shall not include an outside run.

W

Warehouse: shall mean a **building** or part thereof used to store goods, equipment, merchandise or materials but does not include the display of merchandise for sale, rental, or lease but excludes a **waste disposal use** or a **self-storage facility**.

Waste Disposal Use: shall mean:

.1 any land upon, into, in or through which, or **building** or **structure** in which, waste is deposited, disposed of, handled, stored, transferred, treated or processed, and,

.2 any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment or processing referred to in clause .1; and,

.3 notwithstanding clauses .1 and .2, it does not include any product, returned to a manufacturer or supplier of the product for reprocessing, repackaging or resale for any reason, including that the product, substance or organism is:

.a defective or otherwise not usable for its original purpose,

.b or in surplus quantities but still usable for its original purpose.

.4 notwithstanding clause .3, it does not apply to severely toxic waste, hazardous waste chemicals or manufacturing intermediaries, radioactive waste, or PCB waste; and,

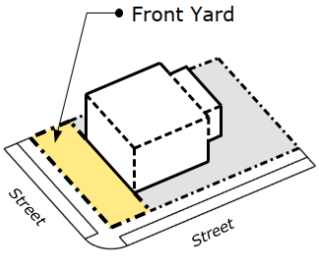
.5 notwithstanding clauses .1 and .2, it does not include the temporary storage of spent or surplus material inputs or by-products of a manufacturing **use** that are temporarily stored at a manufacturing facility until such time as they are removed from the facility for disposal.

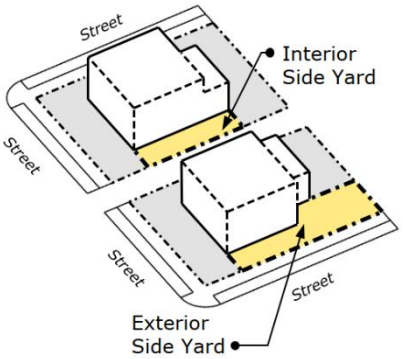
Waste Processing Station: shall mean a facility that receives, stores and/or processes waste materials for the purpose of creating new products or materials within an enclosed **building** unless it is owned or operated by the Regional Municipality of Peel on lands where **outside storage** is permitted.

Waste Storage Enclosure: shall mean a **structure** used to visually screen and eliminate odour impacts from waste, recycling, and compost bins.

Waste Transfer Station: shall mean a facility where waste materials are collected for shipment and may be sorted and/or prepared for transportation within a storage bin or enclosed **building**.

Workshop: shall mean premises **used** for the design and custom production of goods and articles, including custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.





X

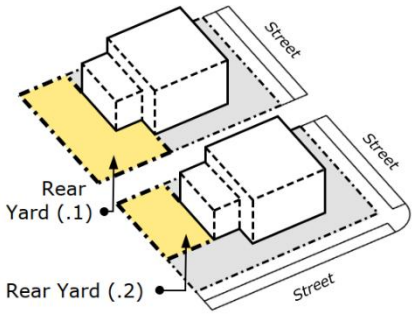
Y

Yard: shall mean an open portion of the land on the same **lot** with the main **building** or **structure**, unoccupied and unobstructed except as specifically permitted in this By-law and located between any **building** and a **lot line**.

Yard, Exterior Side: shall mean a **yard** extending from the **front yard** to the **rear lot line** between the **exterior side lot line** and the nearest **main wall** of any **building** or **structure** on the **lot**.

Yard, Front: shall mean a **yard** extending across the full width of a **lot** between the **front lot line** and the nearest **main wall** of any **building** or **structure** on the **lot**.

Yard, Interior Side: shall mean a **yard**, other than an **exterior side yard**, extending from the **front yard** to the **rear yard** of a **lot** between an **interior side lot line** and the nearest **main wall** of any **building** or **structure** on the **lot**.



Yard, Rear: shall mean:

.1 in the case of an **interior lot**, a **yard** extending across the full width of the **lot** between the **rear lot line** and the nearest **main wall** of any **building** or **structure** on the **lot**; or

.2 in the case of a **corner lot**, a **yard** extending from a **side lot line** to an **exterior side yard**, and between the **rear lot line** and the nearest **main wall** of any **building** or **structure** on the **lot**.

Yard, Side: shall mean an **interior side yard** or an **exterior side yard**.

Z

Zone: shall mean an area of land designated for certain **uses**, and subject to **lot** and **building** requirements, as set out in this By-law.

Chapter 3: General Provisions

Section 3.1: Accessory Uses, Buildings and Structures

Note: The General Provisions of this By-law apply to all zones. However, the applicability of the requirements in Chapter 3 will depend on the specific project, as not all requirements will be relevant to every proposed development or project. The reader should confirm the applicable requirements from Chapter 3 in addition to the zone requirements.

Note: Requirements for accessory uses, buildings and structures are contained here as well as in the applicable zone requirements. Section 5.2.B, for example, includes specific requirements for accessory uses, buildings and structures in the Residential Zones.

3.1.A General

.1 In this By-law, where a **use** is permitted, any **use** which is **accessory** to the principal permitted **use** shall also be permitted.

.2 Unless explicitly permitted by this By-law, **habitable space** shall not be permitted within any **accessory building** or **structure**.

.3 Notwithstanding Section 3.1.A.1, where a specified **accessory use** is identified in the permitted use regulation tables for any **zone**, the permission of that **accessory use** and associated **buildings** and **structures** shall be restricted in accordance with the permitted use tables. This shall include:

- .a **Accessory offices**;
- .b **Drive-throughs** and **motor vehicle washing facilities**;
- .c **Home occupations**;
- .d **Outside storage**;
- .e **Outside display and sales**;
- .f **Restaurant patios**;
- .g **Seasonal garden centres** and **temporary sales tents**; and
- .h Any other **accessory use** specifically indicated in the permitted use tables contained in Chapters 4 through 11.

3.1.B Accessory Buildings and Structures in Non-Residential Zones

In all zones except the Residential Zones, the following provisions shall apply to any **accessory buildings** or **structures**:

.1 The **height** of an **accessory building** or **structure** shall not exceed the greater of 4.5 m or the maximum **building height** in the applicable **zone**.

.2 The **accessory building** or **structure** shall be located at least 3.0 m from any **lot line**. Notwithstanding this provision, where the **lot** abuts any Residential, Mixed Use, Institutional, Natural System, Park, or Open Space **zone**, the minimum **setback** shall be the

minimum required **building setback** as stated in the applicable **zone**.

.3 Notwithstanding the provisions above, and notwithstanding the restrictions in any exception zone in Chapter 12, an **accessory structure** in the form of a statue, monument or similar ornamental or commemorative landscape feature shall be permitted in any **yard**, provided that:

.a The **structure** does not exceed a **height** of 4.5 m.

.b The base of the **structure** does not exceed an area of 15.0 m^2 and the body of the **structure** does not extend beyond perimeter of the base.

.c The **structure** is not closer than 1.5 m to any **lot line**, except where the **lot line** abuts a Residential or Open Space zone, the minimum **setback** shall be equal to the **height** of the **structure**.

Section 3.2: Conservation Authority Regulation Limit

.1 On any lands subject to the Conservation Authority Regulation Limit, as administered by the applicable Conservation Authority, a permit may be required from the applicable Conservation Authority prior to issuance of a building permit in accordance with the *Building Code Act* and the *Conservation Authorities Act*, and applicable regulations.

Note: The Conservation Authority should be contacted regarding any projects within their Regulation Limit, as a permit may be required prior to receiving a building permit from the City for the proposed works. The Regulation Limit is administered by the Conservation Authority. Some lands in the City may be located in a floodplain and not currently zoned Natural System, so early consultation with the Conservation authority is recommended to confirm if a permit will be required.

.2 Notwithstanding any provision of this By-law, in any lands located in the Conservation Authority Regulation Limit as determined by the Conservation Authority, the following **uses** shall be prohibited in **hazardous lands** and **hazardous sites** as determined by the City in consultation with the applicable Conservation Authority:

.a Institutional **uses** including **hospitals**, **residential care homes**, **retirement homes**, **child care centres** and any public or private schools;

.b Essential **emergency service** facilities including fire, police, ambulance stations and electrical substations; and

.c **Uses** associated with disposal, manufacture, treatment or storage of **hazardous substances**.

Section 3.3: Floodplain Overlays (Schedule J)

3.3.A Provisions Applicable to All Downtown Floodplain Overlay Areas

.1 Notwithstanding any other provision of this By-law, on any lands subject to any Downtown Floodplain Overlay, as shown on Schedule J, the following provisions shall apply:

.a Residential **uses** and **hotels** constructed shall provide an emergency pedestrian access from the **building** to lands situated at or above the Regulatory Storm Flood elevation as established by the Toronto and Region Conservation Authority. Such emergency pedestrian access shall be above the Regulatory Storm Flood elevation in its entirety.

.b All **buildings** and **structures** shall be floodproofed to the level of the Regulatory Storm Flood elevation and dry passive floodproofing of new **buildings** or **structures** may be required. Where it has been demonstrated to the satisfaction of the City in consultation with the Toronto and Region Conservation Authority that it is technically impractical to flood proof a **building** or **structure** to the Regulatory Flood level, floodproofing must be to the highest level technically feasible. However, the minimum floodproofing level shall be to the 1:350 storm elevation, as determined by the Toronto and Region Conservation Authority.

.c All **buildings** and **structures** shall locate primary **building** system controls, such as service units and panels, at or above the Regulatory Storm Flood elevation.

.d No **dwelling units**, or any portion of the suites associated with **hotels** shall be constructed below the Regulatory Storm Flood elevation.

.e The following **uses** shall not be permitted:

.i **hospital**;

.ii **residential care home**;

.iii **child care centre**;

.iv **elementary school**;

.v **secondary school**;

.vi essential **emergency services**, including fire, police (except for a neighbourhood-serving police station that is not designed or intended to serve an essential function during an emergency event such as flooding and not exceeding 464 m^2 in **gross floor area**), ambulance stations and electrical substations; and,

.vii **uses** associated with the disposal, manufacturing, treatment or storage of **hazardous substances**.

3.3.B Downtown Floodplain Overlay Area 1

.1 Notwithstanding any other provision of this By-law, on any lands subject to Downtown Floodplain Overlay Area 1, as indicated on Schedule J, the following provisions shall apply:

.a The maximum total number of residential **dwelling units** permitted to be constructed within all lands subject to Downtown Floodplain Overlay Area 1 after May 7, 2014 shall be 900.

.b The maximum total **gross floor area** of **non-residential uses** permitted within all lands subject to Downtown Floodplain Overlay Area 1 shall be 41,000 m^2.

3.3.C Downtown Floodplain Overlay Area 2

.1 Notwithstanding any other provision of this By-law, on any lands subject to Downtown Floodplain Overlay Area 2, as indicated on Schedule J, the following provisions shall apply:

.a The maximum total number of residential **dwelling units** permitted to be constructed within all lands subject to Downtown Floodplain Overlay Area 2 after May 7, 2014 shall be 185.

.b The maximum total **gross floor area** of **non-residential uses** permitted within all lands subject to Downtown Floodplain Overlay Area 2 shall be 45,000 m^2.

3.3.D Downtown Floodplain Overlay Area 3

.1 Notwithstanding any other provision of this By-law, on any lands subject to Downtown Floodplain Overlay Area 3, as indicated on Schedule J, the following provisions shall apply:

.a No residential **dwelling units** that did not exist on the effective date of this By-law shall be permitted.

.b The maximum **gross floor area** of **non-residential uses** permitted within all lands subject to Downtown Floodplain Overlay Area 3, including any **hotels** subject to Section 3.3.D.1.c shall be 88,000 m^2.

.c The total amount of **gross floor area** of any new or expanded **hotels** shall not exceed 150 suites and 11,000 m^2 of **gross floor area** within all lands subject to Downtown Floodplain Overlay Area 3.

.d Notwithstanding Section 3.3.A.1, development abutting Main Street and/or Queen Street is permitted to be floodproofed and provide entrances and **ground floor** finished floor elevations to the 1 in 350 year storm elevation. Entrances to below-grade **parking structures** shall be dry passively floodproofed in accordance with Section 3.3.A.1.

3.3.E Downtown Floodplain Overlay Area 4

.1 Notwithstanding any other provision of this By-law, on any lands subject to Downtown Floodplain Overlay Area 4, as indicated on Schedule J, the following provisions shall apply:

.a No additional **dwelling units** shall be permitted unless safe access to lands outside of the Downtown Floodplain Regulation Area can be achieved from the **building**. Such access shall be over lands entirely above the Regulatory Storm elevation as established by the Toronto and Region Conservation Authority.

.b All residential **habitable space** within or added to an existing **dwelling** shall be floodproofed to the Regulatory Storm Flood elevation.

Section 3.4: Frontage on Road or Street

.1 No **person** shall erect any **building** or **structure** on any **lot** unless:

.a the **lot** upon which such **building** or **structure** is to be **erected** fronts upon a **public street**;

.b the **lot** will have frontage on a **public street** that will be assumed by a **public authority**, pursuant to an approved **development agreement** with a **public authority**;

.c the **building** or **structure** is part of a plan of condominium and the **lot** has direct access to a **public street**;

.d the **lot** is legally tied to a common element condominium that has or will have frontage on a **common element condominium roadway** which has or will have direct access to a **public street**, or there is access to the **public street** via another **common element condominium roadway**, in accordance with a **development agreement** with a **public authority**; or

.e the **lot** otherwise has access to a **private street** as was legally existing on the effective date of this By-law.

.2 Notwithstanding the provisions of this section, a **lot** used principally for **infrastructure**, trails, or **conservation uses** shall not require frontage.

Section 3.5: Height Exceptions

.1 Any maximum **height** requirement of this By-law shall not be applicable to the following **structures** and **building** components, and further, the following **structures** shall not be counted towards achieving any minimum **height** requirement specified in this By-law:

.a A spire, minaret or similar structure associated with a **place of worship**.

.b Elevator enclosures.

.c Flag poles, television or radio antennae, ventilators,

.d Silos.

.e Clock towers.

.f A chimney associated with a **dwelling unit**, provided the associated **structure** does not exceed 2.0 m in **height** above the maximum permitted **building height** in the applicable **zone**.

.g A chimney or smokestack associated with any **non-residential use**.

.h **Buildings** and **structures** associated with **transit stations**, public works yards, or **emergency services**.

.i **Infrastructure** maintained by a **public authority**.

.j Skylights and solar panels and associated structures up to 0.3 m in **height**.

Note: This By-law provides maximum height requirements in most zones, which will limit the height of buildings in the zone. However, certain structures and building components are not subject to the maximum height requirements, as described here in Section 3.5.

.k A water tank and water / cooling towers.

.l An **accessory building** associated with a permitted **agricultural use**.

.2 **Height** requirements for **rooftop mechanical equipment** shall be in accordance with Section 3.13.

.3 The minimum **building height** requirements in this By-law shall not apply to a **transit station** or **infrastructure**.

Section 3.6: Lester B. Pearson International Airport Operating Area Overlay (Schedule I)

.1 Notwithstanding any other provision of this By-law, on any lands subject to the Lester B. Pearson International Airport Operating Area overlay, as shown on Schedule I, the following uses shall be prohibited:

.a any type of residential **dwelling unit**;

.b **residential care home**;

.c **child care centre**;

.d **hospital**; and

.e **elementary school** or **secondary school**.

.2 Notwithstanding clause .1, a residential **dwelling**, a **child care centre**, a **hospital**, a **residential care home**, an **elementary** or **secondary school** that was legally existing on the day of the date of coming into effect of this By-law shall be a permitted **use** in accordance with the **lot** and **building** requirements of the applicable **zone**.

.3 For lands located north of Steeles Avenue, no **building** or **structure** shall be higher than 9.0 m above **established grade** if the **building** or **structure** is located within 178 m east of the easterly limits of Torbram Road.

Section 3.7: Mix of Uses

.1 Where more than one **use** is permitted in the applicable **zone**, the **lot** may be used for any combination of the permitted **uses**, except as otherwise specified in this By-law.

.2 Where any land or **building** is used for more than one purpose, all provisions of this By-law relating to each **use** shall be complied with.

Note: Where a zone permits multiple uses, those uses can generally be combined on a lot flexibly, including in the same building. However, this by-law includes some restrictions on how certain uses may be combined, as stated in the general provisions or in the zone requirements.

Section 3.8: Model Homes and Temporary Sales Offices

.1 **Model homes** and **temporary sales offices** shall be permitted in accordance with the following requirements:

.a the land is located within a proposed plan of subdivision or condominium that has been draft approved or is subject to a site plan that has received approval within the meaning of the *Planning Act* and the lands have been zoned to permit the associated development;

.b the **model homes** will comply with the requirements of this By-law with respect to the applicable **zone** and shall not be occupied for residential **use** until such time as the plan of subdivision or condominium has been registered within the meaning of the *Planning Act*; and

.c the number of **model homes** does not exceed 10% of the proposed number of **lots** or **dwelling units**, whichever is less, within the applicable plan of subdivision, Site Plan, or plan of condominium.

Section 3.9: Number of Buildings Per Lot

.1 Except where specifically prescribed in an applicable **zone**, this By-law shall not restrict the number of permitted **buildings** on one **lot**, provided all requirements of the By-law are complied with for each **building**.

.2 Notwithstanding Section 3.9.1, a maximum of one detached **dwelling**, **semi-detached dwelling**, **linked dwelling**, **duplex dwelling**, **triplex dwelling**, **fourplex dwelling**, or **street townhouse dwelling** is permitted per **lot**. This shall not apply to restrict the creation of any **additional residential unit** as may be permitted by this By-law.

Section 3.10: Permitted Yard Encroachments

.1 Every part of any minimum **yard** as required by this By-law shall be open and unobstructed by any **building** or **structure** from the ground to the sky except by:

.a **accessory structures** or components inclusive of drop awnings, clothes lines or poles, flag poles, garden trellises, fences, retaining walls, signs and other **structures** where they are specifically permitted in this By-law;

Note: This By-law typically requires minimum yards to be established, in which buildings and structures are not permitted and landscaping is provided. The permitted yard encroachments of Section 3.10 provide some exceptions to this, including allowing certain building components and features to encroach into the required yards for greater flexibility.

.b **landscaped decks**, provided they are not located higher than 0.6 m above grade; and

.c the **structures** listed in Table 3.10.1 which are permitted to project into the minimum **yards** indicated for the distances specified.

Table 3.10.1 – Permitted Yard Encroachments in All Zones

Structure	Yard Where an Encroachment is Permitted	Maximum Encroachment
Access stairs used to provide access to an unenclosed roofed **porch** or a **deck**	**Front, rear, and exterior side yards**	Unrestricted, but the feature shall be no closer than 0.25m from any **lot line**
Bay, Bow, or Box Window, with or without a foundation, up to a maximum width of 4.0 m.	Any **yard**	1.0 m, but the feature shall be no closer than 1.2 m from any **lot line**
Balconies and **decks**, including any associated access stairs	**Front yard** (back-to-back townhouse and back-to-back stacked townhouse dwellings only)	1.8 m, but the feature shall be no closer than 0.6 m to any **lot line**
	Exterior side yard	1.8 m, but the feature shall be no closer than 0.6 m to any **lot line**
	Rear yard	3.5 m, but the feature shall be no closer than 3.0 m to the **rear lot line**
	Interior side yard	No encroachment is permitted, except where **dwelling units** are **attached** along a common **interior side lot lines**, **balconies** and **decks** are permitted to be located up to 0.0 m of the **interior side lot line**, provided there is a common **privacy screen** or fence extending at least 1.6 m from the surface of the **balcony** or **deck**
Barrier-free access ramp	Any **yard**	Unrestricted, but the feature shall be no closer than 0.6 m from any **lot line**
Covered entryway for an **additional residential unit**, with or without a foundation, not exceeding 3.5 m in width and length, or any landing or stairs providing entry into an **additional residential unit** at grade	**Exterior side, interior side** or **rear yards**	Unrestricted, but the feature shall be no closer than 0.6 m from any **lot line**
Drop awning in any Mixed-Use **zone**	**Front yard** or **exterior side yard**	Unrestricted (0.0 m from the **front** and **exterior side lot lines**)
	Interior side yard or **rear yard**	3.0 m, but the feature shall be no closer than 0.6 m from any **lot line**

Structure	Yard Where an Encroachment is Permitted	Maximum Encroachment
Drop awning in any zone except a Residential or Mixed-Use zone	**Front yard** or **exterior side yard**	Unrestricted, but the feature shall be no closer than 0.6 m from the **front** or **exterior side lot line**
	Interior side yard or **rear yard**	3.0 m, but the feature shall be no closer than 0.6 m from any **lot line**
Fireplace or chimney not exceeding 2.0 m in width	**Exterior side**, **interior side** or **rear yards**	1.0 m, but the feature shall be no closer than 0.6 m from any **lot line**
Heating, ventilation, and air conditioning	**Interior side yard** or **rear yard**	Unrestricted, but the feature shall be no closer than 0.6 m from any **lot line**
Sills, belt courses, cornices, gutters, pilasters, eaves, parapets or canopies	Any **yard**	0.6 m
Structures associated with parkade ventilation	Any **yard**	Unrestricted, but the feature shall be no closer than 0.6 m from any **lot line**
Unenclosed, roofed **porches**, with or without a foundation, not exceeding one storey in **height** and including any eaves/overhangs associated with the **porch**	**Front** and **exterior side yards**	1.8 m, but the feature shall be no closer than 0.6 m from any **lot line**

Section 3.11: Provisions for Uses Permitted in More than One Zone Category

The following provisions apply to specific **uses** where they are permitted by this By-law. The requirements of this Section shall be read in conjunction with all other requirements of this By-law. Where there is conflict, the more restrictive requirements shall apply.

Note: Certain uses are permitted across several different zone categories, and are subject to special restrictions. Section 3.11 provides special requirements for these uses. These requirements build upon the applicable zone requirements. All requirements would have to be met. The zones indicate where these uses are permitted if it is not stated in this section.

3.11.A Community Garden

Where permitted by this By-law, a **community garden** shall be in accordance with the following provisions:

.1 In any Residential Zone where the **community garden** is the principal use of the **lot**, any **buildings** and **structures** associated with the **community garden** shall be in compliance with the **yard requirements** of the **zone**. Where the **community garden** is an accessory **use** on a residentially zoned **lot**, the **buildings** and **structures** associated with the use shall be in accordance with the applicable requirements for **accessory buildings** and **structures**.

.2 In any **zone** other than a Residential Zone, any **buildings** and **structures** associated with the **community garden** shall be in

accordance with the **lot** and **building** requirements of the applicable **zone**.

.3 A **community garden** shall not include any **retail use**, except that a temporary outdoor market may be used to sell or trade the produce grown on the premises, provided the market does not exceed 60 days in any calendar year, and provided the temporary outdoor market is located no closer than 3.0 m from any **lot line** and does not include any permanent **structures**.

3.11.B Drive Throughs and Motor Vehicle Washing Facilities

Where permitted by this By-law, a **drive-through** associated with any **use** and any **motor vehicle washing facility** shall be in accordance with the following provisions:

.1 Notwithstanding the permitted **uses** of this By-law, a **drive-through** or **motor vehicle washing facility** shall not be permitted:

.a within 90 m of any **Boulevard** as shown on Schedule K, which shall be measured from any **lot line** abutting the **Boulevard** right-of-way; and

.b within any **Protected Major Transit Station Area** as shown on Schedule F.

.2 The minimum number of **stacking spaces** per **drive-through**, gas pump, bay or **structure** providing service shall be in accordance with Table 3.11.B.1.

Table 3.11.B.1 – Minimum Stacking Spaces

Use	Minimum Number of Stacking Spaces
Restaurant	10
Retail	3
Automatic **motor vehicle washing facility** (no stacking shall be required for a self-service **motor vehicle washing facility**)	8 (each facility)
Financial service	4
Gas bar	1 (each gas pump)
Any other commercial **use** providing service to patrons while they remain in their motor vehicle	3 (each service window/bay)

.3 The minimum dimensions of a **stacking space** shall be 3.0 m by 5.5 m.

.4 Minimum required **stacking spaces** shall be arranged in a continuous lane without interruptions from aisles, through **lanes**, **parking spaces**, **driveways**, or **loading spaces**.

.5 Minimum required **stacking spaces** shall be measured as follows:

.a **Stacking spaces** associated with any **restaurant** or **retail use** shall be measured from a point that is located 2.0 m beyond the middle of the **drive-through** window used to receive goods.

.b **Stacking spaces** associated with a **financial service** shall be measured from a point located 2.0 m beyond the middle of the drive-through bank machine.

.c **Stacking spaces** associated with a **motor vehicle washing facility** or a **use** where the patron drives the motor vehicle into a vehicular bay shall be measured from a point that is 2.0 m from the entrance to the service bay.

.d **Stacking spaces** associated with a gas bar shall be measured from a point that is located 0.3 m beyond the middle of the gas pump.

.6 No part of a **drive-through** shall be located within 15.0 m of any Residential zone, Mixed Use zone, Institutional zone, Park zone, or Open Space zone.

.7 No part of a **drive-through** or **stacking space** shall be located within a **parking area** or **driveway**.

.8 No part of a **drive-through** or **stacking space** shall be located within the **front yard** or **exterior side yard**.

3.11.C Home Occupations

Where permitted by this By-law, a **home occupation** shall be subject to the following provisions:

.1 In any **detached dwelling**, **semi-detached dwelling**, **linked dwelling**, **street townhouse dwelling**, or **cluster townhouse dwelling**, excluding any **additional residential unit**, a **home occupation** shall be permitted as **accessory** to each **dwelling unit** in accordance with the following:

.a A maximum of one **home occupation** is permitted per **dwelling unit**.

.b The **home occupation** shall be operated by the residents occupying the associated **dwelling unit**, plus a maximum of

Note: Two types of home occupations are contemplated in this By-law. Section 3.11.C.2 allows 'home offices' in conjunction with any dwelling unit. Section 3.11.C.1 allows a broader range of home occupation types in conjunction with certain types of dwelling units, such as detached dwellings, which have more space and direct access to the street.

one employee who does not reside in the associated **dwelling unit**.

.c A **home occupation** shall occupy a maximum of 25% of the **gross floor area** of the **dwelling unit**, and not exceeding 50 m^2. This area shall be measured to encompass areas devoted to the **home occupation** and shall not comprise other common areas such as hallways and washrooms which are not specifically devoted to the **home occupation**. The calculation shall also include all areas above and below grade that are used for the **home occupation**.

.d A **home occupation shall only be carried out within the dwelling unit or an enclosed attached** or **detached garage**.

.e The **home occupation** and **dwelling** shall meet the applicable minimum parking requirement of this By-law.

.f The sale of goods to customers on the premises or any other **retail use** shall be limited to items that are prepared within the area associated with the **home occupation**, or are goods that are directly related to the **home occupation**.

.g The **home occupation** shall have a maximum number of 2 clients at a time.

.h A **home-based child care use** shall be permitted as a home occupation, in accordance with Provincial legislation. A **home-based child care use** shall not be subject to the restriction of the number of clients under clause .g and the restriction on enclosure under clause .d. but shall meet Provincial requirements.

.i Music or dance instruction shall only be permitted within a **detached dwelling** and shall not be permitted to be located within a garage.

.j The **home occupation** shall not include any of the following:

.i Repair, modification, or servicing of motor vehicles;

.ii The preparation, processing, manufacturing, storing, handling, displaying, distribution or transportation of food for the purpose of sale or for resale at other locations;

.iii Operation or storage of heavy machinery;

.iv A medical office except that a **home occupation** for a **drugless medical practitioner** shall be permitted;

.v Any associated **outside storage**;

.vi The manufacturing, sale or service of any explosives, fuels, firearms, or otherwise hazardous or explosive substances; and

.vii Any **use**, which from its nature of operation, creates a nuisance or is liable to become a nuisance by the creation of noise, vibration, or by reason of the emission of gas, fumes, dust, glare or odour.

.2 A **home occupation** in the form of a home office shall be permitted in any type of **dwelling unit**, including any **additional residential unit**, subject to the following requirements:

.a The **home occupation use** shall be limited to a home office use.

.b The home office shall be limited to 15% of the **gross floor area** of the associated **dwelling unit**.

.c No persons shall be employed in the home office that does not reside in the **dwelling unit**.

.d The home office shall not include any clients, students, or visitors.

.e No exterior signage is permitted.

.f No goods, wares or merchandise shall be offered or exposed for sale or kept for sale on the premises.

.g The home office shall not create a nuisance by the creation of noise, vibration, or objectionable odour.

3.11.D Lodging Houses

Where permitted by this By-law, **lodging houses** shall be in accordance with the following provisions:

.1 a **lodging house** shall be located in a **detached dwelling** including any legally existing **detached dwelling**;

.2 the **lodging house** shall occupy the whole or part of the **detached dwelling**;

.3 a minimum separation distance of 305 metres shall be maintained between a **lodging house** and any other **lodging house**; and

.4 a **lodging house** shall comply with the requirements of the Lodging House Licensing Bylaw.

3.11.E Micro Manufacturing

Where permitted by this By-law, **micro manufacturing** shall be in accordance with the following provisions:

.1 A **micro manufacturing use** shall have an associated **retail** and/or **restaurant** component.

.2 Any proposed **accessory retail** shall be included in the calculation of total retail **gross floor area** for the purposes of meeting any applicable maximum amount of **retail uses**, as may be required by this By-law.

3.11.F Motor Vehicle Impound Yard

Where permitted by this By-law, a **motor vehicle impound yard** shall be in accordance with the following provisions:

.1 The **motor vehicle impound yard** shall include a permanent **building** on the site.

.2 The minimum **lot area** shall be 1,800 m^2.

.3 A **motor vehicle impound yard** shall be permitted only within lands that are located in the area bounded by Queen Street, Highway 410 Steeles Avenue and Kennedy Road.

.4 Notwithstanding the permitted **uses** of this By-law, a **motor vehicle impound yard** shall not be permitted:

.a within 90 m of any **Boulevard** as shown on Schedule K, which shall be measured from any **lot line** abutting the **Boulevard** right-of-way; and

.b within any **Protected Major Transit Station Area** as shown on Schedule F.

.5 A minimum of 5 **parking spaces** shall be provided on the **lot**. These **parking spaces** shall be maintained separately from the areas used for impounded motor vehicles.

.6 The **outside storage** area used for impounded motor vehicles shall be in accordance with the requirements for **outside storage** in Section 8.2.F, except that:

.a A minimum 3.0 m wide **landscaped strip** shall be provided abutting any **public street**; and

.b The **motor vehicle impound yard** shall be screened from view from any **public street** and any adjacent **lot** where **outside**

storage is not permitted by an opaque fence that is at least 2.0 m in **height**.

3.11.G Motor Vehicle Service Station

Where permitted by this By-law, a **motor vehicle service station** shall be in accordance with the following provisions:

.1 No portion of a gas bar canopy or gas pump shall be located closer than 6.0 m from any **rear lot line** or **interior side lot line** and 15.0 m from any residential, institutional, mixed-use or open space **zone**.

.2 No portion of a gas bar canopy or gas pump shall be located closer to the **front lot line** and **exterior lot line** than the principal **building**.

.3 No underground or above ground storage tanks for fuel shall be permitted in any required **yard** that abuts any residential or mixed-use zone.

.4 Any gas bar shall also meet the applicable **stacking space** requirements of Section 3.11.B.

.5 Notwithstanding any other provision of this By-law, no **dwelling unit** shall be permitted on the same **lot** as the **motor vehicle service station**.

3.11.H Outside Display and Sales

Where permitted by this By-law, **outside display and sales** shall be in accordance with the following provisions:

.1 **Outside display and sales** shall be permitted as an **accessory use** only and there shall be a principal **building** on the **lot**.

.2 No portion of **outside display and sales** shall be permitted within any required **landscaped strip** or minimum required **landscaped open space**.

.3 The maximum **height** of an **outside display and sales area** shall be 3.0 m.

.4 The maximum **lot coverage** of an **outside display and sales area** shall be the lesser (more restrictive) of:

.a 10%; or

.b 25% of the **gross floor area** of the related principal commercial **use**.

.5 Section 3.11.H.4 shall not apply to an **outside display and sales area** associated with a **motor vehicle dealership**, **boat or recreational vehicle sales and service**, or **garden centre**.

3.11.I Place of Worship

Where permitted by this By-law, a **place of worship** shall be in accordance with the following provisions:

.1 Notwithstanding the **lot** and **building** requirements of the applicable **zone**, a **place of worship** shall be in accordance with the requirements in Table 3.11.I.1.

.2 Where any **lot** and **building** requirements are not specified in Table 3.11.I.1, the requirements of the **zone** shall apply.

.3 The parking requirements for **places of worship** in accordance with Chapter 4 of this By-law shall apply.

.4 Notwithstanding the permitted **uses** in Chapters 4-11, a **place of worship** may be permitted in any Mixed Use, Employment, or Commercial Zone, provided:

.a The **lot** is located within a **Protected Major Transit Station Area** as shown on Schedule F or is located within a Mixed Use Employment Designation, as shown in Brampton Plan;

.b The **place of worship** does not exceed 3,000 m^2; and

.c The **lot** is not located within the Lester B. Pearson International Airport Operating Area Overlay, shown on Schedule I.

.5 A maximum of one **accessory** residential **dwelling unit** shall be permitted in conjunction with a **place of worship** provided the **lot** and **building** meet the minimum requirements of this section. This restriction shall not apply to restrict the number or form of other **dwelling units** on the same **lot** in accordance with the applicable **zone**. The residential **dwelling unit** shall be permitted and shall:

.a meet the minimum **setbacks** and requirements of the applicable **zone**;

.b contain a maximum of 5 guest rooms; and

.c provide a minimum of 8 m^2 of outdoor **landscaped open space** that is exclusively available for use by the resident(s) of the **accessory** residential **dwelling unit**.

.6 Where abutting any Residential or Park zone, a minimum **landscape strip** with a width of at least 3.0 m shall be provided on any **interior side lot line** and **rear lot line**.

Table 3.11.I.1 – Place of Worship Lot and Building Requirements

Requirement	In Any Residential Zone Where a Place of Worship is Permitted	In Any R3 Zone Where a Place of Worship is Permitted	In Any Commercial or Mixed-Use zone where a Place of Worship is Permitted	In Any Other Zone where a Place of Worship is Permitted
Minimum **Lot Area**	3,000 m^2	In accordance with the applicable **zone**	In accordance with the applicable **zone**	In accordance with the applicable **zone**
Minimum **Lot Width**	In accordance with the applicable **zone**	In accordance with the applicable **zone**	In accordance with the applicable **zone**	In accordance with the applicable **zone**
Minimum **Front Yard**	4.5 m	In accordance with the applicable **zone**	In accordance with the applicable **zone**	In accordance with the applicable **zone**
Minimum **Interior Side Yard**	3.0 m	In accordance with the applicable **zone**	In accordance with the applicable **zone**	In accordance with the applicable **zone**
Minimum **Exterior Side Yard**	3.0 m	In accordance with the applicable **zone**	In accordance with the applicable **zone**	In accordance with the applicable **zone**
Minimum **Rear Yard**	7.5 m	In accordance with the applicable **zone**	In accordance with the applicable **zone**	In accordance with the applicable **zone**
Minimum **Landscaped Strip** Width	3.0 m abutting all **lot lines**	In accordance with the applicable **zone**	In accordance with the applicable **zone**	In accordance with the applicable **zone**
Maximum and Minimum **Height**	In accordance with the applicable **zone**	In accordance with the applicable **zone**	In accordance with the applicable **zone**	In accordance with the applicable **zone**
Maximum **Gross Floor Area**	500 m^2	500 m^2	No requirement	No requirement

3.11.J Restaurant Patio

Where permitted by this By-law, a **restaurant patio** shall be in accordance with the following provisions:

.1 A **restaurant patio** shall be permitted within any portion of any **yard**, provided it is no closer than 3.0 m to any **lot line**.

.2 Notwithstanding the provisions above, a **restaurant patio** shall be permitted up to 0.0 m of any **front lot line** or **exterior side lot line** in any Mixed-use zone.

.3 Notwithstanding the provisions above, a **restaurant patio** shall not extend beyond the **lot line** onto an abutting **street** without the prior written consent of the municipality having jurisdiction over the **street**.

.4 A **restaurant patio** shall be enclosed with a decorative fence that is no less than 1.2 m in **height**.

.5 No portion of a **restaurant patio** shall be closer than 10.0 m to any R1 or R2 zone or subzone.

.6 A **restaurant patio** shall not be permitted within any **sight triangle**.

3.11.K Seasonal Garden Centre and Temporary Sales Tent

Where permitted by this By-law, any **seasonal garden centre** and any **temporary sales tent** shall be in accordance with the following provisions:

.1 The **seasonal garden centre** or **temporary sales tent** shall be prohibited within any required minimum **yard**.

.2 The **height** of any associated tent or **structure** shall be in accordance with the maximum **height** contained in the **zone** provisions.

.3 No additional parking shall be required for a **temporary sales tent** or **seasonal garden centre**, provided it operates for no more than 180 days in any calendar year.

.4 The **seasonal garden centre** or **temporary sales tent** is permitted to be located within any part of a **parking area**, provided it does not result in deficiencies in the required parking provision greater than 10% of the applicable minimum number of **parking spaces**.

Section 3.12: Reserves

.1 Any **front yard**, **rear yard** or **side yard** that is separated from a **street** by a **reserve** of less than 1 metre in width, owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, shall be deemed to directly abut that **street** for the purposes of this By-law, except where the context of a specific section requires otherwise.

.2 Any **reserves** of 1 metre or less owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, may be considered as part of the required minimum **front yard**, **rear yard** or **side yard** but shall not be considered with respect to meeting any other requirement of this By-law.

Section 3.13: Rooftop Mechanical Equipment

.1 Any **rooftop mechanical equipment** that is less than 0.5 m in **height** shall not be subject to the maximum **height** requirements of this By-law.

.2 **Rooftop mechanical equipment** shall not be included in the determination of meeting any minimum height requirement of this By-law.

.3 Notwithstanding Section 3.13.1, **rooftop mechanical equipment** used to house an elevator or similar structure shall not be subject to the maximum **height** requirements of this By-law, provided:

- .a the **height** of any **rooftop mechanical equipment** does not exceed 6.0 m;
- .b any part of **rooftop mechanical equipment** that exceeds 2.0 m in **height** shall be located at least 4.0 m from the edge of the roof; and
- .c the total coverage of **rooftop mechanical equipment** that exceeds 2.0 m in **height** shall not exceed 35% of the roof area on which the equipment is situated.

Section 3.14: Setbacks from Provincial Highways

.1 Notwithstanding any other provision of this By-law, the minimum required **setback** for any **building** or **structure** from any Provincial 400-Series Highway right-of-way inclusive of any on-ramps and off-ramps shall be 14.0 m.

Section 3.15: Setbacks from Rail Lines

.1 The minimum required **setback** for any **building** or **structure** from a **lot line** abutting any **rail main line** shall be 30.0 m.

.2 The minimum required **setback** for any **building** or **structure** from a **lot line** abutting any **rail spur line** shall be in accordance with the following:

- .a For any permitted **use** which utilizes the **rail spur line** for loading/unloading, this setback shall be 0.0 m.
- .b 15.0 m in all other cases.

Section 3.16: Setbacks from the TransCanada Pipeline Corridor

.1 The minimum required **setback** for any **building** or **structure** from the edge of the TransCanada pipeline right-of-way shall be 7.0 m.

.2 The minimum required **setback** for any **parking area** or **loading area** including any associated **parking spaces**, **bicycle parking spaces**, and any associated aisle or **driveway** to the edge of the TransCanada pipeline corridor shall be 7.0 m.

.3 The **setback** requirements of this section shall apply to all above and below grade **buildings** and **structures**.

Section 3.17: Sight Triangles / Daylight Triangles or Roundings

.1 On any **corner lot**, where no **daylight triangle or rounding** is provided, a **sight triangle** as defined by this By-law shall be required to be provided and maintained with the minimum dimensions of 5.0 m by 5.0 m measured from the projected **point of intersection** of the **lot lines** abutting the **streets** and by joining those two points, creating a triangular area.

.2 No landscaping, planting, tree, or any type of **structure** greater than 0.8 m in height shall be permitted within any portion of a required **sight triangle**.

.3 No part of a **driveway** or **parking area** shall be permitted within a required **sight triangle**.

.4 No **building setback** shall be required to a **sight triangle** unless otherwise specified in this By-law.

.5 Notwithstanding the provisions of this section, eaves shall be permitted to encroach into a required **sight triangle** by up to 0.6 m, provided the feature is located at least 2.0 m above grade.

Section 3.18: Through Lots

.1 One of the **front yards** of a **through lot** shall be designated by the authorized person(s) designated to administer this By-law under Section 1.3 as the **rear yard**.

Section 3.19: Uses, Buildings and Structures Permitted in All Zones

The following **uses**, **buildings** and **structures** shall be permitted in all **zones** and are not subject to the requirements of this By-law:

.1 A **public use** including an **accessory use** thereto owned or leased by the Corporation of the City of Brampton is permitted in all zone categories and is not subject to requirements and restrictions applicable to any **zone**.

.2 A **public use** providing emergency health care service or protection, including **accessory uses** thereto, owned or leased by the Region of Peel (including Peel Regional Police) is permitted in all Agricultural, Employment, Institutional, Mixed Use and Commercial zone categories and is subject only to the landscaping and **outside storage** requirements and restrictions applicable to the zone category in which the **use** is located and to the following requirements and restrictions:

.a The minimum **yard** (all **yards**) shall be 1.0 m.

.b Notwithstanding .a, the minimum **yard** abutting any Residential zone shall be 4.5 m.

.3 Temporary **uses**, **buildings** and **structures** associated with construction in progress on the same **lot**, provided:

.a a building permit has been issued where a building permit is required for the work being undertaken; and

.b the **uses**, **buildings** and **structures** associated with construction in progress are temporary and shall be removed at such time as construction activities are finished or have been discontinued for more than 120 days.

.4 **Conservation uses**.

.5 Trails, walkways and similar **passive recreation** features and associated **structures**.

.6 Temporary **uses**, **buildings** or **structures** associated with filming and multimedia content creation, subject to meeting any applicable other By-laws.

.7 Electric vehicle charging structures and associated electrical utilities, excluding any associated **parking space** which shall be subject to the provisions of this By-law.

Note: Certain uses, buildings and structures are allowed in any zone and not subject to the requirements of this By-law. This includes some public uses, certain infrastructure, and other minor structures and features as described in this section.

.8 **Soft landscaping** landform features and **permeable surfaces**, including but not limited to bioswales, rain gardens and infiltration trenches are permitted in all **zones** and not subject to the requirements of this By-law.

.9 Notwithstanding any other provision of this By-law, the requirements of this By-law shall not apply to the **use** of any land, or the **erection** or **use** of any **building** or **structure** by a **public authority** or a private company that is regulated by a **public authority** for the purpose of an **energy generation facility**, **infrastructure**, telecommunications or communication infrastructure, wayside pit, wayside quarry, or any **structure** required for the purpose of flood control or shoreline erosion mitigation, subject to the following provisions:

.a Other than an electric power transmission line, the size, **height**, **lot coverage** and **yard** regulations required for the **zone** in which such land, **building**, **structure**, plant, or equipment is located shall be complied with except for a facility less than 1.0 m^2 in area and 2.0 m in **height**, which may be located not less than 3.0 m from a **public street** and 1.5 m from any other **lot line**;

.b No goods, material or equipment may be stored in the open in a Residential or Mixed-use Zone or in a **yard** abutting a Residential or a Mixed-use Zone;

.c Any parking and loading regulations prescribed for these **uses** shall be complied with;

.d Areas not used for parking, **driveways** or storage shall be landscaped; and,

.e All electric power facilities of hydro utility providers legally existing on the effective date of this By-law shall be deemed to comply with the requirements and restrictions pertaining to the applicable **zone**.

Section 3.20: Waste Storage

.1 In any **zone**, waste shall be stored within a fully enclosed **building** or within a **waste storage enclosure** or **in-ground waste storage structure** in accordance with the following provisions:

.a A **waste storage enclosure** shall be screened by a wall or fence, or alternatively waste shall be stored in an **in-ground waste storage structure**.

.b The **waste storage enclosure** or i**n-ground waste storage structure** shall not be permitted in the **front yard** or the required minimum **exterior side yard**.

.c The **waste storage enclosure** or **in-ground waste storage structure** shall be located at least 3.0 m from any **interior side lot line** or **rear lot line**.

.d No part of a **waste storage enclosure** shall be permitted within any required **landscaped strips**.

.e A **waste storage enclosure** or **in-ground waste storage structure** shall be located at least 15.0 m from any **lot line** abutting any Residential, Institutional, Park or Open Space zone.

.2 Notwithstanding Section 3.20.1, any **restaurant use** shall be required to store waste in a climate-controlled **building** or portion thereof, or within an **in-ground waste storage structure** in accordance with the applicable requirements of Section 3.20.1.

Section 3.21: Refreshment Vehicles

.1 The provisions of this By-law shall not apply to prevent a **refreshment vehicle** from operating on any lands zoned Commercial, Mixed Use, Institutional, or Employment, including lands zoned Commercial, Mixed Use, Institutional, or Employment that are subject to an Exception Zone under Chapter 12, provided that:

.a the **refreshment vehicle** is parked for the purpose of operating with the consent of the landowner;

.b the **refreshment vehicle** is not parked on any area of the **lot** required for parking, loading, **driveway**, **parking aisle** or **landscaped open space**;

.c when located in an area intended for non-required motor vehicle parking, the **refreshment vehicle** shall be deemed to occupy a total of 3 **parking spaces**, and may not exceed a maximum area of 3 non-required **parking spaces**;

.d for the purpose of this section, a **refreshment vehicle** shall not be deemed to be an **oversized motor vehicle** or **outside storage** and is not subject to the applicable requirements and restrictions of Section 5.2.M or Section 8.2.F as may be applicable.

.e the **refreshment vehicle** shall also operate in accordance with the requirements of the City of Brampton Licensing for Mobile Businesses By-law, as amended.

Chapter 4: Parking and Loading Standards

Section 4.1: Parking Space Requirements

Note: The requirements of the Parking and Loading section apply to all zones. This includes minimum and maximum parking spaces, as well as requirements for bicycle parking and loading facilities.

4.1.A Parking Ratios

.1 No **person** shall **erect**, enlarge, or change the **use** of a **lot**, **building**, or **structure** unless **parking spaces** are provided and maintained in accordance with the minimum and maximum parking space requirements contained in Table 4.1.1.

.2 This By-law places all lands subject to this By-law into Parking Regulation Areas shown on Schedule G. In accordance with Table 4.1.1, minimum and maximum parking supply requirements are calculated using the ratios listed for the applicable Parking Regulation Area. For the purposes of this By-law, the following nomenclature may be used:

- .a Parking Regulation Area 1 or PRA1;
- .b Parking Regulation Area 2 or PRA2; and
- .c Parking Regulation Area 3 or PRA3.

.3 Where the calculation of minimum or maximum **parking spaces** in accordance with Section 4.1 and Table 4.1.1 results in a fraction, the required number of **parking spaces** shall be rounded up to the next highest whole number.

.4 Where there are multiple **uses** on the **lot**, the requirements of Table 4.1.1 shall apply cumulatively to each use on the **lot**.

.5 Notwithstanding the requirements of Table 4.1.1, no minimum parking shall be required in any **Protected Major Transit Station Area**, as shown on Schedule F.

Table 4.1.1 – Minimum and Maximum Parking Space Requirements (see Schedule G for Parking Regulation Areas)

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
Residential Uses						
Additional Residential Unit	0 for the first **Additional Residential Unit**, 1 for the second **Additional Residential Unit**	-	0 for the first **Additional Residential Unit**, 1 for the second **Additional Residential Unit**	-	0 for the first **Additional Residential Unit**, 1 for the **second Additional Residential Unit**	-

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
Apartment Dwelling	0.15 for Visitor Spaces per **dwelling unit**	2 per **dwelling unit** (no maximum for Visitor Parking)	0.75 per **dwelling unit**, plus 0.15 for Visitor Spaces per **dwelling unit**	-	1 per **dwelling unit** plus 0.20 for Visitor Spaces per **dwelling unit**	-
Detached Dwelling **Lane-Based Townhouse Dwelling** **Linked Dwelling** **Semi-Detached Dwelling** **Street Townhouse Dwelling** **Back-to-Back Townhouse Dwelling on an individual lot**	2 per **dwelling unit**	-	2 per **dwelling unit**	-	2 per **dwelling unit**	-
Duplex Dwelling **Triplex Dwelling**	1 per **dwelling unit**	2 per **dwelling unit**	1 per **dwelling unit**	-	1.5 per **dwelling unit**	-
Back-to-Back Townhouse Dwelling **Cluster Townhouse Dwelling** **Podium Townhouse Dwelling**	0.15 for Visitor **Parking Spaces** per **dwelling unit**	2 per **dwelling unit** (no maximum for Visitor Parking)	1.2 per **dwelling unit** plus 0.20 per **dwelling unit** for Visitor Parking	-	1.2 per **dwelling unit** plus 0.20 per **dwelling unit** for Visitor Parking	-
Stacked Back-to-Back Townhouse Dwelling **Stacked Townhouse Dwelling**	0.20 for Visitor **Parking Spaces** per **dwelling unit**	2 per **dwelling unit** (no maximum for Visitor Parking)	1 per **dwelling unit** plus 0.20 per **dwelling unit** for Visitor Parking	-	1 per **dwelling unit** plus 0.20 per **dwelling unit** for visitor parking	-
Fourplex Dwelling	1 per **dwelling unit**	2 per **dwelling unit** (no maximum for Visitor Parking)	1 per **dwelling unit**	-	1 per **dwelling unit** plus 1 Visitor Parking space	-
Live-Work Townhouse Dwelling	1 per **dwelling unit**	4 per **dwelling unit**	1 per **dwelling unit** plus 2 visitor **parking spaces** per unit	-	1 per **dwelling unit** plus 2 visitor **parking space** per unit	-
Lodging House	0.5 per **lodging unit**, plus 2 for the proprietor	-	0.5 per **lodging unit**, plus 2 for the proprietor	-	0.5 per **lodging unit**, plus 2 for the proprietor	-
Single Room Occupancy Housing	-	1 per bedroom	0.20 per bedroom plus 0.04 per	-	0.25 per bedroom plus 0.05 per	-

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
			bedroom for visitor parking		bedroom for visitor parking	
Supportive Housing Residence (Type 1/2)	-	-	2 plus 0.20 per bedroom or guest room	-	2 plus 0.20 per bedroom or guest room	-
Commercial and Employment Uses						
Banquet Hall **Commercial Recreation** **Convention Centre** **Restaurant**	-	10 per 100 m^2 of **gross floor area**	7.5 per 100 m^2 of **gross floor area**	-	10 per 100 m^2 of **gross floor area**	-
Restaurant Patio	-	-	-	-	-	-
Boat or Recreational Vehicle Sales and Service **Motor Vehicle Dealership** **Motor Vehicle Impound Yard** **Motor Vehicle Repair** **Motor Vehicle Service Station** **Motor Vehicle Washing Facility**	-	-	5 per 100 m^2 of **gross floor area**, exclusive of vehicle storage and display areas	-	5 per 100 m^2 of **gross floor area**, exclusive of vehicle storage and display areas	-
Artisan Studio **Broadcasting or Filming Studio** **Building Supply Depot** **Catering Service** **Commercial School** **Commercial Service and Repair** **Convenience Retail** **Data Storage Facility** **Dry Cleaning and Laundry Distribution Station** **Financial Service** **Garden Centre** **Heavy Equipment Sales and Service** **Medical Office or Clinic** **Museum or Art Gallery** **Office**	-	3 per 100 m^2 of **gross floor area**	2.25 per 100 m^2 of **gross floor area**	-	3 per 100 m^2 of **gross floor area**	-

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
Organizational Club **Personal Service Shop** **Pet Day Care** **Retail**						
Self Storage Facility **Transportation Depot** **Warehouse** **Workshop**	-	0.5 per 100 m^2 of **gross floor area**	0.5 per 100 m^2 of **gross floor area**	-	0.5 per 100 m^2 of **gross floor area**	-
Hotel	-	1 per guest room (maximum parking for other associated uses apply, as stated in this table)	0.5 per guest room, plus parking requirement for non-ancillary commercial use	-	0.5 per guest room, plus parking requirement for non-ancillary commercial use	-
Theatre	-	4 per 100 m^2 of **gross floor area**	3 per 100 m^2 of **gross floor area**	-	4 per 100 m^2 of **gross floor area**	-
Driving Range **Golf Course**	-	-	1 per hole/tee plus 3 per 100 m^2 of **gross floor area** for club house or **accessory uses**	-	1 per hole/tee plus 3 per 100 m^2 of **gross floor area** for club house or **accessory uses**	-
Child Care Centre **Kennel** **Research and Development** **Veterinary Clinic**	-	2.5 per 100 m^2 of **gross floor area**	2.5 per 100 m^2 of **gross floor area**	-	2.5 per 100 m^2 of **gross floor area**	-
Funeral Home	-	7.5 per 100 m^2 of **gross floor area**	7.5 per 100 m^2 of **gross floor area**	-	7.5 per 100 m^2 of **gross floor area**	-
Health or Fitness Centre	-	5 per 100 m^2 of **gross floor area**	1.5 per 100 m^2 of **gross floor area**	-	2 per 100 m^2 of **gross floor area**	-
Contractor's Establishment **Manufacturing or Processing or Assembly** **Micro Manufacturing** **Vertical or Indoor Farm**	-	1 per 100 m^2 of **gross floor area**	1 per 100 m^2 of **gross floor area**	-	1 per 100 m^2 of **gross floor area**	-

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
Home Occupation	-	-	-	-	1 per any home occupation receiving clients	-
Energy Generation Facility **Hazardous Waste Processing** **Salvage Yard**	-	-	2 per 100 m^2 of **gross floor area**	-	2 per 100 m^2 of **gross floor area**	-
Outdoor Market	-	-	-	-	-	-
Development consisting of 5 or more **non-residential** units on the same **lot**		5 per 100 m^2 of **gross floor area**	2.25 per 100 m^2 of **gross floor area**	-	3 per 100 m^2 of **gross floor area**	
Any other Commercial or Employment **Use**	-	5 per 100 m^2 of **gross floor area**	2.25 per 100 m^2 of **gross floor area**	-	3 per 100 m^2 of **gross floor area**	-
Community and Institutional Uses						
Community Garden **Urban Park**	-	-	-	-	-	-
Place of Worship	-	15 per 100 m^2 of **gross floor area**	7.5 per 100 m^2 of **gross floor area**	-	10 per 100 m^2 of **gross floor area**	-
Community Centre **Museum or Gallery**	-	1 per 100 m^2 of **gross floor area**	0.75 per 100 m^2 of **gross floor area**	-	1 per 100 m^2 of **gross floor area**	-
Residential Care Home	-	-	0.33 per **dwelling unit** or bed	-	0.33 per **dwelling unit** or bed	-
Fairground	-	2 per 100 m^2 of fairground area	2 per 100 m^2 of fairground area	-	2 per 100 m^2 of fairground area	-
Cemetery	-	4 per 1000 m^2 of cemetery area	3 per 1000 m^2 of cemetery area	-	4 per 1000 m^2 of cemetery area	-
Public or Private **Elementary School**	-	3 per 100 m^2 of **gross floor area**	1 per 100 m^2 of **gross floor area**	-	1 per 100 m^2 of **gross floor area**	-
Public or Private **Secondary School**	-	5 per 100 m^2 of **gross floor area**	1.5 per 100 m^2 of **gross floor area**	-	1.5 per 100 m^2 of **gross floor area**	-
College or University	-	5 per 100 m^2 of **gross floor area**	1.5 per 100 m^2 of **gross floor area**	-	1.5 per 100 m^2 of **gross floor area**	-

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
Other Community **Use**	-	1 per 100 m^2 of **gross floor area**	0.75 per 100 m^2 of **gross floor area**	-	1 per 100 m^2 of **gross floor area**	-

4.1.B Parking Spaces to be Provided on the Same Lot

.1 The minimum required number of **parking spaces** in accordance with Section 4.1.A shall be provided on the same **lot** as the **use**, **building** or **structure** in which the **use** is located.

4.1.C Shared Parking Spaces

.1 Notwithstanding Table 4.1.1, on any **lot** where **parking spaces** are required to be provided on a **lot** for both residential visitor parking and for **non-residential uses**, the minimum number of total required **parking spaces** for combined residential visitor parking and **non-residential uses** shall be the greater of the minimum residential visitor parking requirement or the minimum **parking spaces** required for the **non-residential uses** as required by Table 4.1.1.

Note: Where a mix of uses is provided on the same lot, the shared parking provision allows for fewer parking spaces to be provided, recognizing that they will be shared by different uses at different times of the day.

Section 4.2: General Parking Space and Parking Area Requirements

4.2.A Minimum Parking Space Dimensions

.1 An angled **parking space** shall be maintained as an unobstructed rectangular area measuring not less than 2.7 m in width and 5.4 m in length.

.2 A parallel **parking space** shall be an unobstructed rectangular area measuring not less than 2.7 m in width and 6.5 m in length, the long side of which is parallel to the associated **parking aisle**.

.3 Notwithstanding the provisions above, a **parking space** shall be permitted to be partially encroached by a **structure** in accordance with the following provisions:

- .a The encroachment is a utility box, electric vehicle supply equipment, column, wall, HVAC equipment, fence or similar structure.
- .b The encroachment does not exceed 1.0 m^2 in area.
- .c The **parking space** is designated as a **parking space** that is suitable for compact vehicles within common **parking areas**.

.4 A required minimum **parking space** shall have a minimum height clearance of 2.0 m. Notwithstanding this requirement, pipes and other elements shall be permitted to encroach into this clearance by a maximum of 0.2 m.

4.2.B General Parking Aisle and Driveway Requirements

.1 The minimum distance between any **driveway** and a **point of intersection** of projected **street lines** shall be 6.0 m.

.2 Every **parking space** shall have access via a **parking aisle** or from a **driveway** that is maintained as an unobstructed area designed to provide access to **parking spaces**.

.3 Notwithstanding Section 4.2.B.2, **tandem parking** shall be permitted where **parking spaces** are allowed on any **driveway** or in a **private garage**. **Tandem parking** shall only be permitted within a **parking area** including any **parking structure** if the **parking spaces** are legally tied to the same **dwelling unit**.

.4 Notwithstanding Section 4.2.B.2, up to 50% of required **parking spaces** provided in conjunction with a **motor vehicle repair shop** are permitted to be **tandem parking**.

.5 The minimum width of a **driveway** providing access to a **parking area** shall be a minimum width of 3.0 m for one-way traffic, and a minimum width of 6.0 m for two-way traffic.

.6 The minimum width of a **parking aisle** shall be in accordance with Table 4.2.1.

Table 4.2.1 – Minimum Parking Aisle Width

Angle of Parking	Minimum Parking Aisle Width
Up to 50 degrees	4.0 m
50 degrees to 70 degrees	5.5 m
70 degrees and up to and including 90 degrees	6.6 m

4.2.C Landscaped Strips Required in Parking Areas

.1 Where any **surface parking area** is provided on a **lot** in any **zone**, **landscaped strips** shall be provided as follows:

.a Where the **parking area** is located in a **rear yard** or **interior side yard** abutting any Residential, Mixed Use, Open Space, Park or Institutional zone, a **landscaped strip** shall be

required with a minimum width of 3.0 along the **rear lot line** or **interior side lot line**. The **landscaped strip** shall be required to incorporate opaque screening through fences or landscaping with a minimum **height** of 1.0 m.

.b Where the **parking area** is located in a **yard** abutting a **street**, a **landscaped strip** having a minimum width of 4.5 m shall be provided along the **street line**.

Section 4.3: Parking Structures

.1 Any portion of an above-grade **parking structure** shall be subject to the **lot** and **building** requirements that are applicable to the main **buildings** on the **lot** and any applicable requirements of the **zone**.

.2 The minimum **setback** of an underground **parking structure** shall be 0.0 m from any **lot line**. Any vehicular or pedestrian entrance providing access to an underground **parking structure** shall be subject to the **lot** and **building** requirements of the **zone** in which the **parking structure** is located.

Section 4.4: Bicycle Parking Requirements

4.4.A Required Number of Bicycle Parking Spaces

.1 No **person** shall **erect**, enlarge, or change the **use** of a **lot**, **building**, or **structure** unless the number of **bicycle parking spaces** is provided in accordance with Table 4.4.1. These requirements shall only apply to new **gross floor area**, new **dwelling unit**s, and new **buildings** that did not legally **exist** on the effective date of this By-law.

.2 Where the calculation of minimum **bicycle parking spaces** in accordance with Section 4.4.A results in a fraction, the required minimum number of **bicycle parking spaces** shall be rounded up to the next highest whole number.

.3 Notwithstanding the requirements of Table 4.4.1, development consisting of fewer than 10 **dwelling units** and or less than 1,000 m^2 of **gross floor area** of **non-residential uses** shall be exempt from providing **bicycle parking spaces**.

.4 Where there are multiple **uses** on the **lot**, the requirements of Table 4.4.1 shall apply cumulatively to each use on the **lot**.

Table 4.4.1 – Minimum Bicycle Parking Requirements

Use	Minimum Required Bicycle Parking Spaces	
	Long-Term Bicycle Parking Spaces	Short-Term Bicycle Parking Spaces
Residential Uses		
Any type of **dwelling unit** where there is no associated **private garage**	PRA1 and PRA2: 0.7 per **dwelling unit** PRA3: 0.4 per **dwelling unit**	0.05 per **dwelling unit**
Non-Residential Uses		
Artisan studio **Banquet hall** **Commercial recreation** **Convention centre** **Financial service** **Health or fitness centre** **Hotel** **Organizational club** **Personal service shop** **Pet day care** **Restaurant** **Retail**	PRA1: 0.2 per 100 m^2 of **gross floor area** PRA2 and PRA3: None	0.2 per 100 m^2 of **gross floor area**
College or University	PRA1, PRA2, and PRA3: 0.2 per 100 m^2 of **gross floor area**	0.1 per 100 m^2 of **gross floor area**
Commercial school **Micro manufacturing** **Manufacturing processing or assembly** **Research and development** **Vertical or indoor farm**	PRA1: 0.15 per 100 m^2 of **gross floor area** PRA2 and PRA3: None	0.1 per 100 m^2 of **gross floor area** or 2 per public entrance, whichever is less
Community centre **Funeral home** **Library** **Museum or gallery** **Place of worship** **Theatre**	PRA1: 0.25 per 100 m^2 of **gross floor area** PRA2 and PRA3: None	0.33 per 100 m^2 of **gross floor area**
Hospital	PRA1, PRA2, and PRA3: 0.05 per 100 m^2 of **gross floor area**	0.1 per 100 m^2 of **gross floor area**
Medical Office or Clinic **Office**	PRA1: 0.2 per 100 m^2 of **gross floor area** PRA2 and PRA3: None	0.2 per 100 m^2 of **gross floor area**
Public or Private **Elementary or Secondary School**	No requirement	2 per classroom (no requirement shall apply to portable classrooms)
Other **uses** not listed in this table	No requirement	No requirement

4.4.B Location of Bicycle Parking

.1 Bicycle parking shall be located on the same **lot** as the **use** for which it is required.

.2 Required **bicycle parking spaces** shall not be located in a **dwelling unit**, storage locker, or on a **balcony**.

.3 **Long-term bicycle parking spaces** shall be contained within an enclosed **building** or an enclosed **structure** including a bicycle locker.

.4 **Short-term bicycle parking spaces** and **long-term bicycle parking spaces** are permitted to be located in any required minimum **yard** but shall not be closer than 0.6 m to any **lot line**.

.5 **Short-term bicycle parking spaces** shall be accessible by an unobstructed walkway or pathway that is connected to the **public street**.

.6 Where four or more **short-term bicycle parking spaces** are provided outdoors in any **yard**, each space must contain a parking rack or similar structure that allows the bicycles to be securely attached.

4.4.C Bicycle Parking Space Dimensions

.1 A maximum of 50% of the required **bicycle parking spaces** shall be permitted to be vertical spaces, and the rest shall be horizontal **bicycle parking spaces**.

.2 All required **bicycle parking spaces** shall be accessible by an unobstructed aisle with a width of at least 1.5 m.

.3 The minimum dimensions for **bicycle parking spaces** shall be in accordance with Table 4.4.2.

Table 4.4.2 – Bicycle Parking Space Dimensions

Type of Bicycle Parking Space	Minimum Dimensions	
Horizontal **Bicycle Parking Space**	Width (m):	0.6
	Length (m):	1.8
	Vertical Clearance (m):	2.0
Vertical Mounted **Bicycle Parking Space**	Width (m):	0.5
	Length (m):	1.6
	Vertical Clearance (m):	2.0
Stacked **Bicycle Parking Space**	Vertical Clearance (m):	1.2

Section 4.5: Loading Requirements

.1 No **person** shall **erect**, enlarge, or change the **use** of a **lot**, **building**, or **structure** unless the minimum number of **loading spaces** is provided in accordance with Table 4.5.2.

.2 A **loading space** is not required where the **use** is not explicitly listed in Table 4.5.2.

.3 The minimum dimensions of any Type 1 and Type 2 **loading space** shall be in accordance with the requirements of Table 4.5.1.

.4 A **loading space** shall be accessible by a **driveway** or **parking aisle** that is at least 6.0 m in width from the **street** or **lane** to the **loading space.**

.5 No part of a **loading space** shall be permitted in:

.a Any **front yard**;

.b Any required minimum **yard**; and

.c Within any **parking space** or **parking aisle**.

.6 **Loading spaces** shall be provided on the same **lot** as the associated uses.

Table 4.5.1 – Minimum Loading Space Dimensions

Type of Loading Space	Minimum Width	Minimum Length	Vertical Clearance
Type 1 **Loading Space**	3.0 m	9.0 m	3.25 m
Type 2 **Loading Space**	3.5 m	12.0 m	4.25 m

Table 4.5.2 – Minimum Loading Space Requirements

Gross Floor Area (m^2) or Number of Dwelling Units	Minimum Number of Type 1 Loading Spaces	Minimum Number of Type 2 Loading Spaces
Retail, **hotel**, and **restaurant uses:**		
Less than 500	-	-
500 to 2,300	1 Type 1 **loading space**	-
Over 2,300 and up to 7,500	-	1 Type 2 **loading space**
Over 7,500 and up to 15,000	-	2 Type 2 **loading spaces**
Over 15,000	-	3 Type 2 **loading spaces**
Office and **medical clinic or office:**		
Over 500 and up to 5,000	1 Type 1 **loading space**	-

Gross Floor Area (m^2) or Number of Dwelling Units	Minimum Number of Type 1 Loading Spaces	Minimum Number of Type 2 Loading Spaces
Over 5,000	-	1 Type 2 **loading space**
Residential **uses**:		
Between 30 and 200 **apartment dwelling units** in the **building**	-	1 Type 2 **loading space**
More than 200 **apartment dwelling units** in the **building**	1 Type 1 **loading space**	1 Type 2 **loading space**
Manufacturing, assembly, or processing, transportation depot, vertical or indoor farm, or a **warehouse use:**		
Over 500 and up to 2,000	1 Type 1 **loading space**	-
Over 2,000	-	1 Type 2 **loading space**

Chapter 5: Residential Zones

Table 5.1 – List of Residential Zones

Residential Zones	Zone Symbol
Residential Estate	RE
Residential Hamlet	RH
Residential Hamlet – Type 1	RH1
Residential First Density	R1
Residential First Density – Fourplexes	R1A
Residential First Density – Mature Neighbourhood	R1M
Residential Second Density – Townhouses	R2
Residential Second Density – Stacked Townhouses	R2A
Residential Second Density – Greenfield Mixed Density	R2G
Residential Second Density – Mature Neighbourhood	R2M
Residential Third Density – Low Rise	R3L
Residential Third Density – Mid Rise	R3M
Residential Third Density – High Rise	R3H

Section 5.1: Requirements for the Residential Zones

5.1.A Permitted Uses

In any Residential zone, no **person** shall use a **lot**, or **erect**, alter or **use** a **building** or **structure** for any purpose except for the **uses** permitted in accordance with Table 5.1.1.

Key P Permitted Use

Table 5.1.1 – Residential Zone Permitted Uses

Uses	RE	RH, RH1	R1, R1M	R1A	R2, R2M	R2A	R2G	R3L	R3M	R3H	Use-Specific Standards
Residential Uses											
Apartment Dwelling								P	P	P	
Additional Residential Units	P	P	P	P	P		P				Section 5.2.C

Uses	RE	RH, RH1	R1, R1M	R1A	R2, R2M	R2A	R2G	R3L	R3M	R3H	Use-Specific Standards
Back-to-Back Townhouse Dwelling						P	P				
Back-to-Back Stacked Townhouse Dwelling						P					
Cluster Townhouse Dwelling					P		P				
Detached Dwelling	P	P	P	P			P				
Duplex Dwelling			P	P			P				
Fourplex Dwelling				P		P	P				
Lane-Based or Dual Frontage Townhouse Dwelling					P		P				
Linked Dwelling			P	P			P				
Lodging House								P	P	P	
Podium Townhouse Dwelling								P	P	P	
Semi-Detached Dwelling			P	P			P				
Single Room Occupancy Housing								P	P	P	
Stacked Townhouse Dwelling						P					
Street Townhouse Dwelling					P		P				
Supportive Housing Residence Type 1	P	P	P	P	P	P	P	P	P	P	Section 5.2.O
Supportive Housing Residence Type 2							P	P	P	P	Section 5.2.O
Triplex Dwelling			P	P	P		P				
Community Uses											
Child Care Centre								P	P	P	
Place of Worship	P	P	P	P	P	P	P	P	P	P	Section 3.11.I
Residential Care Home								P	P	P	
Urban Park					P	P	P	P	P	P	
Commercial Uses											
Convenience Retail						P	P	P	P	P	Section 5.2.F
Dry Cleaning and Laundry Distribution Station						P	P	P	P	P	Section 5.2.F
Medical Office or Clinic						P	P	P	P	P	Section 5.2.F
Personal Service Shop						P	P	P	P	P	Section 5.2.F

Uses	RE	RH, RH1	R1, R1M	R1A	R2, R2M	R2A	R2G	R3L	R3M	R3H	Use-Specific Standards
Restaurant						P	P	P	P	P	Section 5.2.F
Specified Accessory Uses											
Home Occupation	P	P	P	P	P	P	P	P	P	P	Section 3.11.C

5.1.B Lot Requirements

Lots, **buildings**, and **structures** shall be in accordance with **Table 5.1.2** for all Residential Estate, Residential Hamlet, First Density, and Second Density Zones, and in accordance with **Table 5.1.3** for all Third Density Residential Zones.

Table 5.1.2 – Residential Zone Lot Requirements (RE, RH, R1 and R2 Zones)

	RE	RH	RH1	R1	R1A	R1M	R2	R2M	R2A	R2G
Single Detached, Duplex, Triplex, Linked, and other uses not listed below										
Corner **Lot Area** (min. sq. m.)	1350	1350	1350	225	225	225	-	-	-	200
Interior **Lot Area** (min. sq. m.)	1350	1350	1350	210	210	210	-	-	-	200
Corner **Lot Width** (min. m.)	45	30	30	9.5	9.5	12	-	-	-	9.5
Interior **Lot Width** (min. m.)	45	30	30	8.5	8.5	9	-	-	-	8.5
Semi-Detached Dwelling										
Lot Area per semi-detached unit (min. sq. m.)	-	-	-	170	170	170	-	-	-	170
Corner **Lot Width** per semi-detached unit (min. m.)	-	-	-	9.5	9.5	9.5	-	-	-	9.5
Lot Width per semi-detached unit (min. m.)	-	-	-	6.8	6.8	6.8	-	-	-	6.8

	RE	RH	RH1	R1	R1A	R1M	R2	R2M	R2A	R2G
Lane-Based Single or Semi-detached Dwelling										
Corner **Lot Area** (min. sq. m.)	-	-	-	225	-	225	-	-	-	200
Interior **Lot Area** (min. sq. m.)	-	-	-	210	-	210	-	-	-	200
Interior **Lot Width** (min. m.)	-	-	-	7.5	-	7.5	-	-	-	7.5
Corner **Lot Width** (min. m.)	-	-	-	8.5	-	8.5	-	-	-	8.5
Fourplex Dwelling										
Corner **Lot Area** (min. sq. m.)	-	-	-	-	540	-	-	-	450	450
Interior **Lot Area** (min. sq. m.)	-	-	-	-	450	-	-	-	360	360
Corner **Lot Width** (min. m.)	-	-	-	-	18	-	-	-	15	15
Interior **Lot Width** (min. m.)	-	-	-	-	15	-	-	-	12	12
Street Townhouse Dwelling										
Corner **Lot Area** (min. sq. m.)	-	-	-	-	-	-	150	150	-	135
Interior **Lot Area** (min. sq. m.)	-	-	-	-	-	-	135	135	-	135
Corner **Lot Width** (min. m.)	-	-	-	-	-	-	6.5	6.5	-	6.5
Interior **Lot Width** (min. m.)	-	-	-	-	-	-	5.5	5.5	-	5.5
Lane-Based or Dual Frontage Townhouse Dwelling										
Corner **Lot Area** (min. sq. m.)	-	-	-	-	-	-	100	100	-	100
Interior **Lot Area** (min. sq. m.)	-	-	-	-	-	-	100	100	-	100
Corner **Lot Width** (min. m.)	-	-	-	-	-	-	6.0	6.0	-	6.0
Interior **Lot Width** (min. m.)	-	-	-	-	-	-	4.5	4.5	-	4.5
Cluster Townhouse Dwelling										
Lot Area per **dwelling unit** (min. sq. m.)	-	-	-	-	-	-	135	135	-	135
Lot Width (min. m.)	-	-	-	-	-	-	24	24	-	24
Dwelling Unit Width (min. m.)	-	-	-	-	-	-	5.5 per unit	5.5 per unit	-	5.5 per unit

	RE	RH	RH1	R1	R1A	R1M	R2	R2M	R2A	R2G
Back-to-Back Townhouse Dwelling										
Lot Area per **dwelling unit** (min. sq. m.)	-	-	-	-	-	-	-	-	75	75
Lot Width where units are part of a condominium development and not on individual parcels (min. m.)	-	-	-	-	-	-	-	-	24	24
Dwelling Unit Width (min. m.)	-	-	-	-	-	-	-	-	6.5 per unit	6.0 per unit
Back-to-Back Stacked and **Stacked Townhouse Dwelling**										
Lot Area (min. sq. m.)	-	-	-	-	-	-	-	-	900	-
Dwelling Unit Width where there is an **attached Private Garage** (min. m.)	-	-	-	-	-	-	-	-	6.5 per unit	-
Dwelling Unit Width where there is no attached **Private Garage** (min. m.)	-	-	-	-	-	-	-	-	4.5 per unit	-
Lot Width (min. m.)	-	-	-	-	-	-	-	-	24	-

Table 5.1.3 – Residential Zone Lot Requirements (R3 Zones)

	R3L	R3M	R3H
Lot Area for 0 – 4 **storeys** (min sq. m.)	600	600	600
Lot Area for 5 – 12 storeys (min sq. m.)	-	1200	1200
Lot Area for 13 or more **storeys**, where abutting any R1 or R2 zone or subzone (min sq. m.)	-	-	3500
Lot Area for 13 or more **storeys**, all other cases (min sq. m.)	-	-	2500
Lot Width for 0 – 4 **storeys** (min. m.)	18	18	18
Lot Width for 5 – 12 **storeys** (min. m.)	-	24	24

Lot Width for 13 or more **storeys** (min. m.)	-	-	35

5.1.C Building Location

Buildings and **structures** shall be in accordance with **Table 5.1.4** for all First Density and Second Density Residential Zones, and in accordance with **Table 5.1.5** for all Third Density Residential Zones.

Table 5.1.4 – Residential Zone Building Location Requirements (RE, RH, R1, and R2 Zones)

	RE	RH	RH1	R1	R1A	R1M	R2	R2A	R2M	R2G
Single Detached, Duplex, Triplex, Linked, and other uses not listed below										
Front Yard (min. m.)	12	7.5	7.5	4.5	4.5	6	3	3	4.5	4.5
Rear Yard – except where abutting an OS, NS, I, or P zone (min. m.)	12	12	12	7	7	25% of **lot depth**	6	7	25% of **lot depth**	7
Rear Yard – abutting an OS, NS, I, or P zone (min m.)	12	12	12	6	6	25% of **lot depth**	6	6	25% of **lot depth**	6
Exterior Side Yard (min. m.)	7.5	7.5	7.5	3	3	6	3	3	4.5	2 (1.2 m where abutting a **lane**)
Interior Side Yard (min. m.)	7.5	7.5	7.5	0.6, and subject to Note (1)	0.6, and subject to Note (1)	1.2, and subject to Note (2)	1.2	1.2	1.2, and subject to Note (2)	0.6, provided the total **interior side yards** is min. 1.8
Semi-Detached Dwelling										
Front Yard (min. m.)	-	-	-	4.5	4.5	-	-	-	-	4.5
Rear Yard – except where abutting an OS, NS, or P zone (min. m.)	-	-	-	7	7	-	-	-	-	7
Rear Yard – abutting an OS, NS, I, or P zone (min m.)	-	-	-	6	6	-	-	-	-	6
Exterior Side Yard (min. m.)	-	-	-	4.5	4.5	-	-	-	-	2 (1.2 m where abutting a **lane**)

	RE	RH	RH1	R1	R1A	R1M	R2	R2A	R2M	R2G
Interior Side Yard where **dwelling units** are **attached** (min. m.)	-	-	-	0	0	-	-	-	-	0
Interior Side Yard otherwise (min. m.)	-	-	-	0.6, and subject to Note (1)	0.6, and subject to Note (1)	-	-	-	-	0.6, provided total **interior side yards** is min. 1.8
Lane-Based Single Detached, Semi-Detached Dwellings										
Front Yard (min. m.)	-	-	-	3	3	-	-	-	-	3
Rear Yard (min. m.) – where there is no **attached private garage**	-	-	-	9	9	-	-	-	-	9
Rear Yard (min m.) – with an **attached private garage**	-	-	-	1	1	-	-	-	-	1
Exterior Side Yard (min. m.)	-	-	-	3	3	-	-	-	-	2 (1.2 m where abutting a **lane**)
Interior Side Yard where **dwelling units** are **attached** (min. m.)	-	-	-	0	0	-	-	-	-	0
Interior Side Yard in other cases (min. m.)	-	-	-	0.6, and subject to Note (1)	0.6, and subject to Note (1)	-	-	-	-	0.6
Fourplex Dwelling										
Front Yard (min. m.)	-	-	-	-	4.5	-	-	4.5	-	4.5
Rear Yard (min. m.)	-	-	-	-	7	-	-	7	-	7
Exterior Side Yard (min. m.)	-	-	-	-	3	-	-	3	-	2 (1.2 m where abutting a **lane**)
Interior Side Yard (min. m.)	-	-	-	-	1.2	-	-	1.2	-	1.2

	RE	RH	RH1	R1	R1A	R1M	R2	R2A	R2M	R2G
Street Townhouse Dwelling										
Front Yard (min. m.)	-	-	-	-	-	-	3	-	4.5	3
Rear Yard (min. m.)	-	-	-	-	-	-	6	-	7	6
Exterior Side Yard (min. m.)	-	-	-	-	-	-	3	-	3	2 (1.2 m where abutting a **lane**)
Interior Side Yard where units are attached (min. m.)	-	-	-	-	-	-	0	-	0	0
Interior Side Yard (min. m.)	-	-	-	-	-	-	1.2	-	1.2	1.2
Lane-Based Townhouse Dwelling										
Front Yard (min. m.)	-	-	-	-	-	-	3	-	4.5	3
Rear Yard to a **dwelling** with an **attached private garage** (min. m.)	-	-	-	-	-	-	1	-	1	1
Rear Yard to a **dwelling** with no **attached private garage** (min. m.)	-	-	-	-	-	-	9	-	9	9
Exterior Side Yard (min. m.)	-	-	-	-	-	-	3	-	3	2 (1.2 m where abutting a **lane**)
Interior Side Yard where units are **attached** (min. m.)	-	-	-	-	-	-	0	-	0	0
Interior Side Yard (min. m.)	-	-	-	-	-	-	1.2	-	1.2	1.2
Dual Frontage Townhouse Dwelling										
Front Yard (min. m.)	-	-	-	-	-	-	3	-	4.5	3
Rear Yard (min. m.)	-	-	-	-	-	-	3	-	4.5	3
Exterior Side Yard (min. m.)	-	-	-	-	-	-	3	-	3	2 (1.2 m where abutting a **lane**)
Interior Side Yard where units are **attached** (min. m.)	-	-	-	-	-	-	0	-	0	0

	RE	RH	RH1	R1	R1A	R1M	R2	R2A	R2M	R2G
Interior Side Yard (min. m.)	-	-	-	-	-	-	1.2	-	1.2	1.2
Cluster Townhouse Dwelling										
Front Yard (min. m.)	-	-	-	-	-	-	4.5	-	4.5	4.5
Rear Yard (min. m.)	-	-	-	-	-	-	4.5	-	4.5	4.5
Exterior Side Yard (min. m.)	-	-	-	-	-	-	3	-	3	2 (1.2 m where abutting a **lane**)
Interior Side Yard (min. m.)	-	-	-	-	-	-	1.2	-	1.2	1.2
Separation Between **Buildings** containing **Dwelling Units** (min. m.)	-	-	-	-	-	-	2.4	-	2.4	2.4
Back-to-Back Townhouse Dwelling										
Front Yard (min. m.)	-	-	-	-	-	-	-	3	-	3
Rear Yard for units on individual **lots** where they are **attached** (min. m.)	-	-	-	-	-	-	-	0	-	0
Rear Yard for condominium development on one **lot** (min. m.)	-	-	-	-	-	-	-	3	-	3
Exterior Side Yard (min. m.)	-	-	-	-	-	-	-	3	-	2 (1.2 m where abutting a **lane**)
Interior Side Yard for units on individual **lots** where they are **attached** (min. m.)	-	-	-	-	-	-	-	0	-	0
Interior Side Yard for units on individual **lots** in other cases (min. m.)	-	-	-	-	-	-	-	1.2	-	1.2
Separation Between **Buildings** containing **Dwelling Units** (min. m.)	-	-	-	-	-	-	-	2.4	-	2.4
Back-to-Back Stacked and Stacked Townhouse Dwelling										

	RE	RH	RH1	R1	R1A	R1M	R2	R2A	R2M	R2G
Front Yard (min. m.)	-	-	-	-	-	-	-	4.5	-	-
Rear Yard (min. m.)	-	-	-	-	-	-	-	4.5	-	-
Exterior Side Yard (min. m.)	-	-	-	-	-	-	-	4.5	-	-
Interior Side Yard (min. m.)	-	-	-	-	-	-	-	3	-	-

Regulations to Table 5.1.4:

(1) On any **lot** where the minimum **lot width** is shown on Schedule D and is less than 12.5 m, the minimum **interior side yard** shall be 0.6 m and the total amount of the **interior side yards** shall be at least 1.8 m. Where the minimum **lot width** is shown on Schedule D as being at least 12.5 m and no more than 15.8 m, the **interior side yard** shall be 0.6 m on any **corner lot** abutting an interior **lot**. Where the minimum **lot width** is shown on Schedule D as being at least 15.8 m, the minimum **interior side yard** shall be 1.2 m.

(2) The minimum **interior side yard** shall be 1.2 m, except that where the dwelling **height** is greater than 1 **storey**, the minimum **interior side yard** shall be 1.8 m.

Table 5.1.5 – Residential Zone Building Location Requirements (R3 Zones)

	R3L	R3M	R3H
Minimum Front Yard			
Minimum **Front Yard** (min. m.)	3	3	3
Minimum **Front Yard** where there are **dwelling units** accessible directly from the **street** (min. m.)	4.5	4.5	4.5
Minimum Exterior Side Yard			
Minimum **Exterior Side Yard** (min. m.)	3	3	3
Build-to Zone			
Required **Build-to Zone** in the **Front Yard**	Minimum **front yard** up to a maximum depth of 7.5 m from the **front lot line**	Minimum **front yard** up to a maximum depth of 7.5 m from the **front lot line**	Minimum **front yard** up to a maximum depth of 7.5 m from the **front lot line**
Required **Build-to Zone** in the **Exterior Side Yard**	Minimum **exterior side yard** up to a maximum depth of 7.5 m from the **exterior side lot line**	Minimum **exterior side yard** up to a maximum depth of 7.5 m from the **exterior side lot line**	Minimum **exterior side yard** up to a maximum depth of 7.5 m from the **exterior side lot line**
Build-to Zone Percentage			

	R3L	R3M	R3H
Min. Length of the **Front Lot Line**, excluding any required minimum **interior side yard(s)**	50%	50%	50%
Min. Length of the **Exterior Side Lot Line**, excluding any required minimum **rear yard**	50%	50%	50%
Rear Yard			
Minimum **Rear Yard** where abutting any R1, R2, RE or RH zone or subzone (min. m.)	7.5	10	10
Minimum **Rear Yard** where abutting any OS, NS, or P zone (min. m.)	6	6	6
Minimum **Rear Yard** in all other cases (min. m.)	7.5	7.5	7.5
Interior Side Yard			
Minimum **Interior Side Yard** where adjacent to a Mixed-Use Zone or R3 Zone (min. m.) and where there are no windows	0	0	0
Minimum **Interior Side Yard** – where abutting any R1, R2, RE or RH zone or subzone and where there are windows (min. m.)	7.5	7.5	7.5
Minimum **Interior Side Yard** – all other cases (min. m.)	3	3	3
Upper Storey Setbacks and Restrictions			
Rear Lot Line Setback – 5th **storey** and above, where abutting an OS or P zone (min. m.)	-	6	6
Rear Lot Line Setback and **Interior Side Lot Line Setback** – above the 12th **storey** where abutting an R1, R2, RE or RH zone or subzone (min. m.)	-	-	30
Rear Lot Line and **Interior Side Lot Line Setback** – 5th to 12th **storeys** in other cases (min. m.)	-	10	10
Rear Lot Line Setback and **Interior Side Lot Line Setback** – 13th to 30th **storeys** in other cases (min. m.)	-	-	12.5
Rear Lot Line Setback and **Interior Side Lot Line Setback** – above the 30th **storey** in other cases (min. m.)	-	-	15
Maximum Horizontal Length of a **Building** – 5th **storey** and above (m)	-	80	80
Building Separation (see Note 1)			

	R3L	R3M	R3H
Minimum Horizontal Separation of **Buildings** on the Same **Lot**, 1st to 4th **storeys** (min. m.)	-	15 (see Note 1)	15 (see Note 1)
Minimum Horizontal Separation of **Buildings** on the Same **Lot**, 5th to 12th **storeys** (min. m.)	-	20 (see Note 1)	20 (see Note 1)
Minimum Horizontal Separation of **Buildings** on the Same **Lot**, 12th to 30th **storeys** (min. m.)	-	-	25 (see Note 1)
Minimum Horizontal Separation of **Buildings** on the Same **Lot**, above the 30th **storey** (min. m.)	-	-	30 (see Note 1)

Regulations to Table 5.1.5:

(1) Horizontal separation shall be measured horizontally from the closest part of any **building** to the closest part of any other **building**. Notwithstanding the horizontal separation requirements for **buildings**, no separation shall be required where there are walls without windows, and a 7.5 m separation shall be permitted where a blank wall faces a wall with windows.

5.1.D Building Height and Form

Building height and form shall be in accordance with **Table 5.1.6** for all Residential Estate, Residential Hamlet, First Density and Second Density Residential Zones, and in accordance with **Table 5.1.7** for all Third Density Residential Zones.

Table 5.1.6 – Residential Zone Building Height and Form Requirements (RE, RH, R1, and R2 Zones)

	RE	RH	RH1	R1	R1A	R1M	R2	R2A	R2M	R2G
Building Height (max m., max. **storeys** – both apply)	11 m, 3 **storeys**	8.7 m, 2 **storeys**	8.7 m, 2 **storeys**	11 m, 3 **storeys**	11 m, 3 **storeys**	8.5 m, 2 **storeys**	11 m, 3 **storeys**	11 m, 3 **storeys**	10.6 m, 3 **storeys**	12.5 m, 3 **storeys**
Maximum **Dwelling** Size	-	-	255 m^2	-	-	-	-	-	-	-
Maximum **Floor Space Index** (FSI)	-	-	0.17	-	-	-	-	-		-

Table 5.1.7 – Residential Zone Building Height and Form Requirements (R3 Zones)

	R3L	R3M	R3H
Minimum **Building Height** within **Protected Major Transit Station Areas** as shown on Schedule F and where there is frontage on a **Boulevard** as shown on	As shown on Schedule B, or 7.5 m and 2 **storeys** if not shown on Schedule B	As shown on Schedule B, or 13.5 m and 4 **storeys** if not shown on Schedule B	As shown on Schedule B, or 40.5 m and 13 **storeys** if not shown on Schedule B

	R3L	R3M	R3H
Schedule K (min m., min **storeys**)			
Minimum **Building Height**, other cases (min m.)	As shown on Schedule B, or 7.5 m and 2 **storeys** if not shown on Schedule B	As shown on Schedule B, or 11.0 m and 3 **storeys** if not shown on Schedule B	As shown on Schedule B, or 25.5 m and 8 **storeys** if not shown on Schedule B
Maximum **Building Height** – where there is frontage on a **Boulevard** as shown on Schedule K (max. m., max. **storeys**)	As shown on Schedule B, or 15.0 m and 4 **storeys** if not shown on Schedule B	As shown on Schedule B, or 38.5 m and 12 **storeys** if not shown on Schedule B	As shown on Schedule B, or 91.5 m and 30 **storeys** if not shown on Schedule B
Maximum **Building Height** – Other Cases	As shown on Schedule B, or 15.0 m and 4 **storeys** if not shown on Schedule B	As shown on Schedule B, or 25.5 m and 8 **storeys** if not shown on Schedule B	As shown on Schedule B, or 61.5 m and 20 **storeys** if not shown on Schedule B
Minimum **Floor Space Index** within **Protected Major Transit Station Areas** as shown on Schedule F (min. FSI)	As shown on Schedule C, or 0.25 if not shown on Schedule C	As shown on Schedule C, or 0.5 if not shown on Schedule C	As shown on Schedule C, or 2.5 if not shown on Schedule C
Minimum **Ground Floor Height** (min. m.)	4.5	4.5	4.5
Building Step Back where facing a **street line** (min. m.)	-	Section 5.2.T applies	Section 5.2.T applies
Building Step Back for all **storeys** above the 4th **storey**, rear elevations where abutting any R1 or R2 zone or any OS or P zone (min. m.)	-	2.5	2.5
Maximum **Floor Plate**	-	-	Section 5.2.T applies

5.1.E Landscaped Open Space

Landscaped open space shall be in accordance with **Table 5.1.8** for all Residential Estate, Residential Hamlet, First Density and Second Density Residential Zones, and in accordance with **Table 5.1.9** for all Third Density Residential Zones.

Table 5.1.8 – Residential Zone Landscaped Open Space Requirements (RE, RH, R1 and R2 Zones)

	RE	RH	RH1	R1	R1A	R1M	R2	R2A	R2M	R2G
Front Yard Landscaped Open Space – all cases except rear **lane** configuration (min. %) (see Note 1)	70	70	70	25	25	50	25	25	35	25
Front Yard Landscaped Open Space – rear **lane** configuration (min. %)	-	-	-	70	-	-	70	-	25	50

Regulations to Table 5.1.8:

(1) Notwithstanding the **front yard landscaped open space** requirements except for rear **lane** configured **lots**, on any **pie-shaped lot** with a **lot width** less than 15.0 m, the required minimum **landscaped open space** per Table 5.1.8 is permitted to be achieved on any part of the **lot** and is not restricted to the **front yard**.

Table 5.1.9 – Residential Zone Landscaped Open Space Requirements (R3 Zones)

	R3L	R3M	R3H
Landscaped Open Space – in a **Protected Major Transit Station Area** as shown on Schedule F (min. %)	10	10	10
Landscaped Open Space – outside of any **Protected Major Transit Station Area** as shown on Schedule F (min. %)	15	15	15
Interior Side Lot Line Landscaped Strips where abutting any R1 or R2 zone or I1 zone (min. width in m.)	3	3	3
Rear Lot Line Landscaped Strips where abutting any R1 or R2 zone or subzone or I1 zone (min. width in m.)	3	3	3
Surface Parking Area Location	Restricted to the **rear yard** only	Restricted to the **rear yard** only	Restricted to the **rear yard** only

Section 5.2: General Regulations for Residential Zones

5.2.A Above Grade Entrances

.1 An at or above grade door located on a side wall of a **single detached**, **semi-detached**, or **townhouse dwelling** shall only be permitted when:

.a the **side yard** within which the door is located has a minimum width of 1.2 m extending from the **front wall** of the **dwelling** up to and including the door; or

.b the **side yard** within which the door is located has a minimum width of 1.2 m extending from the rear wall of the **dwelling** up to and including the door, provided that a continuous **side yard** width of not less than 1.2 m is provided on the opposite side of the **dwelling**.

.2 Any steps or landings for a side entrance shall ensure there is an unobstructed path of travel with a minimum width of 0.9 m within the **interior side yard**.

5.2.B Accessory Buildings and Structures in Residential Zones

In any Residential Zone, **accessory buildings** and **structures** excluding **detached private garages** or **carports**, detached **additional residential units** (**garden suites**), and **swimming pool enclosures** shall be subject to the following provisions:

.1 A maximum of 2 **accessory buildings** shall be permitted on a **lot**.

.2 Any **accessory building** or **structure** that is **attached** to the main **dwelling** shall not be subject to the provisions of this subsection but shall be subject to the **yard** and **setback** requirements in the applicable **zone**.

.3 An **accessory building** or **structure** is prohibited to be constructed in any part of the **front yard**, the required minimum **exterior side yard**, or in the minimum required **interior side yard** specified in the applicable **zone**.

.4 An **accessory building** or **structure** shall be subject to the following minimum **setback** requirements:

.a Where the **accessory building** or **structure** is located in the **rear yard**, it shall be located at least 0.6 m from all **lot lines**.

.b Where the **accessory building** or **structure** is located in the **interior side yard**, it shall be located at least 3.0 m behind the **front wall** of the main **building**.

.c Notwithstanding the requirements above, the minimum **setback** for an **accessory building** or **structure** in the **rear yard** shall be 1.2 m from the closest **lot** in any RE or RH zone or subzone.

.5 **Habitable space** shall be prohibited within any **accessory building** or **structure** except where specifically allowed by this By-law.

.6 No **accessory building** or **structure** shall be constructed upon any easement.

.7 A **Quonset hut**, **intermodal shipping container** or transport trailer shall not be used as an **accessory building** or **structure** in any Residential zone.

.8 Any **accessory building** or **structure** used in whole or in part for the purpose of keeping more than 2 pigeons shall be **setback** a minimum of 6.1 metres from any **dwelling unit**, **school**, or any **building** used for residential, institutional or commercial purposes, except where such **dwelling** or **building** is occupied exclusively by the property owner or keeper of the pigeons and other persons residing in the same **dwelling unit**.

.9 The maximum **height** of an **accessory building** or **structure** in any Residential Zone shall be in accordance with Table 5.2.B.1.

Table 5.2.B.1 – Maximum Height for Accessory Buildings and Structures in any Residential Zone

Zone	Maximum Height
Any Residential zone, except Residential Estate	3.0 m
Residential Estate zone	4.0 m

.10 Notwithstanding Table 5.2.B.1, one open-sided shade structure, gazebo or pergola shall be permitted on a **deck**, **porch** or **balcony**, provided that:

.a the **height** of the open-sided shade **structure**, gazebo or pergola does not exceed 3.0 metres in **height** when measured from the walking surface of the **deck**, **porch** or **balcony**;

.b the **structure** is open to the air and not screened within at least 40% of the perimeter of the **structure**;

.c the **structure** is no greater than 10 m^2 in area.

.11 The **gross floor area** of **accessory buildings** and **structures** on a **lot** in any Residential Zone shall be subject to the requirements of Table 5.2.B.2. These requirements shall not apply to any **garden suite** or detached **private garage**.

Table 5.2.B.2 – Maximum Gross Floor Area for Accessory Buildings and Structures in any Residential Zone

Zone	Maximum Gross Floor Area Per Accessory Building	Maximum Combined Gross Floor Area for All Accessory Buildings on the Lot
All Residential Zones, except any Residential Estate Zone or Residential Three (R3)	15.0 m^2	20.0 m^2
Residential Estate Zone	23.0 m^2	40.0 m^2
R3 Zones	No requirement	No requirement

5.2.C Additional Residential Units

Where permitted by this By-law, **additional residential units** shall be in accordance with the following provisions:

.1 An **additional residential unit** shall only be permitted on the same **lot** as a principal **detached dwelling**, **linked dwelling**, a **semi-detached dwelling**, or a **townhouse dwelling** where the principal **dwelling** is contained on an individual **lot**. For clarity, **additional residential units** shall not be permitted in conjunction with any attached units, including **semi-detached dwellings** and **townhouse dwelling**, that are not on individual **lots**.

.2 A maximum of 2 **additional residential units** are permitted per residential **lot** which may include either:

.a One **attached additional residential unit** and one **garden suite** in accordance with the requirements of this Section; or

.b Two **attached additional residential units**.

.3 An **additional residential unit** shall not be permitted within or on the same **lot** as a **lodging house** or **supportive housing residence**.

.4 A **lot** containing any **additional residential unit** shall have a maximum of one **driveway**, including a **semi-circular driveway** connected between two access points.

.5 An **additional residential unit** shall not be permitted within a Natural System Zone or Open Space Zone or otherwise as prohibited by this By-law.

.6 Notwithstanding any **lot coverage** requirement of this By-law, on any lot where an **additional residential unit** is located, the maximum **lot coverage** shall be the greater of 45% or the specified requirement.

.7 Notwithstanding any **floor space index** requirement of this By-law, on any lot where an **additional residential unit** is located, no maximum **floor space index** shall be required.

.8 In addition to the parking required for the principal **dwelling unit**, one additional **parking space** shall be provided on **lots** containing more than one **additional residential unit** and all required **parking spaces** shall be located on the same **lot**.

.9 No additional **parking space** is required for a **lot** containing only one **additional residential unit**.

.10 Notwithstanding the provisions of Section 4.2, each **parking space** on a residential **lot** used in conjunction with an **additional residential unit** shall be not less than 2.6 metres in width and 5.4 metres in length.

.11 **Tandem parking** spaces shall be permitted.

.12 An **additional residential unit** shall be subject to the applicable Registration By-law.

.13 The following requirements shall apply to **attached additional residential units**:

.a Where the principal entrance to an **attached additional residential unit** is provided through a door located in the **side yard** or **rear yard**, the following shall apply:

.i An unobstructed pedestrian path of travel having a minimum width of 1.2 m shall be provided along any portion of the **yard** extending from the **front wall** of the **building** to the door used as the principal entrance to an attached **additional residential unit** unless the principal entrance to the **attached additional residential unit** has direct unobstructed access having a minimum width of 1.2 m from a **public street** or private **lane** at the rear of the property. A window well shall not encroach into the minimum unobstructed path of travel.

.ii A minimum landing area or **landscaped deck** of 0.9 m by 0.9 m shall be provided in front of the door and shall be unobstructed and used for entry into the unit.

.b An above grade side door meeting the minimum 1.2 m path of travel requirement used as the principal entrance to an **attached additional residential unit** may be accessed by a landing or **landscaped deck** less than 0.6 m above ground level. Steps shall be provided at both the front and rear of the landing as may be necessary to provide pedestrian access from the **front yard** to the **rear yard**.

.14 Any entrance or secondary egress to/from an **additional residential unit** shall not be located within a **swimming pool** enclosure.

.15 A **garden suite** shall also be in accordance with the following requirements:

.a A **garden suite** shall only be permitted in the **rear yard** or **interior side yard** of a **lot** containing a principal **dwelling**.

.b The **gross floor area** shall not exceed 100 m^2 where the **garden suite** is in conjunction with a **detached dwelling**, and 50 m^2 in all other cases.

.c The minimum **rear yard setback** shall be 1.2 m, except that 3.0 m shall be required for any portion of the **building** that is above 3.0 m in **height**.

.d The minimum **interior side yard setback** shall be 1.2 m, except that 3.0 m shall be required for any portion of the **building** that is above 3.0 m in **height**.

.e The minimum separation distance between any wall of the **garden suite** and any **main wall** of the principal **dwelling** shall be 4.0 m.

.f The **height** of a **garden suite** shall not exceed:

.i 7.5 m or the **height** of the principal **building**, whichever is less, on a **lot** in a Residential Hamlet, or Residential Estate zone; and

.ii 6.0 metres or the height of the principal **building**, whichever is less, on a **lot** with a **detached dwelling**, and 4.5 m on a **lot** with a **townhouse** or **semi-detached dwelling**.

.g A **garden suite** shall be permitted above a **detached garage** including a rear **lane** garage, provided:

.i The overall **height** of the **building** containing the **detached garage** and **garden suite** does not exceed 7.5

m or the **height** of the principal **dwelling**, whichever is less.

.ii There are no windows, other than **clerestory windows**, facing adjacent residential **lots** within 3.0 m of the **interior side lot line** or **rear lot line**.

.iii A minimum **interior side yard setback** of 0.0 m shall be permitted where the **garden suite** is attached to another **additional residential unit** on a common vertical wall above a **private garage** that is **attached** to another **private garag**e on a separate **lot**.

.iv The **detached** garage and **garden suite** shall be accessed by a door on the **ground floor** and interior stairs leading to the garden suite. Access stairs exterior to the garage shall not be permitted.

.h The permitted **yard** encroachments as provided by Section 3.10 shall not apply to **garden suites**. Further encroachments into the required minimum **rear yard** set out in subsection 5.2.C.15.c or into the **building** separation distance set out in subsection 5.2.C.15.e shall be permitted for a **garden suite** as follows:

.i Maximum 0.6 m to a maximum width of 3.0 m for a **bay, bow, or box window** without foundation;

.ii Maximum 0.5 m for eaves, cornices, gutters, chimneys, pilasters or parapets; and

.iii Maximum 0.9 m for an open sided, roofed **porch** or **deck**.

.i **Balconies** and roof top patios including any **deck** or similar **structure** above a garage or a **garden suite** shall not be permitted.

.j A minimum 1.2 m wide unobstructed pedestrian path of travel shall be provided along any portion of the **yard** extending from the **front wall** of the principal **dwelling** to the main entrance of the **garden suite**, unless the **garden suite** has direct unobstructed access having a minimum width of 1.2 m from a **public street** or private **lane** at the rear of the property. The path of travel shall also not cross into or be obstructed by a **swimming pool** enclosure or any other **accessory structure**.

.k A **garden suite** is permitted within an **intermodal shipping container** that has been converted to a habitable **dwelling unit**.

5.2.D Attached Private Garage and Carport Requirements

The following provisions are applicable to any **attached private garage** and **carport**, and are not applicable to a **parking area** or **parking structure**:

.1 The requirements of this section shall only apply to **attached private garages** and **carports**. An **attached private garage** shall be subject to the requirements of the zone and this section, whichever is more restrictive.

.2 Where a **private garage** or **carport** is **attached** to a **dwelling unit**, it shall not be considered an **accessory building** and shall be subject to the requirements of the applicable **zone** and any other requirements of this By-law applicable to **attached private garages** or **carports**.

.3 Notwithstanding minimum **parking space** dimensions under Section 4.2.A, a **parking space** with a minimum depth of 6.0 m shall be provided in front of the **attached private garage** or **carport** opening. This requirement shall not apply to any garages accessed by a rear **lane** or a **private street** at the rear of the **lot**.

.4 A garage door or **carport** opening shall have a maximum clearance height of 4.0 m.

.5 The garage door opening shall be located at least 1.0 m further from the **street line** than the **porch** or **main wall** of the principal **dwelling**, whichever is closer to the **street**. This requirement shall not apply to any garages accessed by a rear **lane** or a **private street** at the rear of the **lot.**

.6 On any **lot** with a width less than 12.0 m, the maximum width of any **attached private garage** shall be 65% of the width of the associated **dwelling**, except that in no case shall an **attached private garage** be required to be less than 3.1 m in width. This requirement shall not apply to any garages accessed by a rear **lane** or a **private street** at the rear of the **lot**.

.7 On any **lot** with a width equal to or greater than 12.0 m, the maximum width of any **attached private garage** shall be 60% of the width of the associated principal **dwelling**. This requirement shall not apply to any garages accessed by a rear **lane** or a **private street** at the rear of the **lot**.

.8 For **dwellings** that are 6.0 m or less in width, the interior space of an **attached private garage** shall have a rectangular area not less than 2.9 m by 6.1 m with no more than a two-step encroachment into the minimum length wise and a one step encroachment into the minimum width wise.

.9 For **dwellings** that are greater than 6.0 m in width, the interior space of an **attached private garage** shall have a rectangular area not less than 3.1 m by 6.1 m with no more than a two-step encroachment length wise and a one step encroachment width wise.

.10 No parking shall be permitted on any part of a **lot** except within a **parking space**.

5.2.E Below Grade Stairs and Windows

.1 For any **detached**, **semi-detached**, **duplex**, **townhouse dwelling** or **triplex dwelling**, exterior stairways constructed below the **established grade** shall not be located in a required **side yard** or **front yard**.

.2 Notwithstanding section 5.2.E.1, for a **detached dwelling**, with or without an **additional residential unit**, exterior stairways constructed below the **established grade** shall be permitted in a required **interior side yard**, provided that a continuous **side yard** width of not less than 1.2 m is provided on the opposite side of the **dwelling** and a minimum setback of 0.3 m to the below grade stairway is maintained.

.3 A below grade window shall not be permitted where the **interior side yard** is less than 1.2 metres.

5.2.F Commercial Uses in the Residential Zones

.1 Other than a **home occupation**, any permitted commercial **uses** in the Residential zones as per Section 5.1.A shall be in accordance with the following:

.a Each unit does not exceed 200 m^2 in **gross floor area**;

.b Commercial **uses** are located within the **ground floor** only; and

.c The total combined **gross floor area** shall not exceed 10% of the **gross floor area** of the residential **uses**, whichever is less.

.2 Permitted commercial **uses** shall not include any **drive-through** facility, **restaurant patio**, **outside display and sales**, or **outside storage**.

5.2.G Common Amenity Area Requirements

.1 **Common amenity area(s)** shall be provided for any **apartment dwelling units**, **cluster townhouse dwelling**, **stacked townhouse dwelling units**, **podium townhouse dwelling**, **back-to-back townhouse dwelling** and **stacked back-to-back townhouse dwelling** in accordance with this Section.

.2 The minimum **common amenity area** requirement shall be 5.0 m^2 per **dwelling unit**. Notwithstanding Section 5.2.G.1, a proposed development consisting of less than 8 **dwelling units** on a **lot** shall not be required to provide **common amenity area**.

.3 The required minimum **common amenity area** shall be located on the same **lot** as the associated **dwelling units**.

.4 The minimum **common amenity area** shall include at least one contiguous outdoor amenity area of a minimum 50 m^2 of amenity area with a minimum width of at least 5.0 m.

.5 The minimum common contiguous outdoor amenity area required by Section 5.2.G.4 shall be located at grade.

.6 Private amenity areas and spaces including private **balconies** and other areas accessed by individual units shall not be included in the calculation of **common amenity area** requirements.

5.2.H Detached Private Garages or Carports

.1 A maximum of one **detached private garage** or **carport** shall be permitted on any **lot** in a Residential zone.

.2 A **detached private garage** or **carport** shall only be permitted where there is no **attached private garage** or **carport**.

.3 A **detached private garage** shall not be permitted in any part of the **front yard**.

.4 A **detached private garage** shall not be permitted in the required minimum **exterior side yard**.

.5 A **detached private garage** or **carport** shall be located no closer than 1.0 m to the main **building** on the **lot**.

.6 A **detached private garage** shall be located at least 1.0 m further from the **street line** than the **main wall** of the **principal dwelling**.

This shall not apply to a **detached private garage** accessed by a rear **lane**.

.7 The maximum **gross floor area** of a **detached private garage** or **carport** in a Residential zone, exclusive of any permitted **additional residential unit**, shall be the lesser (more restrictive) of:

.a 80.0 m^2; or

.b 15% of the **lot area**.

.8 The interior dimensions of a **detached private garage** or **carport** shall have a minimum rectangular area of 2.9 m by 5.5 m.

.9 The maximum **height** of a **detached private garage** or **carport** is 4.5 m. This shall exclude any portion of the **building** that is associated with a permitted **additional residential unit**.

.10 A **detached private garage** or **carport** shall be located no closer than 0.6 m to any **interior side lot line** and 0.6 m from any **rear lot line**.

.11 Notwithstanding 5.2.H.10, a **detached private garage** or **carport** shall be permitted to be **attached** to a **detached private garage** or **carport** on an abutting **lot** in any Residential zone. Where this is the case, the **detached private garage** or **carport** shall be permitted to have a minimum **interior side yard setback** or minimum **rear yard setback** of 0.0 m where applicable to permit the attachment, provided they share one common wall along the common **lot line** and are constructed as one **building**.

.12 The opening of a **detached private garage** shall be located at least 6.0 m from the **exterior side lot line** or **front lot line** from which it receives access. This shall not apply to a **detached private garage** accessed by a rear **lane**.

.13 A **Quonset hut**, **intermodal shipping container** or transport trailer shall not be used as a **detached garage** or **carport** in any Residential Zone.

5.2.I Driveway Requirements for the Residential Zones

.1 The applicable requirements of Section 4.2.B shall also apply to **driveways** in Residential zones, in addition to the requirements of this section.

.2 For the purpose of this Section, the width of a **driveway** shall be measured perpendicular to the intended path of travel along the **driveway** and the requirements for minimum and maximum width

shall extend uniformly across the entire length of the **driveway** and shall include any surfaced walkway or path of travel that is capable of being parked upon by the whole or a part of a motor vehicle.

.3 A maximum of one (1) **driveway** opening is permitted per **lot** except where a **semi-circular driveway** is permitted in accordance with this Section.

.4 Where **parking spaces** are required or provided on an individual **lot** on a residential zone except within an R3, RE or RH zone or subzone, and not subject to section 5.2.I.5 below, a **driveway** shall have a minimum width of 3.0 m and a maximum width of:

.a 4.9 m on **lots** having a **lot width** less than 8.23 m;

.b 5.5 m on **lots** having a **lot width** equal to and greater than 8.23 m but less than 9.14 m;

.c 7.0 m on **lots** having a **lot width** equal to and greater than 9.14 metres but less than 15.24 metres;

.d 7.32 metres, or the width of the garage, whichever is greater, on **lots** having a **lot width** equal to and greater than 15.24 metres but less than 18.3 metres;

.e 9.14 metres, or the width of the garage, whichever is greater, on **lots** having a **lot width** equal to and greater than 18.3 metres;

.f 7.0 metres, or the width of the garage, whichever is greater, for driveways on the **exterior side lot line** on any **lot**.

.5 Within the Driveway Regulation Area shown on Schedule H, where **parking spaces** are required or provided on an individual **lot** for **detached** or semi-**detached dwellings**:

.a The **driveway** shall have a minimum width of 3.0 m.

.b For **lots** having a **lot width** of less than 22.0 m:

.i The maximum **driveway** width shall be 6.0 m provided that the **driveway** does not exceed 50% of the area of the **yard** in which it is located.

.ii The **driveway** may be tapered to increase the width to equal the width of the garage within 6.0 m of the garage opening. The tapering of the **driveway** shall not extend beyond a straight line connecting the edge of the garage opening and a point 6.0 m from the garage opening.

.c For **lots** having a **lot width** equal to or greater than 22.0 m:

.i The maximum **driveway** width shall be 8.5 m or the width of the garage, whichever is greater, only within 6.0 m of the garage opening, or front of the **dwelling** if there is no garage;

.ii The **driveway** may be tapered to increase the width to equal 8.5 m, or the width of the garage if greater, within 12.0 m of the garage opening. The tapering of the **driveway** shall not extend beyond a straight line connecting two points located 6.0 m and 12.0 m from the garage opening; and,

.iii The **driveway** shall not exceed a width of 6 m between the **street** and a point measured 12.0 m from the garage opening, or wall of the **dwelling** if there is no garage.

.d For a **driveway** leading to a detached garage in the **rear yard**, notwithstanding clauses 5.2.I.5.b and 5.2.I.5.c. and regardless of **lot width**:

.i Where the **driveway** is located on the **front lot line**, the maximum **driveway** width shall be 3.0 metres, except that the **driveway** width may be increased to equal the width of the garage within 6.0 metres of the detached garage opening.

.ii Where the **driveway** is located on the **exterior side lot line** the maximum **driveway** width shall be 6.0 metres, except that the **driveway** width may be increased to equal the width of the garage within 6.0 metres of the detached garage opening.

.iii The **driveway** may be tapered to increase the width to equal the width of the garage within 6.0 metres of the garage opening. The tapering of the **driveway** shall not extend beyond a straight line connecting the edge of the garage opening and a point 6.0 metres from the garage opening.

.6 The following surface areas of **lots** shall be maintained as **soft landscaping** capable of supporting the growth of vegetation and which permits the infiltration of water the ground, but may include a portion of a noise wall or retaining wall that is not permeable:

.a An area with a minimum width of 0.6 m abutting both **side lot lines** on **interior lots** of **detached dwellings** (or the **rear lot**

line on **corner lots** of **detached dwellings** where the **driveway** accesses the **street** abutting the **exterior side lot line**), except within 3 m of the **street lot line** and within the road right-of-way for those **lots** where the **side lot lines** converge towards the front of the **street**, in which case less than 0.6 m but not less than 0.15 m may be provided.

.b An area with a minimum width of 0.6 m abutting one **side lot line** on **lots** of **semi-detached** and **townhouse dwelling units**, except within 3 m of the **street lot line** and within the road right-of-way for those **lots** where the **side lot lines** converge towards the **street** in which case less than 0.6 m but not less than 0.15 m may be provided.

.c For **lots** with **side lot lines** converging towards the front of the **street**, the tapering of the **driveway** within 3 metres of the **front lot line** shall not extend beyond a straight line connecting the **street lot line** and the point 3 metres from the **street lot line**.

.d In no case shall the **driveway** intersect with the **side lot lines** projected towards the **street**.

.7 Any portion of a **lot** that is not part of the permitted **driveway** shall be maintained as **landscaped open space**.

.8 Driving and/or parking of motor vehicles on any **landscaped open space** or **soft landscaping** is prohibited.

.9 A surfaced walkway or path running parallel and adjacent to the **driveway** shall be measured as part of the overall width of the residential **driveway** except when:

.a the walkway or path is separated from the edge of the **driveway** by a distance of at least 1.0 metre of permeable **soft landscaping** or the surface of the walkway or path is elevated by a minimum 0.15 meters above the surface of the **driveway**.

.b the maximum width of the walkway shall be 1.5 metres.

.10 A surfaced walkway or path running generally perpendicular to the **driveway** shall be measured as part of the overall width of the residential **driveway** except when the walkway or path has a maximum width of 1.5 metres measured generally parallel to the direction of travel on the **driveway**.

.11 Where **parking spaces** are required or provided on a lot in any RE or RH zone, the following restrictions shall apply:

.a the minimum width of a **driveway** shall be 3.0 metres; and

.b the width of the **driveway** shall not exceed 50 percent of the **lot width**.

.12 Notwithstanding the requirements of this section, **driveways** in any Residential zone providing access to a common **parking area** and not an individual **dwelling unit** shall be in accordance with the applicable requirements of Section 4.2.

.13 A **driveway** shall be directly provided from the **street line** to the **private garage** entrance or **parking space**, except where a **hammerhead** or a **semi-circular driveway** are provided and permitted in accordance with this section.

.14 A **hammerhead** shall be permitted on a **lot** provided that:

.a The **lot** has a minimum **lot width** of 15.0 m.

.b The **lot** has a minimum **front yard** depth of 9.0 m.

.c The maximum width of the **hammerhead** is 3.7 m, measured perpendicular to the intended path of travel on the **hammerhead**.

.d The **hammerhead** does not extend further than 4.5 m from the **driveway**, measured along the path of travel on the **hammerhead** to the edge of the **driveway**.

.e The **hammerhead** is located no closer than 3.0 m from any **front lot line** and **exterior side lot line**.

.15 A maximum of one **driveway** entrance is permitted per **lot**, except that a **semi-circular driveway** connecting two **driveway** entrances shall be permitted, provided that:

.a The **lot** has a minimum **lot width** of at least 21.0 m.

.b The access points shall be located in the same **yard** and separated by a minimum distance of 6.0 m.

.c The **driveway** coverage does not exceed 50% of the **yard** in which it is located.

.d The width of the driveway measured perpendicular to the intended path of travel along the **driveway** does not exceed 8.5 m.

.16 On a **lot** where the **driveway** leads to an attached or detached garage or carport with an opening that is oriented generally

perpendicular to the **street**, the surface area of the residential **driveway** shall not exceed 50% of the **front yard** area.

5.2.J Dual Frontage Townhouses

.1 For any **townhouse dwelling** with dual **street** frontage, one such frontage shall be designated as the **front lot line** and the other frontage designated as the **rear lot line** for the purposes of applying the provisions of Section 5.1 and 5.2.

5.2.K Fences and Privacy Screens

.1 In any Residential zone, a fence shall be subject to the following maximum **height** requirements:

- .a A maximum of 1.2 m in **height** in any part of the **front yard**;
- .b A maximum of 2.2 m in **height** in any other **yard**;
- .c Notwithstanding provision .b above, a maximum of 2.5 m where the **lot line** abuts a Commercial, Mixed Use, Institutional, or Employment Zone;
- .d Fences shall also be subject to the requirements of Section 3.17 for **sight triangles**.

.2 Notwithstanding the restrictions of clause .1 above, a **privacy screen** shall be permitted on any **porch**, **deck, balcony, landscaped deck** or patio subject to the following:

- .a a **privacy screen** shall not exceed a maximum height of 2.0 m measured from the walking surface of the **deck**, **porch** or **balcony**, **landscaped deck** or patio;
- .b an individual side or segment of screening shall not project more than 2 metres from the wall of the **dwelling** or the depth of the walking platform to which it is affixed, whichever is less; and
- .c a **privacy screen** affixed to a **landscaped deck** shall have a minimum setback of 0.6 metres from any **lot line**.

5.2.L Holding (H) Provision for Development of 4-10 Dwelling Units on a Lot in any Residential Zone

.1 In any Residential zone, any development consisting of more than 4 **dwelling units** and up to 10 **dwelling units** on any individual **lot** and not subject to a Site Plan approval process shall be deemed to be subject to a Holding (H) symbol, which shall not be removed in

accordance with Section 36 of the *Planning Act* until such time as the following matters are addressed to the satisfaction of the Commissioner or designate:

.a A grading and drainage plan has been approved by the administrator of this By-law or their designate;

.b A concept plan showing suitable access and demonstrating compliance with City development standards;

.c A landscape and tree preservation plan has been approved by the administrator of this By-law or their designate; and

.d All other City by-laws and the requirements of this By-law are complied with for the proposed development.

5.2.M Oversized Motor Vehicles in Residential Zones

.1 An **oversized motor vehicle** shall not be parked in any part of an **exterior side yard** or **front yard**, including any **driveway** therein, except in accordance with the requirements of this section.

.2 The temporary parking of a maximum of 1 **oversized motor vehicle** is permitted within a **driveway** in a residential zone where parking is permitted, provided:

.a The **oversized motor vehicle** does not utilize a minimum required **parking space** or obstruct access to a required **parking space**; and

.b The **oversized motor vehicle** does not exceed the maximum dimensions stated in the definition of **oversized motor vehicle** in Chapter 2.

5.2.N Setbacks where Dwellings are Attached

.1 Notwithstanding any requirement of this By-law, where **dwelling units** are **attached** as may be permitted by this By-law, no **setback** shall be required for the **dwelling units** or a **private garage** along the common **lot line** where there is a common wall. The applicable **setback** in the **zone** shall apply where there is no common wall.

.2 The requirements for **accessory buildings** and **structures** shall continue to apply as required by this By-law, except that an unenclosed **deck** is permitted to encroach to 0 m for that portion of the **lot line** where the **dwelling units** are **attached**. Where a **deck** is provided along the common **lot line**, a **privacy screen** or opaque fence shall be provided along the **lot line** to a height of at least 1.8 m above the **deck's** elevation.

5.2.O Supportive Housing Residence Type 1 and Type 2

Where permitted by this By-law, a **supportive housing residence type 1** or **supportive housing residence type 2** shall be in accordance with the following provisions:

.1 A **supportive housing residence type 1** or **supportive housing residence type 2** shall be located in a **dwelling unit**, including an individual **dwelling unit** within a **building** consisting of a combination of residential and **non-residential uses**.

.2 Where not located within a mixed-use **building** as referred to in provision .1 above, a **supportive housing residence type 1** or **supportive housing residence type 2 use** shall occupy the entire **dwelling**.

.3 A **supportive housing residence type 1** or **supportive housing residence type 2** shall not be permitted in a **dwelling** that contains **additional residential unit(s)**.

5.2.P Swimming Pools and Recreation Facilities

Swimming pools other **recreation facilities** shall be in accordance with the following provisions:

.1 An uncovered **swimming pool** or uncovered **recreational facility** shall be permitted only within the **rear yard**, **interior side yard** or **exterior side yard** of a **lot**.

.2 A **swimming pool** or **recreational facility** shall be located no closer than 3.0 m to the **exterior side lot line** and 1.2 m to any other l**ot line**.

.3 An uncovered **swimming pool** or **recreational facility** shall be located no closer than 1.2 m to any easement.

.4 The **setback** provisions of this subsection shall be measured to the nearest part of the edge of the **structure** containing water or the edge of any part of the **recreational facility** that is used for the recreational purpose, and shall not include any **accessory** patio, **deck** or landscaping.

.5 A **building** or **structure** that covers a **swimming pool** may be located only in the **side yard** or **rear yard** of a **lot**, provided that it is:

.a no closer than 1.2 metres to a **side lot line** or a **rear lot line**;

.b no closer to a **street** than the required minimum **front yard** depth or the minimum **exterior side yard** width for the main **building**;

.c no greater than 23.0 m^2 in **gross floor area** and 4.0 metres in **height** on a **lot** in an RE Zone or on a **lot** in an A zone where the **lot area** is 2 hectares or less; and

.d no greater than 15.0 m^2 in **gross floor area** and 3.0 metres in **height** on a **lot** in all other Residential Zones.

5.2.Q Temporary Tents, Garage and Yard Sales

A **temporary tent** or a garage sale or yard sale use shall be in accordance with the following provisions:

.1 A garage or yard sale shall be permitted on a temporary basis in any Residential zone, in accordance with the following provisions:

.a The **use** is carried out for no more than 4 consecutive days and no more than 7 days within any calendar year.

.b The use is permitted within any part of the **front yard**, the **exterior side yard** or within any **attached private garage**.

.c The **use** is located no closer than 0.6 m to any **lot line**.

.2 A **temporary tent** shall be permitted in any residential zone, provided:

.a The minimum **lot width** is at least 9.0 m and the minimum **rear yard** depth is at least 7.5 m.

.b The **temporary tent** is only permitted within the **rear yard**.

.c The **temporary tent** is no closer than 1.0 m to any **lot line**.

.d The **temporary tent** is used for no more than 3 consecutive days and no more than 7 days within any calendar year.

5.2.R Townhouses

.1 There shall be a maximum of 8 attached principal **street townhouses** and **cluster townhouses** in one row per **building**, excluding any permitted **additional residential units**.

5.2.S Trailers and Recreational Vehicles in Residential Zones

.1 Except as permitted in this section, a **person** shall not park or store a **travel trailer** or **recreational vehicle** or any other type of trailer, in

any part of an **exterior side yard** or in the **front yard**, including any part of the **driveway** therein, of any **lot** in a residential zone.

.2 **Recreational vehicles** and **travel trailers** are permitted to be parked, stored in any part of a **private garage** provided the minimum required parking is maintained.

.3 A maximum of one **recreational vehicle** not exceeding 7.0 m in length and 2.7 m in **height** is permitted to be stored on the **lot** in any part of the **rear yard** or in the **interior side yard**, but not closer than 0.6 m to the **rear lot line** and no closer than 1.8 m to the **interior side lot line**.

.4 A maximum of one **recreational vehicle** is permitted to be temporarily stored on any part of a **driveway**, or up to two **recreational vehicles** that are set upon a trailer that is designed to transport the **recreational vehicles**, provided:

.a The length of the **recreational vehicle** or trailer does not exceed 7.0 m in length, 3.0 m in width and 2.7 m in **height**, except that where the **driveway** is at least 20.0 m in length, the length of the **recreational vehicle** or trailer is permitted to be a maximum of 12.0 m and the **height** is permitted to be a maximum 3.0 m.

.b The **recreational vehicle** or trailer is not parked or stored on the **driveway** for more than a total of 90 days in any calendar year.

.c The **recreational vehicle** or trailer is not parked or stored for more than 45 consecutive calendar days.

.d The **recreational vehicle** or trailer does not use a minimum required **parking space**, obstruct access to a required **parking space**, and does not extend into the public right-of-way.

5.2.T Upper Storey Building Step Back and Maximum Floor Plate Requirements

.1 In the R3M zone, a minimum **building step back** of 2.5 m shall be required where a **building** is facing a **street line**, applicable to any portion of the **building** that is above the **podium**. For the purposes of this requirement, the minimum and maximum **height** of the **podium** shall be:

.a A minimum of 2 **storeys**; and

.b The maximum **podium height** shall be the lesser of a maximum of 80% of the width of the adjacent **street** right-of-way, or 6 **storeys**. Where the **lot** abuts multiple **streets**, the larger **street** right-of-way shall be applicable for the purposes of identifying the maximum **podium height**.

.2 In the R3H zone, a minimum **building step back** of 3.0 m shall be required where a **building** is facing a **street line**, applicable to any portion of the **building** that is above the **podium**. For the purposes of this requirement, the minimum and maximum **height** of the **podium** shall be:

.a A minimum of 3 **storeys**; and

.b The maximum **podium height** shall be the lesser of a maximum of 80% of the width of the adjacent street right-of-way, or 6 **storeys**. Where the **lot** abuts multiple **streets**, the larger **street** right-of-way shall be applicable for the purposes of identifying the maximum **podium height**.

.3 A maximum **floor plate** requirement of 800 m^2 shall apply to any portion of a **building** that is above the 12th **storey**.

5.2.U Waste Storage – Townhouses

.1 Notwithstanding any other provision of this By-law, for any **street townhouse dwelling** with a **private attached garage**, a covered garbage enclosure shall be permitted to encroach into the minimum **front yard** by 1.5 m. On a **corner lot**, this enclosure is permitted to encroach into the minimum required **exterior side yard** by 1.5 m.

Chapter 6: Commercial Zones

Table 6.1 – List of Commercial Zones

Commercial Zones	Zone Symbol
Local Commercial	LC
General Commercial	GC
Highway Commercial	HC
Office Commercial	OC
Recreational Commercial	RC

Section 6.1: Requirements for the Commercial Zones

6.1.A Permitted Uses

In any Commercial Zone, no **person** shall use a **lot**, or **erect**, alter or **use** a **building** or **structure** for any purpose except for the **uses** permitted in accordance with Table 6.1.1.

Key P Permitted Use

Table 6.1.1 – Permitted Uses in Commercial Zones

Uses	LC	GC	HC	OC	RC	Use-Specific Standards
Commercial Uses						
Artisan Studio	P	P	P		P	See Note 1 (LC Zone)
Banquet Hall			P			
Boat or Recreational Vehicle Sales and Service		P	P			
Catering Service	P	P	P			
Commercial Campsite					P	
Commercial Parking Lot or Garage	P	P	P		P	
Commercial Recreation		P			P	
Commercial School	P	P	P			
Commercial Service and Repair	P	P	P			
Convenience Retail Store	P	P	P		P	
Courier or Taxi Service		P	P			

Uses	LC	GC	HC	OC	RC	Use-Specific Standards
Driving Range					P	
Dry Cleaning and Laundry Distribution Station	P	P	P			
Financial Service	P	P		P		See Note 1 (LC Zone)
Funeral Home		P				
Garden Centre		P	P			
Golf Course					P	
Health or Fitness Centre	P	P				
Hotel			P			
Micro Manufacturing		P	P		P	Section 3.11.E
Motor Vehicle Dealership		P	P			
Motor Vehicle Repair		P	P			
Motor Vehicle Service Station		P	P			Section 3.11.G
Motor Vehicle Washing Facility		P	P			Section 3.11.B
Museum or Gallery	P	P				
Office	P	P		P		
Organizational Club		P	P			
Outdoor Market	P	P				
Personal Service Shop	P	P				See Note 1 (LC Zone)
Pet Day Care	P	P				
Restaurant	P	P	P			See Note 1 (LC Zone)
Retail	P	P				See Note 1 (LC Zone)
Self Storage Facility			P			
Theatre		P				
Veterinary Clinic	P	P	P			
Community and Other Uses						
Child Care Centre	P	P	P		P	
Community Garden	P					Section 3.11.A
Conservation Use	P	P	P	P	P	

Uses	LC	GC	HC	OC	RC	Use-Specific Standards
Medical Office or Clinic	P	P	P	P		
Place of Worship	P	P	P			Section 3.11.I
Supportive Group Home Residence Type 2		P	P			Section 6.2.D
Transit Station	P	P	P	P	P	
Urban Park	P	P	P	P	P	
Specified Accessory Uses						
Drive-Through		P	P			Section 3.11.B
Outside Display and Sales	P	P	P			Section 3.11.H
Restaurant Patio	P	P	P		P	Section 3.11.J
Seasonal Garden Centre or Temporary Sales Tent		P	P		P	Section 3.11.K

Regulations to Table 6.1.1:

1) The size of this **use** is limited in the LC zone in accordance with Section 6.2.C.

6.1.B Lot Requirements

Table 6.1.2 – Commercial Zone Lot Requirements

	LC	GC	HC	OC	RC
Lot Area (min. sq. m.)	900	900	2000	2000	2000
Lot Width (min. m.)	20	20	30	30	30

6.1.C Building Location

Table 6.1.3 – Commercial Zone Building Location

	LC	GC	HC	OC	RC
Front Yard (min. m.)	3	3	4.5	3	7.5
Rear Yard, where abutting any Residential or Institutional zone or subzone (min. m.)	9	9	15	9	9
Rear Yard, all other cases (min. m.)	6	6	6	6	10
Exterior Side Yard (min. m.)	4.5	3	6	4.5	7.5
Interior Side Yard, where abutting any Residential or Institutional Zone or Subzone (min. m.)	9	9	9	9	9

	LC	GC	HC	OC	RC
Interior Side Yard, all other cases (min. m.)	3	3	3	3	3
Build-to Zone, **Build-to Zone Percentage**, and **Surface Parking** Restrictions	Restricted by Section 6.2.B	Restricted by Section 6.2.B	-	Restricted by Section 6.2.B	-

6.1.D Building Height and Form

Table 6.1.4 – Commercial Zone Building Height and Form

	LC	GC	HC	OC	RC
Building **Height** (max. m. and max. **storeys**)	11 m, 3 **storeys**	11 m, 3 **storeys**	11 m, 3 **storeys**	11 m, 3 **storeys**	8.5 m, 2 **storeys**

6.1.E Site and Landscaping

Table 6.1.5 – Commercial Zone Site and Landscaping

	LC	GC	HC	OC	RC
Landscaped Open Space (min. %)	15	15	15	20	25
Front Lot Line Landscaped Strips (min. m.)	1.5	1.5	3	1.5	-
Exterior Side Lot Line Landscaped Strips (min. m.)	1.5	1.5	3	-	-
Interior Side Lot Line Landscaped Strips, where abutting any Residential, Mixed-Use, Institutional, Park or Open Space Zone or Subzone (min. m.)	3 (see Note 1)	3 (see Note 1)	3 (see Note 1)	-	-
Rear Lot Line Landscaped Strips, where abutting any Residential, Mixed-Use, Institutional, Park or Open Space Zone or Subzone (min. m.)	3 (see Note 1)	3 (see Note 1)	3 (see Note 1)	-	-

Regulations to Table 6.1.5:

(1) The **landscaped strip** shall be required to incorporate opaque screening through fences or landscaping with a minimum **height** of 1.0 m.

Section 6.2: General Regulations for Commercial Zones

6.2.A Accessory Buildings and Structures

.1 **Accessory buildings** and **structures** in commercial zones shall be in accordance with Section 3.1.B.

6.2.B Build-to Zone and Surface Parking Requirements (LC, GC, and OC Zones)

.1 In any LC, GC or OC Zone, **buildings** and **surface parking** shall be in accordance with the following provisions:

.a A **build-to zone** shall be required, defined as the minimum required **front yard** of the **zone** and to depth of 7.5 m from the minimum **front yard setback**.

.b The minimum **build-to zone percentage** shall be 50% of the length of the **front lot line**, excluding the width of any required minimum **interior side yard(s)**.

.c **Surface parking** shall only be permitted in the **rear yard** and **interior side yard**.

.d **Landscaped strips** associated with **surface parking** areas shall be in accordance with Section 4.2.C.

6.2.C Restriction on Unit Size in the LC Zone

.1 Any **retail**, **restaurant**, **artisan studio**, **financial service**, or **personal service use** shall be limited to 1,000 m^2 per store or unit in the LC Zone.

6.2.D Supportive Housing Residence Type 2

.1 Where permitted by this By-law, a **supportive housing residence type 2** shall be in accordance with the following provisions:

.a A **supportive housing residence type 2** shall be permitted in **building** consisting of a combination of residential and **non-residential uses,** where residential **uses** are permitted.

.b Where not located within a mixed use **building** as referred to in provision .a above, a **supportive housing residence type 2 use** shall occupy the entire **building**.

Chapter 7: Mixed-Use Zones

Table 7.1 - List of Mixed-Use Zones

Mixed-Use Zones	Zone Symbol
Mixed-Use Low Rise	ML
Mixed-Use Mid Rise	MM
Mixed-Use High Rise	MH

Section 7.1: Requirements for the Mixed-Use Zones

7.1.A Permitted Uses

In any Mixed-Use Zone, no **person** shall **use** a **lot**, or **erect**, alter or **use** a **building** or **structure** for any purpose except for the **uses** permitted in accordance with Table 7.1.1.

Key P Permitted Use

Table 7.1.1 – Permitted Uses in Mixed-Use Zones

Uses	ML	MM	MH	Use-Specific Standards
Residential				
Apartment Dwelling	P	P	P	
Live-Work Townhouse Dwelling	P	P	P	
Podium Townhouse Dwelling	P	P	P	
Single Room Occupancy Housing	P	P	P	
Supportive Housing Residence Type 1	P	P	P	Section 7.2.F
Supportive Housing Residence Type 2	P	P	P	Section 7.2.F
Civic and Institutional				
Child Care Centre	P	P	P	
College or University	P	P	P	
Community Centre	P	P	P	
Elementary or Secondary School	P	P	P	
Medical Office or Clinic	P	P	P	
Public Park	P	P	P	

Uses	ML	MM	MH	Use-Specific Standards
Place of Worship	P	P	P	Section 3.11.I
Residential Care Home	P	P	P	
Urban Park	P	P	P	
Commercial				
Banquet Hall		P	P	
Catering Service	P	P	P	
Commercial Recreation		P	P	
Commercial School	P	P	P	
Commercial Service and Repair	P	P	P	
Convenience Retail	P	P	P	
Convention Centre		P	P	
Dry Cleaning and Laundry Distribution Station	P	P	P	
Financial Service	P	P	P	
Funeral Home		P	P	
Health or Fitness Centre	P	P	P	
Hotel		P	P	
Micro Manufacturing	P	P	P	Section 3.11.E
Museum or Gallery	P	P	P	
Organizational Club		P	P	
Outdoor Market	P	P	P	
Personal Service Shop	P	P	P	
Pet Day Care	P	P	P	
Restaurant	P	P	P	
Retail	P	P	P	
Theatre		P	P	
Transit Station	P	P	P	
Veterinary Clinic	P	P	P	
Business Uses				

Uses	ML	MM	MH	Use-Specific Standards
Artisan Studio	P	P	P	
Office	P	P	P	
Specified Accessory Uses				
Home Occupation	P	P	P	Section 3.11.C
Outside Display and Sales	P	P	P	Section 3.11.H
Restaurant Patio	P	P	P	Section 3.11.J

7.1.B Lot Requirements

Table 7.1.2 – Mixed-Use Zone Lot Requirements

	ML	MM	MH
All Permitted Uses, Except as Specified Below			
Lot Area for 0 – 4 **storeys** (min sq. m.)	600	600	600
Lot Area for 5 – 12 **storeys** (min sq. m.)	-	1200	1200
Lot Area for 13 or more **storeys**, where abutting any R1 or R2 zone or subzone (min sq. m.)	-	-	3500
Lot Area for 13 or more **storeys**, all other cases (min sq. m.)	-	-	2500
Lot Width for 0 – 4 **storeys** (min. m.)	18	18	18
Lot Width for 5 – 12 **storeys** (min. m.)	-	24	24
Lot Width for 13 or more **storeys** (min. m.)	-	-	35
Live-Work Townhouse Dwellings on Individual Lots			
Lot Area (min. sq. m.)	100	100	100
Interior **Lot Width** (min. m.)	6	6	6
Corner **Lot Width** (min. m.)	9	9	9

7.1.C Building Location

Table 7.1.3 – Mixed-Use Zone Building Location

	ML	MM	MH
Minimum Front Yard			

	ML	MM	MH
Minimum **Front Yard** (min. m.)	3	3	3
Minimum **Front Yard** where there are **dwelling units** accessible directly from the **street** (min. m.)	4.5	4.5	4.5
Minimum Exterior Side Yard			
Minimum **Exterior Side Yard** (min. m.)	3	3	3
Build-to Zone			
Front Yard Build-to Zone	Minimum **front yard** up to a maximum depth of 7.5 m from the **front lot line**	Minimum **front yard** up to a maximum depth of 7.5 m from the **front lot line**	Minimum **front yard** up to a maximum depth of 7.5 m from the **front lot line**
Exterior Side Yard Build-to Zone	Minimum **exterior side yard** up to a maximum depth of 7.5 m from the **exterior side lot line**	Minimum **exterior side yard** up to a maximum depth of 7.5 m from the **exterior side lot line**	Minimum **exterior side yard** up to a maximum depth of 7.5 m from the **exterior side lot line**
Build-to Zone Percentage			
Length of the **Front Lot Line**, excluding any required minimum **interior side yard(s)** (min.)	50%	60%	70%
Length of the **Exterior Side Lot Line**, excluding any required minimum **rear yard** (min.)	50%	60%	70%
Rear Yard			
Minimum **Rear Yard** where abutting an R1, R2, RE or RH zone or subzone (min. m.)	7.5	10	10
Minimum **Rear Yard** where abutting an OS or P zone (min. m.)	6	6	6
Minimum **Rear Yard** in all other cases (min. m.)	7.5	7.5	7.5
Protected Major Transit Station Area Minimum **Rear Yard** Requirement (North Side of Queen Street)	Refer Section 7.2.E	Refer Section 7.2.E	Refer Section 7.2.E
Interior Side Yard			
Minimum **Interior Side Yard** where adjacent to a Mixed-Use Zone or R3 Zone –	0	0	0

	ML	MM	MH
where there are no windows (min. m.)			
Minimum **Interior Side Yard** – where abutting any R1, R2, RE, or RH zone or subzone and where there are windows (min. m.)	7.5	7.5	7.5
Minimum **Interior Side Yard** – all other cases (min. m.)	3	3	3
Upper Storey Setbacks and Restrictions			
Rear Lot Line Setback – 5th **storey** and above, where abutting an OS or P zone (min. m.)	-	6	6
Rear Lot Line Setback and **Interior Side Lot Line Setback** – above the 12th **storey** where abutting an R1, R2, RE or RH zone or subzone (min. m.)	-	-	30
Rear Lot Line and **Interior Side Lot Line Setback** – 5th to 12th **storeys** in other cases (min. m.)	N/A	10	10
Rear Lot Line Setback and **Interior Side Lot Line Setback** – 13th to 30th **storeys** in other cases (min. m.)	-	-	12.5
Rear Lot Line Setback and **Interior Side Lot Line Setback** – above the 30th **storey** in other cases (min. m.)	-	-	15
Maximum Horizontal Length of a **Building** – 5th **storey** and above (m)	-	80	80
Building Separation (See Note 1)			
Minimum Horizontal Separation of **Buildings** on the Same **Lot**, 1st to 4th **storeys** (min. m.)	-	15 (see note 1)	15 (see note 1)
Minimum Horizontal Separation of **Buildings** on the Same **Lot**, 5th to 12th **storeys** (min. m.)	-	20 (see note 1)	20 (see note 1)
Minimum Horizontal Separation of **Buildings** on	-	-	25 (see note 1)

	ML	MM	MH
the Same **Lot**, 12th to 30th **storeys** (min. m.)			
Minimum Horizontal Separation of **Buildings** on the Same **Lot**, above the 30th **storey** (min. m.)	-	-	30 (see note 1)

Regulations to Table 7.1.3:

(1) Horizontal separation shall be measured horizontally from the closest part of any **building** to the closest part of any other **building**. Notwithstanding the horizontal **building** separation requirements, no separation shall be required where there are walls without windows, and a 7.5 m separation shall be permitted where a blank wall faces a wall with windows.

7.1.D Building Height and Form

Table 7.1.4 – Mixed-Use Zone Building Height and Form

	ML	MM	MH
Minimum **Building Height** within **Protected Major Transit Station Areas** as shown on Schedule F and where there is frontage on a **Boulevard** as shown on Schedule K (min m., min **storeys**)	As shown on Schedule B, or 7.5 m and 2 **storeys** if not shown on Schedule B	As shown on Schedule B, or 13.5 m and 4 **storeys** if not shown on Schedule B	As shown on Schedule B, or 40.5 m and 13 **storeys** if not shown on Schedule B
Minimum **Building Height** in all Other Cases (min m., min **storeys**)	As shown on Schedule B, or 7.5 m and 2 **storeys** if not shown on Schedule B	As shown on Schedule B, or 11 m and 3 **storeys** if not shown on Schedule B	As shown on Schedule B, or 25.5 m and 8 **storeys** if not shown on Schedule B
Maximum **Building Height** where there is frontage on a **Boulevard** as shown on Schedule K (max. m., max. **storeys**)	As shown on Schedule B, or 15 m and 4 **storeys** if not shown on Schedule B	As shown on Schedule B, or 38.5 m and 12 **storeys** if not shown on Schedule B	As shown on Schedule B, or 91.5 m and 30 **storeys** if not shown on Schedule B
Maximum **Building Height** in all Other Cases (min m., min **storeys**)	As shown on Schedule B, or 15.0 m and 4 **storeys** if not shown on Schedule B	As shown on Schedule B, or 25.5 m and 8 **storeys** if not shown on Schedule B	As shown on Schedule B, or 61.5 m and 20 **storeys** if not shown on Schedule B
Minimum **Floor Space Index** within **Protected Major Transit Station Areas** as shown on Schedule F (min. FSI)	As shown on Schedule C, or 0.25 if not shown on Schedule C	As shown on Schedule C, or 0.5 if not shown on Schedule C	As shown on Schedule C, or 2.5 if not shown on Schedule C
Minimum **Ground Floor Height** (min. m.)	4.5	4.5	4.5

	ML	MM	MH
Building Step Back where facing a **street line** (min. m.)	No requirement	Section 7.2.G.1 applies	Section 7.2.G.2 applies
Building Step Back for all **storeys** above the 4th **storey**, rear elevations where abutting any R1, R2, OS or P zone or subzone (min. m.)	No requirement	2.5	2.5
Maximum **Floor Plate**	No requirement	No requirement	Section 7.2.G.3 applies

7.1.E Site and Landscaping

Table 7.1.5 – Mixed-Use Zone Site and Landscaping

	ML	MM	MH
Parking Area and Garage Restrictions	Restricted by Section 7.2.D	Restricted by Section 7.2.D	Restricted by Section 7.2.D
Interior Side Lot Line Landscaped Strips where abutting any R1 or R2 zone or subzone or I1 zone (min. width in m.)	3 (see Note 1)	3 (see Note 1)	3 (see Note 1)
Rear Lot Line Landscaped Strips where abutting any R1 or R2 zone or subzone or I1 zone (min. width in m.)	3 (see Note 1)	3 (see Note 1)	3 (see Note 1)
Minimum Landscaped Open Space (%)	10%	10%	10%

Regulations to Table 7.1.5

(1) The **landscaped strip** shall be required to incorporate opaque screening through fences or landscaping with a minimum **height** of 1.0 m.

Section 7.2: General Regulations for Mixed-Use Zones

7.2.A Accessory Buildings and Structures

In Mixed-Use Zones, the following provisions shall apply to any **accessory buildings** or **structures**:

.1 The requirements of Section 3.1.B shall apply to **accessory buildings** and **structures** in the Mixed-Use Zones.

7.2.B Active Use Frontage Requirements in Protected Major Transit Station Areas

In the Mixed-Use Zones, the following provisions shall apply with respect to the permitted **uses**:

.1 Where a lot is shown on Schedule E to be subject to the Active Use Frontage Requirements, **non-residential uses** are required to be located within the **ground floor** of the **building** as follows:

.a Where the 70% Active Frontage Requirement is shown, **non-residential uses** shall occupy at least 70% of the **building**'s frontage where it faces the **street line** shown.

.b Where the 50% Active Frontage Requirement is shown, **non-residential uses** shall occupy at least 50% of the **building**'s frontage where it faces the **street line** shown.

.c Where any Active Frontage Requirement is shown, the wall of the **ground floor** that is facing the **street line** shown shall incorporate a minimum **glazing** of 50% of the surface area of the **ground floor** wall.

7.2.C Common Amenity Area Requirements

.1 Minimum **common amenity areas** shall be required for **dwelling units** in any Mixed-Use Zone in accordance with the provisions of Section 5.2.G.

.2 Minimum **common amenity areas** shall not be located in any part of the **rear yard** in any Mixed-Use Zone.

7.2.D Parking Area and Garage Restrictions

In the Mixed-Use Zones, the following provisions shall apply to any **parking areas**:

.1 **Surface parking** areas shall only be permitted in the **rear yard**.

.2 Above-ground **parking structures** in any mixed-use zone shall not be located within 15.0 m of the **street line** of any **Boulevard** or **Corridor**, as shown on Schedule K to this By-law.

.3 Above-ground **parking structures** in any mixed-use zone shall be integrated within a principal **building** and shall not be permitted as a stand-alone **structure**.

.4 **Private garages** for **dwelling units** are prohibited to face a **public street** in any Mixed-Use Zone and **private garages** only be permitted in a rear **lane** configuration.

7.2.E Rear Yard Setback (North side of Queen Street) in Protected Major Transit Station Areas

On lands zoned Mixed-Use and located on the north side of Queen Street and located between Hansen Road and Highway 410, the following requirements shall apply:

.1 A minimum 18.0 m **rear yard setback** shall be required from any R1 or R1M zone boundary to any **building** or **structure**.

.2 A **public street**, **private street**, **lane**, **landscaped open space**, **landscaped strip**, **community garden**, and **accessory structures** in the form of a statue, monument or similar ornamental or commemorative landscape feature in accordance with Section 3.1.B.3 are permitted within the **rear yard setback** required by 7.2.F.1.

.3 **Parking areas**, **parking aisles**, **parking spaces**, and **common amenity areas** are not permitted within the **rear yard setback** required by 7.2.F.1.

7.2.F Supportive Housing Residences

.1 The requirements of Section 5.2.O shall apply to **Supportive Housing Residence Type 1** and **Supportive Housing Residence Type 2**.

7.2.G Upper Storey Building Step Back and Maximum Floor Plate Requirements

.1 In the MM zone, a minimum **building step back** of 2.5 m shall be required where a **building** is facing a **street line**, applicable to any portion of the **building** that is above the **podium**. For the purposes of this requirement, the minimum and maximum **height** of the **podium** shall be:

.a A minimum of 2 **storeys**; and

.b The maximum **podium height** shall be the lesser of a maximum of 80% of the width of the adjacent **street** right-of-way, or 6 **storeys**. Where the **lot** abuts multiple **streets**, the larger **street** right-of-way shall be applicable for the purposes of identifying the maximum **podium height**.

.2 In the MH zone, a minimum **building step back** of 3.0 m shall be required where a **building** is facing a **street line**, applicable to any portion of the **building** that is above the **podium**. For the purposes of this requirement, the minimum and maximum **height** of the **podium** shall be:

.a A minimum of 3 **storeys** or 10.5 m; and

.b The maximum **podium height** shall be the lesser of a maximum of 80% of the width of the adjacent **street** right-of-way, or 6 **storeys**. Where the **lot** abuts multiple **streets**, the larger **street** right-of-way shall be applicable for the purposes of identifying the maximum **podium height**.

.3 A maximum **floor plate** requirement of 800 m^2 shall apply to any portion of a **building** that is above the 12th **storey**.

Chapter 8: Employment Zones

Table 8.1 – List of Employment Zones

Employment Zones	Zone Symbol
General Employment	GE
Prestige Employment	PE

Section 8.1: Requirements for the Employment Zones

8.1.A Permitted Uses

In any Employment Zone, no **person** shall use a **lot**, or **erect**, alter or **use** a **building** or **structure** for any purpose except for the **uses** permitted in accordance with Table 8.1.1.

Key P Permitted Use

Table 8.1.1 – Permitted Uses in Employment Zones

Uses	GE	PE	Use-Specific Standards
Artisan Studio	P	P	
Broadcasting or Filming Studio	P	P	
Building Supply Depot	P		
Catering Service	P	P	
Commercial Motor Vehicle School	P		
Commercial Service and Repair	P	P	
Contractor's Establishment	P	P	
Courier or Taxi Service	P		
Crematorium	P		
Data Storage Facility	P	P	
Dry Cleaning and Laundry Establishment	P	P	
Emergency Services	P	P	
Energy Generation Facility	P		
Hazardous Waste Processing	P		Section 8.2.D

Uses	GE	PE	Use-Specific Standards
Hazardous Waste Transfer Use	P		Section 8.2.E
Heavy Equipment Sales and Service	P		
Manufacturing, Processing or Assembly	P	P	
Medical Laboratory	P	P	
Micro Manufacturing		P	Section 3.11.E
Motor Vehicle Impound Yard	P		Section 3.11.F
Motor Vehicle Repair	P		
Non-Hazardous Solid Waste Processing	P		
Power Generation (Fuel Combustion) Use	P		Section 8.2.E
Research and Development	P	P	
Self Storage Facility	P	P	
Thermal Degradation (Energy from Waste) Use	P		Section 8.2.D
Thermal Degradation (Hazardous Waste) Use	P		Section 8.2.D
Thermal Degradation (Non-Energy Producing) Use	P		Section 8.2.D
Transit Station	P	P	
Transportation Depot	P		
Vertical or Indoor Farm	P	P	
Veterinary Clinic	P	P	
Warehouse	P	P	
Waste Processing Station	P		Section 8.2.D
Waste Transfer Station	P		Section 8.2.D
Workshop	P	P	
Specified Accessory and Ancillary Uses			
Accessory Office	P	P	Section 8.2.B
Ancillary Restaurant	P	P	Section 8.2.C
Ancillary Retail	P	P	Section 8.2.C
Outside Display and Sales	P	P	Section 3.11.H
Outside Storage	P		Section 8.2.G

8.1.B Lot Requirements

Table 8.1.2 – Employment Zone Lot Requirements

	GE	PE
Lot Area (min. sq. m.)	900	1200
Lot Width (min. m.)	18	18

8.1.C Building Location

Table 8.1.3 – Employment Zone Building Location

	GE	PE
Front Yard (min. m.)	4.5	3
Rear Yard (min. m.)	7	7
Rear Yard where abutting any Residential or Mixed Use Zone	Greater of: 15 m or the **height** of the **building**	9
Rear Yard where abutting another Employment Zone	6	6
Exterior Side Yard (min. m.)	3	3
Interior Side Yard (min. m.)	3	3
Interior Side Yard where abutting any Residential or Mixed Use Zone (min. m.)	Greater of: 15 m or the **height** of the **building**	9

8.1.D Building Height

Table 8.1.4 – Employment Zone Building Height

	GE	PE
Maximum **Building Height** (max. m., max. **storeys**)	No requirement	No requirement in metres, max. 3 **storeys**

8.1.E Site and Landscaping

Table 8.1.5 – Employment Zone Site and Landscaping

	GE	PE
Landscaped Open Space (min. %)	10	15
Front Lot Line Landscaped Strips (min. m.)	1.5	3

	GE	PE
Exterior Side Lot Line Landscaped Strips (min. m.)	1.5	3
Interior Side Lot Line Landscaped Strips where abutting a Residential, Mixed Use, Institutional or Open Space zone (min. width in m.)	3 (see Note 1)	3 (see Note 1)
Rear Lot Line Landscaped Strips where abutting a Residential, Mixed Use, Institutional or Open Space zone (min. width in m.)	3 (see Note 1)	3 (see Note 1)

Regulations to Table 8.1.5:

(1) The **landscaped strip** shall be required to incorporate opaque screening through fences or landscaping with a minimum **height** of 1.0 m.

Section 8.2: General Regulations for Employment Zones

8.2.A Accessory Buildings and Structures

.1 **Accessory buildings** and **structures** shall be in accordance with Section 3.1.B.

8.2.B Accessory Office Uses in the Employment Zones

.1 In any Employment zone, the maximum **gross floor area** of an **accessory office** shall be 15% of the **gross floor area** of the associated principal employment **use**.

.2 Notwithstanding section 8.2.B.1, where the associated principal employment **use** is primarily conducted outdoors, the maximum **gross floor area** of an **accessory office** shall be 100 m^2.

8.2.C Ancillary Retail and Restaurant Uses in the Employment Zones

.1 Any goods, material, equipment, food or other items that are sold, leased, rented, or displayed in an **ancillary retail** or **restaurant use** in the Employment zones shall be produced by the associated employment **use** and shall be located on the same **lot**.

.2 In the Employment zones, the maximum **gross floor area** of **ancillary retail and restaurant uses** on the **lot** shall be 15% of the associated principal employment **use**.

8.2.D Hazardous Waste Processing and Thermal Degradation

Where permitted by this By-law, a **hazardous waste processing** or a **thermal degradation use** shall be in accordance with the following provisions:

.1 This **use** shall not be permitted within 1,000 m of any Residential, Mixed-Use, Park, or Institutional Zone.

8.2.E Hazardous Waste Transfer and Power Generation (Fuel Combustion) Use

A **hazardous waste transfer use** and **power generation (fuel combustion) use** shall be in accordance with the following provisions:

.1 The **use** shall not be permitted within 300 m of any Residential, Mixed-Use, Park, or Institutional Zone.

8.2.F Outside Storage

Where permitted by this By-law, **outside storage** shall be in accordance with the following provisions:

.1 **Outside storage** shall be permitted as an **accessory use** to a principal **use** only.

.2 **Outside storage** shall not be permitted within any **front yard** or **exterior side yard**.

.3 **Outside storage** shall not be permitted within 90 m of any **Boulevard**, as shown on Schedule K to this By-law. This **setback** shall be measured from any **lot line** abutting the **street** identified as a **Boulevard**.

.4 **Outside storage** shall not be permitted within any **yard** that abuts any Residential or Mixed-Use zone.

.5 **Outside storage** shall be no closer than 1.2 m from any **lot line** where abutting another General Employment Zone. Where abutting any other **zone**, the setback of **outside storage** shall be equal to the height of the **outside storage**, or 1.2 m, whichever is greater.

.6 The **height** of **outside storage** shall not exceed the lesser of 11.0 m or the **height** of the **main building**.

.7 **Outside storage** shall be screened from view from a **street** by opaque landscaping, an opaque fence, berm, or wall where the **outside storage** abuts a **street**, or along any **lot line** where the **outside storage** is adjacent to any **zone** other than a **zone** in which **outside storage** is also permitted. The screening shall have a minimum **height** of 1.8 m.

.8 Where **outside storage** is permitted in an Employment zone, nothing in this By-law shall prevent the parking and storage of **oversized motor vehicles** (trucks and/or transport trailers) not actively engaged in loading or unloading and which may or may not be in conjunction with a business operating from a **building** on the same **lot** provided that:

- .a Trucks and/or trailers shall not be parked stored on a vacant land or any lot that does not include a **building**.
- .b The location of the truck and/or trailer parking and storage area shall be limited to the area of the **lot** permitted to be used for **outside storage** as set out in the applicable **zone**.

.c No trucks and/or trailers shall be parked or stored on any portion of a **lot** required for parking, loading, **driveways**, or **landscaped open space**.

.d Trucks and/or trailers shall not exceed a maximum height of 4.15 metres.

.e Truck and trailer parking and storage areas shall be screened from view from the **street** by fencing, architectural screening, landscape buffer, buildings placement, berms, or a combination of such treatment.

8.2.G Waste Transfer Station, Waste Processing Station

Where permitted by this By-law, a **waste transfer station** or **waste processing station** shall be in accordance with the following provisions:

.1 Notwithstanding the permitted **uses** of the zone, **outside storage** is only permitted to be in the form of enclosed bins or containers and in accordance with the provisions of this By-law for **outside storage**.

.2 The **use** shall not be permitted within 300 m of any Residential, Mixed-Use, Park, or Institutional Zone.

Chapter 9: Institutional Zones

Table 9.1 – List of Institutional Zones

Institutional Zones	Zone Symbol
General Institutional	I1
Major Institutional	I2

Section 9.1: Requirements for Institutional Zones

9.1.A Permitted Uses

In any Institutional Zone, no **person** shall **use** a **lot**, or **erect**, alter or **use** a building or **structure** for any purpose except for the uses permitted in accordance with Table 9.1.1.

Key P Permitted Use

Table 9.1.1 – Permitted Uses in Institutional Zones

Uses	I1	I2	Use-Specific Standards
Child Care Centre	P	P	
College or University		P	
Community Centre	P	P	
Community Garden	P	P	Section 3.11.A
Elementary or Secondary School	P	P	
Emergency Services	P	P	
Fairground		P	
Hospital		P	
Library	P	P	
Medical Office or Clinic	P	P	
Museum or Gallery		P	
Office		P	
Organizational Club	P	P	
Outdoor Market	P	P	
Place of Worship	P	P	Section 3.11.I

Uses	I1	I2	Use-Specific Standards
Public Park	P	P	
Residential Care Home	P	P	
Single Room Occupancy Housing		P	
Supportive Housing Residence Type 1	P	P	Section 9.2.C
Supportive Housing Residence Type 2	P	P	Section 9.2.C
Transit Station	P	P	
Urban Park	P	P	
Specified Ancillary Commercial and Accessory Uses			
Accessory Office	P	P	Section 9.2.B
Ancillary Restaurant	P	P	Section 9.2.B
Ancillary Retail	P	P	Section 9.2.B

9.1.B Lot Requirements

Table 9.1.2 – Institutional Zone Lot Requirements

	I1	I2
Minimum **Lot Width** (min. m.)	15	30
Minimum **Lot Area** (min. sq. m.)	450	900

9.1.C Building Location

Table 9.1.3 – Institutional Zone Building Location

	I1	I2
Front Yard (min. m.)	4.5	4.5
Rear Yard (min. m.)	7.5	7.5
Exterior Side Yard (min. m.)	4.5	4.5
Interior Side Yard (min. m.)	3	4.5

9.1.D Building Height

Table 9.1.4 – Institutional Zone Building Height

	I1	I2
Building Height within a **Protected Major Transit Station Area**, as shown on Schedule F (max. m., max. **storeys**)	20 m, 6 **storeys**	20 m, 6 **storeys**
Building Height – all other cases (max. m., max. **storeys**)	11 m, 3 **storeys**	11 m, 3 **storeys**

9.1.E Site and Landscaping

Table 9.1.5 – Institutional Zone Site and Landscaping

	I1	I2
Front Lot Line Landscaped Strips (min. m.)	3	3
Exterior Side Lot Line Landscaped Strips (min. m.)	3	3
Interior Side Lot Line Landscaped Strips, only where abutting a Residential, Mixed Use, Park, or Open Space zone (min. m.)	3 (see Note 1)	4.5 (see Note 1)
Rear Lot Line Landscaped Strips, only where abutting a Residential, Mixed Use, Park, or Open Space zone (min. m.)	3 (see Note 1)	4.5 (see Note 1)

Regulations to Table 9.1.5:

(1) The **landscaped strip** shall be required to incorporate opaque screening through fences or landscaping with a minimum **height** of 1.0 m.

Section 9.2: General Regulations for Institutional Zones

9.2.A Accessory Buildings and Structures

.1 **Accessory buildings** and **structures** shall be in accordance with Section 3.1.B.

9.2.B Ancillary and Accessory Commercial Uses

.1 In any Institutional 1 (I1) zone, the total amount of **gross floor area** of **ancillary retail** and **restaurants** shall not exceed 15% of the **gross floor area** of all **buildings** and **structures** on the **lot**.

.2 An **ancillary retail** or **restaurant use** permitted in any Institutional zone shall not include a **drive-through**, but a **restaurant patio** is permitted as **accessory**.

9.2.C Supportive Housing Residences

.1 The requirements of Section 5.2.O shall apply to **Supportive Housing Residence Type 1** and **Supportive Housing Residence Type 2**.

Chapter 10: Park, Open Space, and Natural System Zones

Table 10.1 - List of Open Space and Natural System Zones

Park, Open Space, and Natural System Zones	Zone Symbol
Park	P
Open Space	OS
Natural System	NS

Section 10.1: Requirements for the Park, Open Space and Natural System Zones

10.1.A Permitted Uses

In any Park, Open Space, and Natural System zone, no **person** shall **use** a **lot**, or **erect**, alter or **use** a **building** or **structure** for any purpose except for the **uses** permitted in accordance with Table 10.1.1**.**

Key P Permitted Use

Table 10.1.1 – Permitted Uses in the Park, Open Space, and Natural System Zones

Uses	P	OS	NS	Use-Specific Standards
Cemetery		P		
Community Centre	P			
Community Garden	P	P		Section 3.11.A
Conservation Use	P	P	P	
Elementary or Secondary School	P			
Library	P			
Passive Recreation	P	P	P	
Public Park	P			
Stormwater Management Facility		P		
Specified Ancillary and Accessory Uses				
Ancillary Restaurant	P			Section 10.2.B

Uses	P	OS	NS	Use-Specific Standards
Ancillary Retail	P			Section 10.2.B

10.1.B Building Location

Table 10.1.2 – Park, Open Space, and Natural System Zone Building Location

	P	OS	NS
Front Yard (min. m.)	4.5	7.5	-
Rear Yard (min. m.)	7.5	7.5	-
Exterior Side Yard (min. m.)	4.5	7.5	-
Interior Side Yard (min. m.)	3.0	7.5	-

10.1.C Building Height

Table 10.1.3 – Park, Open Space, and Natural System Zone Building Height

	P	OS	NS
Building Height (max. m., max. **storeys**)	11.0 m, 3 **storeys**	8.5 m, 2 **storeys**	8.5 m, 2 **storeys**

10.1.D Site and Landscaping

Table 10.1.4 – Park, Open Space, and Natural System Zone Site and Landscaping

	P	OS	NS
Lot Coverage (max. %)	-	10	5

Section 10.2: General Regulations for the Park, Open Space, and Natural System Zones

10.2.A Accessory Buildings and Structures

.1 **Accessory buildings** and **structures** shall be in accordance with Section 3.1.B.

10.2.B Ancillary Commercial Uses

.1 The total amount of **gross floor area** of **ancillary retail** and **restaurants** in a Park zone shall not exceed 100 m^2 per 1 ha of **lot area**. An **ancillary retail** or **ancillary restaurant use** shall not include a **drive-through**, but an **accessory restaurant patio** is permitted.

Chapter 11: Other Zones

Table 11.1 - List of Other Zones

Other Zones	Zone Symbol
Agricultural	A
Utility and Transportation	UT
Future Development	FD

Section 11.1: Requirements for Other Zones

11.1.A Permitted Uses

In the Other (Agricultural, Utility and Transportation, and Future Development) Zones, no **person** shall **use** a **lot**, or **erect**, alter or **use** a **building** or **structure** for any purpose except for the **uses** permitted in accordance with Table 11.1.1 and this section**.**

Key P Permitted Use

Table 11.1.1 – Permitted Uses in Other Zones

Uses	A	UT	FD	Use-Specific Standards
Residential				
Detached Dwelling	P		P	
Supportive Housing Residence Type 1	P		P	
Supportive Housing Residence Type 2	P			
Community				
Conservation Use	P	P	P	
Kennel	P			Section 11.2.C
Stormwater Management Facility		P		
Specified Accessory Uses				
Home Occupation	P		P	Section 3.11.C
Agricultural and Infrastructure				
Agricultural Use	P	P		
Infrastructure (as principal **uses**)	P	P		

11.1.B Lot Requirements

Table 11.1.2 – Other Zone Lot Requirements

	A	UT	FD
Lots used for **agricultural uses** - Minimum **Lot Area** (min. ha.)	30	-	As legally existing
Lots used for non-agricultural uses - Minimum **Lot Area** (min. ha.)	0.4	-	As legally existing
Lots under 5 hectares - Minimum **Lot Width** (min. m.)	45	-	As legally existing
Lots equal to or more than 5 hectares - Minimum **Lot Width** (min. m.)	150	-	As legally existing

11.1.C Building Location

Table 11.1.3 – Other Zone Building Location

	A	UT	FD
Front Yard - **Lots** under 5 hectares (min. m)	12	-	7.5
Front Yard - **Lots** equal to or more than 5 hectares (min. m)	22	-	7.5
Interior Side Yard and **Exterior Side Yard** – **Lots** under 5 hectares (min. m)	7.5	-	3
Interior Side Yard and **Exterior Side Yard** – **Lots** equal to or more than 5 hectares (min. m)	15	-	3
Rear Yard Setback (min. m.)	15	-	7.5

11.1.D Building Height

Table 11.1.4 – Other Zone Building Height

	A	UT	FD
Building Height (max. m., max. **storeys**)	11 m, 3 **storeys**	-	11 m, 3 **storeys**

Section 11.2: General Regulations for Other Zones

11.2.A Agricultural and Future Development Zone Accessory Building and Structure Requirements

In the Agricultural or Future Development Zone, **accessory buildings** and **structures** shall be subject to the following provisions:

.1 Any **accessory building** or **structure** that is **attached** to the main **dwelling** shall not be subject to the provisions of this subsection but shall be subject to the **yard** and **setback** requirements in the applicable **zone**.

.2 An **accessory building** or **structure** is prohibited to be constructed in any part of the **front yard**, **exterior side yard**, or in the minimum required **interior side yard** specified in the applicable **zone**.

.3 **Habitable space** is prohibited within any **accessory building** or **structure**, unless otherwise expressly permitted by this By-law.

.4 A **Quonset hut**, **intermodal shipping container** or transport trailer shall not be **used** as a **detached garage** or **carport** on a **lot** with an area less than 0.2 ha.

.5 An **accessory building** or **structure** shall be subject to the following requirements:

.a On a **lot** having a **lot area** of 2 hectares or less, **accessory buildings** and **structures** shall be in accordance with the requirements for Residential Zones under Section 5.2.B.

.b On a **lot** having a lot area of more than 2 hectares, **accessory buildings** and **structures** shall not be located within 3.0 m of any **lot line**.

.c **Detached private garages** and **carports** shall be subject to the requirements of Section 5.2.H.

.6 No **accessory building** or **structure** shall be constructed upon any easement.

.7 The maximum **height** of an **accessory building** or **structure** in an Agricultural or Future Development Zone shall be in accordance with Table 11.2.A.1.

Table 11.2.A.1 – Maximum Height for Accessory Buildings and Structures in the Agricultural and Future Development Zones

Lot Type	Maximum Height
Where the **Lot Area** is less than 2.0 hectares	4.0 m
Where the **Lot Area** is greater than 2.0 hectares	No requirement

.8 The **gross floor area** of **accessory buildings** on a **lot** in an Agricultural or Future Development Zone shall be subject to the requirements of Table 11.2.A.2. Table 11.2.A.2 shall not apply to any **detached garage**, **swimming pool enclosure** or **accessory buildings** and **structures** associated with a **swimming pool**, nor shall it apply to any **accessory structures**.

Table 11.2.A.2 – Maximum Gross Floor Area for Accessory Buildings and Structures in the Agricultural and Future Development Zone

Lot Type	Maximum Gross Floor Area Per Accessory Building	Maximum Combined Gross Floor Area for All Accessory Buildings on the Lot
Where the **Lot Area** is less than 2.0 hectares	23.0 m^2	40.0 m^2
Where the **Lot Area** is greater than 2.0 hectares	No requirement	No requirement

11.2.B Agricultural and Future Development Zone Driveway Requirements

In the Agricultural or Future Development Zone, driveways shall be subject to the following provisions:

.1 The maximum **driveway** width shall not exceed 50% of the **lot width** or 14.0 m, whichever is less, provided that the maximum **driveway** width where the **driveway** intersects the public right-of-way shall be 9.0 m.

.2 **Tandem parking** is permitted.

.3 A **driveway** is permitted to be **used** for **parking spaces**.

.4 No parking shall be permitted on any part of a **lot** except within a **parking space** and a **driveway**.

.5 The general requirements of Section 4.2.B shall also apply to **driveways** in the A and FD zones.

11.2.C Kennel

Where permitted by this By-law, a **kennel** shall be in accordance with the following provisions:

.1 The minimum **lot area** shall be 1.0 ha.

.2 No part of a **kennel**, including any associated **building** or **structure** shall be located within 150 m of any **lot line** other than a **front lot line** or **exterior side lot line**.

11.2.D Utility and Transportation Zone Accessory Building and Structure Requirements

.1 In the UT zone, a principal **building** shall not be required to permit the construction of any **building** or **structure** that is **accessory** to the utility or transportation **use**.

.2 **Lot** and **building** requirements for all **accessory buildings** and **structures** in the UT zone shall be in accordance with the **zone** requirements.

Chapter 12: Exception Zones

Notwithstanding any provision of this By-law, where lands are subject to an Exception zone as described under Section 1.9.B, the requirements of the applicable exception zone shall apply and shall supersede all other requirements of this By-law, unless otherwise explicitly stated in this By-law, and as follows:

.1 Notwithstanding any exception zone, on any individual **lot** where a **detached dwelling**, **semi-detached dwelling** or **street townhouse dwelling** is permitted and full municipal services are available, **additional residential units** are permitted in accordance with the requirements of Section 5.2.C of this By-law.

.2 Notwithstanding any exception zone, no minimum **parking space** requirements shall apply to any **lot** located in a **Protected Major Transit Station Area**, as shown on Schedule F to this By-law.

.3 In any lands zoned R1A and subject to an Exception Zone, the following shall apply:

.a Notwithstanding the Exception Zone, any **uses** and **building** typologies permitted in the R1A zone and not permitted by the Exception Zone shall be additionally permitted, provided that these additional **uses** meet the applicable minimum required **lot width** and minimum required **lot area** of the R1A zone and are on full municipal services.

Note: This section identifies several overriding statements that supersede the provisions of any Exception zone.

Chapter 13: Enactment

Section 13.1: Former Zoning By-laws are Repealed and Replaced

From the date of the coming into force of this By-law, Zoning By-law 270-2004, as amended, is repealed in its entirety with respect to the lands subject to this By-law as shown on Schedule A, including all sections, schedules, and amendments that apply to all lands subject to Zoning By-law 270-2004, as amended, save and except to give effect to the transition provisions established in Section 1.7 of this By-law.

Section 13.2: Effective Date

The By-law shall come into effect upon partial approval by the Ontario Land Tribunal of Brampton Plan pursuant to the City's motion for approval filed December 19, 2025.

ENACTED and PASSED this [enter date] of [enter month], [enter year].

_____

Patrick Brown, Mayor

_____

Genevieve Scharback, City Clerk

12.2. Exception 2

12.2.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R2 zone;

.2 Rear Lane Townhouse Dwellings;

12.2.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;

.3 Minimum Front Yard Depth: 3.0 metres;

.4 Minimum Rear Yard Depth: 6.0 metres;

.5 Maximum Building Height: 3 storeys;

.6 Minimum Lot Width: 4.0 metres where a Lot abuts a daylighting triangle;

.7 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.8 Maximum cumulative garage door width: 3.8 metres; Page 2 of 3

.9 Notwithstanding any other provision of the By-law, the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;

.10 Section 5.2.H.12 shall not apply;

.11 Section 5.2.H.4 shall not apply;

.12 Section 5.2.I.9 shall not apply;

.13 Minimum outdoor amenity area: 8.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;

.14 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;

.15 Where a corner lot abuts a daylight or visibility triangle larger than 12 metres by 12 metres: a. The Lot Line that abuts a daylight or visibility triangle shall be deemed to be the Front Lot Line; b. The

Lot Line that abuts a Lane shall be deemed to be the Rear Lot Line; c. Minimum Front Yard Depth: 1.2 metres; d. Minimum Lot Depth: 18.0 metres;

.16 For the purposes of this Exception, Section 5.2.D.3 shall not apply for a Rear Lane Townhouse Dwelling;

.17 For the purposes of this Exception, 5.2.Q.1 and 5.2.Q.2 shall apply for a Rear Lane Townhouse Dwelling;

.18 For the purposes of this Exception, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

12.2.3 for the purposes of Exception 2:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this By-law which are not in conflict with the requirements and restrictions set out in 12.2(2)

12.3 Exception 3

12.3.1 The lands shall only be used for the following purposes:

.1 An office, including medical, dental and drugless practitioner

.2 Only in conjunction with an office:

- .a A personal service shop
- .b A retail establishment, having no outside storage
- .c A bank, trust, or finance company
- .d A dining room restaurant
- .e A take-out restaurant
- .f A place of worship
- .g Purposes accessory to the other permitted purposes

12.3.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 38 metres

.2 Minimum Front Yard Depth: 4.5 metres

.3 Maximum Front Yard Depth: 8.0 metres

.4 Minimum Building Height: 3 storeys

.5 Maximum Building Height: 6 storeys

.6 Minimum Landscape Open Space

- .a Front Yard: Except at approved driveway locations, a minimum 3 metre wide landscape strip shall be provided along the front lot line.
- .b Other Yards: Except at approved driveway locations, a minimum 1.5 metre wide landscape strip shall be provided along the side and rear lot lines.

.7 Minimum Lot Area: No requirement

.8 Maximum Lot Coverage: No requirement

.9 Maximum Floor Space Index: 0.8

.10 Maximum Floor Space Index for an office: No requirement

.11 Minimum parking space required:

.a 1 space for each 23 square metres of gross commercial floor area for medical, dental or drugless practitioners office use

.b 1 space for each 25 square metres of gross commercial floor area for office use other than medical, dental or drugless practitioners office

.c 1 space for each 23 square metres of gross commercial floor area for a retail establishment

.d Except as set out in Exception 3.2(11)(e) for all other uses, the requirements of Section 4.1 shall apply.

.e Notwithstanding Exception 3.2(11)(d), no parking shall be required for floor area located below established grade used exclusively for storage, building maintenance, and/or employee amenity space.

.12 Maximum combined total GFA for uses permitted in Exception 3.1(2) shall not exceed 20% of the total GFA of the building.

.13 Floor areas below established grade shall only be used for purpose of storage, building maintenance, building management/security office, and employee amenity space.

.14 All garbage and refuse storage, including any container for the storage of recyclable materials, shall be enclosed within a garbage enclosure, except restaurant refuse which shall be located within a climate controlled area within the building.

12.4 Exception 4

12.4.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted in the GE zone.

.2 Shall also allow a business office, excluding offices for medical, dental or drugless practitioners, administrative offices of school boards and governments, and offices of accredited or licensed professionals, such as accountants, architects, engineers, financial advisors, insurance agents/brokers, landscape architects, real estate agents/brokers/appraisers and urban planners.

12.4.2 The following uses are prohibited:

.1 motor vehicle repair shop or motor vehicle body shop;

.2 parking lots as a principal use;

.3 a freight classification yard;

.4 obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such as the storage, repair and rental equipment, and a transport terminal; and,

.5 a junk yard, salvage yard, wrecking yard, quarry or pit.

12.4.3 The lands shall be subject to the following requirements and restrictions:

.1 a minimum front yard setback of 3 metres from the property line and a maximum separation of 20 metres between the centre line of the road and building edge;

.2 a maximum of 50% of the front yard may be used for parking; and,

.3 100% of the total gross floor area may be used for a warehouse use provided that the number of loading doors is limited to fourteen.

12.5 Exception 5

12.5.1 The lands shall only be used for the following purposes:

.1 for the purposes permitted in the GE zone.

12.5.2. The following uses shall be prohibited:

.1 warehousing as a primary use;

.2 parking lots as a principal use;

.3 a freight classification yard;

.4 obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such as the storage, repair and rental equipment, and a transport terminal; and,

.5 a junk yard, salvage yard, wrecking yard, quarry or pit.

12.5.3 The lands shall be subject to the following requirements and restrictions:

.1 a minimum front yard setback of 3 metres from the property line and a maximum separation of 20 metres between the centre line of the road and building edge; and,

.2 a maximum of 50% of the front yard may be used for parking;

12.6 Exception 6

12.6.1 The lands shall only be used for the following purposes:

.1 a retail establishment, including a home furnishing establishment, having no outside storage;

.2 an auction hall;

.3 a fruit and vegetable store;

.4 a standard restaurant;

.5 a dining room restaurant;

.6 an office excluding a real estate office and office for a physician, dentist or drugless practitioner, and

.7 purposes accessory to the other permitted purposes

12.6.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 10 metres

.2 Minimum Interior Side Yard Width: 7.5 metres

.3 Minimum Lot Width: 74 metres

.4 Maximum Gross Floor Area: 2165 square metres

.5 Maximum Gross Floor Area for restaurant purposes shall not exceed 123 square metres

.6 Maximum Building Height: 2 storeys

.7 the second storey shall only be used for the purposes permitted by Exception 6.1(6)

.8 Minimum Landscaped Open Space:

- .a east side yard: 0.9 metres
- .b west side yard: 1.5 metres
- .c a minimum 3.0 metre wide landscaped strip along the rear lot line

.9 all garbage and refuse containers shall be enclosed within the building

.10 garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building

.11 a 1.83 metre high solid screen wall shall be provided along both side yard lot lines and the rear lot line.

12.8 Exception 8

12.8.1 The lands shall only be used for the following purposes:

.1 Self Storage Facility,

.2 Purposes accessory to the other permitted uses.

12.8.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.6 ha;

.2 Minimum Setback to the lot line abutting Vodden Street East: 6.0 metres;

.3 Maximum Setback to the lot line abutting Vodden Street East: 20.0 metres;

.4 Minimum Setback to the Easterly side lot line: 2.5 metres;

.5 Minimum Setback to the Westerly side lot line: 11.0 metres;

.6 Maximum Building Height: 20.0 metres (excluding rooftop structures used to house stairways and/or rooftop mechanical equipment);

.7 Maximum Gross Floor Area: 12,900 square metres;

.8 Minimum Landscaped Open Space: 13.0% of the lot area, including a minimum 5.0 metre wide landscaped open space strip along the lot line abutting Vodden Street East;

.9 Parking and Loading Requirements:

- .a Minimum Required Parking: 21 spaces;
- .b Minimum Required Loading: 1 space;

.10 For the purposes of GC-Exception 8, a required loading space may be provided internal to a building, with a minimum vertical clearance of 3.5 metres;

.11 Hydro transformers and other utilities shall be exempt from the setback requirements of GC-Exception 8.2(2), (3), and (4) and may be located within required landscaped open space.

12.8.3 for the purposes of Exception 8:

.1 “Self Storage Facility” is defined as a building or part thereof in which individual units or defined spaces are rented, leased, or sold to the general public for the purposes of providing indoor storage spaces for temporary or permanent use.”

12.9 Exception 9

12.9.1 The lands shall only be used for the following purposes:

.1 A street townhouse dwelling;

.2 Purposes accessory to other permitted purposes.

12.9.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 105 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 5.5 metres
- .b Corner Lot: 5.5 metres

.3 Minimum Front Yard Depth:

- .a 2.4 metres provided that the centre of the front wall of any dwelling units shall not be closer than 3 metres from the front lot line;
- .b 6 metres to the front of any garage door opening;

.4 Minimum Interior Side Yard: 1.2 metres, except that 0.0m is required when the side lot line coincides with a common wall between two dwelling units;

.5 Maximum Building Height: 13 metres;

.6 Minimum Landscaped Open Space: Each dwelling unit shall have a minimum of 19 square metres of landscaped open space in its rear yard;

.7 Minimum Exterior Side Yard: 1.2 metres; 0.6 metres from a parking area and public walkway;

.8 Minimum Rear Yard: 3.5 metres;

.9 Minimum Distance Between Buildings: 2.4 metres;

.10 Minimum Private Condominium Laneway Aisle Width: 6.0 metres including an aisle providing access to parking spaces;

.11 Minimum Visitor Parking Spaces: 0.23 spaces per unit, which may be provided on lands in Exception 2079;

.12 Minimum Residential Parking Spaces: 2 spaces per unit;

.13 Minimum Rooftop Amenity Area: 20 square metres for each unit.

12.10 Exception 10

12.10.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.10.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;

.4 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;

.5 The minimum building setback to a daylighting triangle/rounding: 1.2 metres;

.6 Temporary sales offices shall be permitted until December 31, 2025;

.7 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;

.8 A parking lot for a temporary sales office shall be permitted until December 31, 2025;

.9 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;

.10 Maximum Building Height 11.6 metres.

12.10.3 for the purposes of Exception 10:

.1 The Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

- .a In the case of a flat roof, the highest point of the roof surface,
- .b In the case of a mansard roof, the deck line, or
- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.11 Exception 11

12.11.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.11.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;

.4 On lots equal to or greater than 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;

.5 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;

.6 The minimum building setback to a daylighting triangle/rounding: 1.2 metres;

.7 Minimum Rear Yard Depth: 6.0m

.8 Temporary sales offices shall be permitted until December 31, 2025;

.9 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;

.10 A parking lot for a temporary sales office shall be permitted until December 31, 2025;

.11 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;

.12 Maximum Building Height: 11.6 metres

12.11.3 for the purposes of Exception 11:

.1 the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

.a In the case of a flat roof, the highest point of the roof surface,

.b In the case of a mansard roof, the deck line, or in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.12 Exception 12

12.12.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted by the PE Zone category.

12.12.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 22 metres

.2 Minimum Number of Parking Spaces: 130

12.13 Exception 13

12.13.1 The lands shall only be used for the following purposes:

.1 Townhouse Dwelling;

.2 Back to Back Townhouse Dwelling;

.3 Rear Lane Townhouse Dwelling

12.13.2 The lands shall be subject to the following requirements and restrictions:

.1 Section 5.2.Q.1 of the Zoning By-law shall not apply.

.2 Townhouse Dwelling shall be subject to the following requirements and restrictions:

- .a A Minimum Lot Area:
  - .i Interior Lot – 135.0 square metres;
  - .ii Corner Lot – 210.0 square metres;
  - .iii End Lot – 165.0 square metres;
- .b Minimum Lot Width:
  - .i Interior Lot – 5.5 metres;
  - .ii Corner Lot – 7.0 metres;
  - .iii End Lot – 6.7 metres;
- .c Minimum Lot Depth: 25.0 metres
- .d Minimum Front Yard Depth:
  - .i 3.0 metres;
  - .ii 5.5 metres to garage door facing the front lot line;
- .e Minimum Exterior Side Yard Width:
  - .i 1.2 metres;
  - .ii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .f Minimum Rear Yard Depth:
  - .i 5.0 metres for an interior lot;
  - .ii 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;

.iii 3.5 metres to a deck off the main floor;

.iv 4.5 metres for open roofed porches and/or uncovered terraces on second floor;

.v 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;

.g Minimum Interior Side Yard Width:

.i 1.2 metres; for a total separation of a minimum of 2.4 metres between townhouse blocks;

.ii 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.h Maximum Building Height: 12.0 metres

.i Minimum Dwelling Unit Width: 5.0 metres

.j Minimum Landscape Open Space: No requirement

.k The following provisions shall apply to garages:

.i the maximum cumulative garage door width shall be 3.0 metres;

.ii the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

.3 For the purposes of this by-law a Back to Back Townhouse Dwelling shall be subject to the following requirements and restrictions:

.a Minimum Lot Area:

.i Interior Lot – 72 square metres;

.ii Corner Lot – 108 square metres;

.iii End Lot – 95 square metres;

.b Minimum Lot Width:

.i Interior Lot – 6.0 metres;

.ii Corner Lot – 9.0 metres;

.iii End Lot – 7.2 metres;

.c Minimum Front Yard Depth:

.i 3.0 metres;

.ii 5.5 metres to a garage door facing the front lot line;

.d Minimum Exterior Side Yard Width:

.i 1.2 metres to a public road;

.ii 1.2 metres where a side yard abuts a common amenity area;

.e Minimum Rear Yard Depth: 0.0 metres

.f Minimum Interior Side Yard Width:

.i 1.2 metres;

.ii 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings;

.g Maximum Building Height: 12.0 metres, except that a mechanical penthouse, access to a roof terrace and parapet may project beyond the permitted building height by a maximum of 3.5 metres;

.h For Back to Back Townhouses, a maximum of 16 Dwelling Units may be attached in a contiguous structure, provided the structure is only 8 units wide and 2 units deep;

.i Minimum Amenity Area:

.i 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level;

.j Minimum Landscape Open Space: No requirement

.k Air conditioning units may be located on a balcony or uncovered terrace.

.l The following provisions shall apply to garages:

.i the maximum cumulative garage door width shall be 3.0 metres;

.ii the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

.4 For the purposes of this by-law a Rear Lane Townhouse Dwelling shall be subject to the following requirements and restrictions:

.a For the purpose of this by-law, the front lot line for a Rear Lane Townhouse shall be deemed to be Queen Street West.

.b Minimum Lot Area:

.i Interior Lot – 84 square metres;

.ii Corner Lot – 120 square metres;

.iii End Lot – 90 square metres;

.c Minimum Lot Width:

.i Interior Lot – 5.5 metres;

.ii Corner Lot – 8.0 metres;

.iii End Lot – 6.2 metres;

.d Minimum Front Yard Depth:

.i 1.40 metres;

.ii the main wall of a dwelling may encroach into the front yard within 1.0 metre of a daylight rounding/triangle;

.e Minimum Exterior Side Yard Width:

.i 1.2 metres;

.ii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding/triangle

.f Minimum Rear Yard Depth:

.i 1.0 metres;

.ii 5.5 metres to garage door facing the rear lot line;

.iii the main wall of a dwelling may encroach into the rear yard to within 1.0 metre of a daylight rounding/triangle;

.g Minimum Interior Side Yard Width:

.i 1.2 metres; for a total separation of a minimum of 2.4 metres between townhouse blocks;

.ii 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.iii 0.0 metres when abutting side lot line coincides with a common wall between two garages;

.h Maximum Building Height: 12.0 metres

.i Minimum Dwelling Unit Width: 5.5 metres

.j Minimum Amenity Area:

.i 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level;

.k Minimum Landscape Open Space: No requirement.

.l The following shall apply to garages:

.i the maximum cumulative garage door width shall be 3.0 metres;

.ii the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

.m Air conditioning units may be located on a balcony or uncovered terrace or rear yard.

.n Maximum fence height permitted within the front yard: 1.2 metres.

12.13.3 for the purposes of Exception 13:

.1 Notwithstanding any other provision of the by-law, the following encroachments shall be permitted:

.a a porch and/or balcony with or without a foundation or cold cellar may encroach 1.4 metres into the minimum front yard;

.b a bay window, bow window or box window with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;

.c a bay window, bow window or box window with or without a foundation or cold cellar may encroach a maximum of 0.7 metres into a 1.2 metre interior side yard;

.2 Notwithstanding any other provision of the by-law, the following shall apply:

.a the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;

.c a bay, bow or box window with a maximum depth of 0.6metres is not required to include side windows;

.d a bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres shall include side windows;

.3 Shall also be subject to the requirements and restrictions to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 13

12.14 Exception 14

12.14.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.14.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;

.4 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;

.5 Minimum building setback to a daylighting triangle/rounding: 1.2 metres;

.6 Minimum Rear Yard Depth:6.0m

.7 Temporary sales offices shall be permitted until December 31, 2025;

.8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;

.9 A parking lot for a temporary sales office shall be permitted until December 31, 2025;

.10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;

.11 Maximum Building Height: 11.6 metres

12.14.3 for the purposes of Exception 14:

.1 Building Height shall be defined as the vertical distance measured from the average finish grade level at the front elevation to:

.a In the case of a flat roof, the highest point of the roof surface,

.b In the case of a mansard roof, the deck line, or

.c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.15 Exception 15

12.15.1 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this by-law, Kennedy Road South shall be deemed to be the front lot line.

.2 Minimum Lot Area:

- .a Interior Lot - 119.5 square metres;
- .b Corner Lot – 138.50 square metres.

.3 Minimum Lot Width:

- .a Interior Lot – 5.4 metres;
- .b Corner Lot – 6.6 metres.

.4 Minimum Lot Depth: 21.75 metres, except in the case of a corner lot with Street rounding where a minimum of 21.0 metres shall be permitted.

.5 Minimum Front Yard Depth:

- .a 3.8 metres to the front wall of the dwelling;
- .b 2.5 metres to the porch or balcony with or without foundation or cold cellar including eaves or cornices;
- .c 1.2 metres to a rounding

.6 Minimum Exterior Side Yard Width:

- .a 1.2 metres.

.7 Minimum Rear Yard Depth:

- .a 5.5 metres;
- .b 3.0 metres to a balcony or terrace on or above the second storey;
- .c 6.0 metres to the front of a garage door;
- .d 1.2 metres to a daylight rounding.

.8 Minimum Interior Side Yard Width;

- .a 1.2 metres;
- .b 0.0 metres when abutting side lot line coinciding with a common wall between two (2) townhouse dwellings.

.9 Maximum Building Height: 13.5 metres.

.10 Landscape Open Space: Other than approved driveway locations, the areas of the front and side yards of a dwelling shall only be used as Landscaped Open Space.

.11 Minimum and Maximum Driveway Width: Notwithstanding any other provision of the Zoning By-law, the following shall apply:

.a The minimum driveway width shall be 2.75 metres and the maximum driveway width shall be 3.5 metres.

.12 Maximum Lot Coverage: No requirement.

.13 Visitor Parking Required: 9 spaces.

.14 For the purposes of this by-law, a private road shall mean a road established as a common element and shall be considered a public street for zoning purposes.

.15 For the purposes of this by-law, the rear and flankage lot lines shall be measured from the outside edge of the curb of the private road or where applicable the edge of the sidewalk along a private road.

.16 Air conditioning units shall be permitted to be on the ground level, balcony or uncovered terrace in the front yard or rear yard.

.17 Notwithstanding any other provision of the Zoning By-law front to rear yard access shall be permitted via habitable rooms and with more than two steps grade difference.

.18 Section 4.2.B.1 of the Zoning By-law shall not apply.

.19 An Outdoor Amenity Area shall be permitted on a balcony or terrace within the rear yard.

.20 Notwithstanding any other provision of the Zoning By-law, a fence shall be permitted in the front yard having a maximum height of 1.2 metres.

.21 Accessory buildings, structures, swimming pools and recreational facilities shall not be permitted.

12.15.2 for the purposes of Exception 15:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and the general provisions of the Zoning By-law, which are not in conflict with those set out in this by-law.

12.16 Exception 16

12.16.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.16.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 185 square metres

.2 Minimum Lot Width:

.a Interior Lot – 7.5 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth:

.a 3.0 metres;

.b 5.5 metres to a garage door facing the front lot line;

.5 Minimum Rear Yard Depth:

.a 5.0 metres for an interior lot;

.b 3.5 metres to a deck off the main floor;

.6 Minimum Interior Side Yard Width:

.a 1.2 metres;

.b 0.0 metres when abutting side lot line coincides with a common wall between two Dwelling Units;

.c 0.0 metres when abutting side lot line coincides with a common wall between two garages;

.7 Maximum Building Height: 12.0 metres

.8 The following provisions shall apply to garages:

.a the maximum cumulative garage door width shall be 3.7 metres;

.b the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

.2 Notwithstanding any other provision of the By-law, the following shall be permitted:

.a a porch and/or balcony with or without a foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.b a bay window, bow window or box window with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;

.c a bay window bow window or box window with or without a foundation or cold cellar may encroach a maximum of 0.7 metres into the interior side yard

.9 Notwithstanding any other provision of the By-law, the following shall apply:

.a the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b a bay, bow or box window with a maximum depth of 0.6m is not required to include side windows;

.c a bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres shall include side windows;

12.16.3 for the purposes of Exception 16:

.1 Shall be subject to the requirements and restrictions related to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 16.

12.17 Exception 17

12.17.1 The lands shall only be used for the following purposes:

.1 A townhouse dwelling having a frontage on a private road;

.2 A single detached dwelling having a frontage on a private road; and

.3 Purposes accessory to the permitted uses.

12.17.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot - 129.0 square metres;
- .b Corner Lot – 159.0 square metres;
- .c A lot containing a single detached dwelling - 300 square metres.

.2 Minimum Lot Width:

- .a Interior Lot - 5.4 metres;
- .b Corner Lot - 6.6 metres;
- .c A lot containing a single detached dwelling – 14.0 metres

.3 Minimum Lot Depth: 20.75 metres.

.4 Minimum Front Yard Depth;

- .a 4.5 metres to the front wall of a dwelling;
- .b 4.0 metres to the porch or balcony with or without foundation or cold cellar including eave or cornices:
- .c 6.0 metres to the front of a garage door.

.5 Minimum Exterior Side Yard Width:

- .a 1.2 metres.

.6 Minimum Rear Yard Depth:

- .a 6.0 metres, except in the case of an end unit with a side yard abutting Kennedy Road South were a minimum of 5.9 metres shall be required;
- .b 3.5 metres to a balcony or terrace at or above the second storey.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres;

.b 0.0 metres when abutting side lot line coinciding with a common wall between two (2) townhouse dwellings.

.8 Notwithstanding clause 17.2(5) and 17.2(7) of this Exception, any side yard abutting Kennedy Road South shall provide a minimum width of 2.1 metres.

.9 Maximum Building Height: 13.5 metres

.10 Landscape Open Space: Other than approved driveway locations, the areas of the front and side yards of a dwelling shall only be used a Landscaped Open Space.

.11 Minimum and Maximum Driveway Width: Notwithstanding any other provision of the Zoning By-law, the following shall apply:

.a The minimum driveway width for a lot having a lot width of greater than or equal to 7.5 metres shall be 2.75 metres and the maximum driveway width shall be 6.0 metres;

.b The minimum driveway width for a lot having a lot width of less than 7.5 metres shall be 2.75 metres and the maximum driveway width shall be 3.5 metres.

.12 Maximum Lot Coverage: No requirement.

.13 Visitor Parking Required: 11 spaces.

.14 For the purposes of this by-law, a private road shall mean a road established as a common element and shall be considered a public street for zoning purposes.

.15 For the purposes of this by-law, the front and flankage lot line shall be measured from the outside of the curb of the private road.

.16 Notwithstanding any other provision of the Zoning By-law, front to rear yard access shall be permitted via habitable rooms and with more than two steps grade difference.

.17 Section 4.2.B.1 of the Zoning By-law shall not apply.

.18 The garage control provisions of Section 5.2.D.5 to 5.2.D.7 shall not apply to a Single detached dwelling;

12.17.3 for the purposes of Exception 17:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and the general provisions of the Zoning By-law, which are not in conflict with those set out in this by-law.

12.18 Exception 18

12.18.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.18.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 225.0 square metres

.2 Minimum Lot Width:

.a Interior Lot – 9.0 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard:

.a 3.0 metres;

.b 5.5 metres to a garage door facing the front lot line;

.5 Minimum Rear Yard Depth:

.a 6.0 metres;

.b 3.5 metres to a deck off the main floor;

.c 4.5 metres to an open roofed balcony and/or uncovered terrace from the second storey of a dwelling;

.6 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 metres on the other side;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots and/or 1.2 metres and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a non-residential zone;

.7 Maximum Building Height: 12.0 metres

.8 The following provisions apply to garages:

.a maximum cumulative garage door width: 3.7 metres;

.b the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

.9 Notwithstanding Section 3.10, the following encroachment shall be permitted:

.a a porch and/or balcony with or without a foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.b a bay window, bow window or box window with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;

.10 Notwithstanding Section 3.10, Table 3.10.1, the following shall apply:

.a the maximum width of a bay, bow or box window with or without a foundation shall be 4.5 metres;

.b the maximum depth of a bay, bow or box window with or without a foundation shall be 1.0 metre;

.c a bay, bow or box window with a maximum depth of 0.6 metres is not required to include side windows;

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre shall include side windows;

12.18.3 for the purposes of Exception 18:

.1 Shall also be subject to the requirements and restrictions related to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2970.

12.19 Exception 19

12.19.1 The lands shall only be used for the following purposes:

.1 all of the uses permitted by the MH zone;

.2 a retail establishment, that has a gross floor area of less than 4,500 square metres; and,

.3 a supermarket, that has a gross floor area of less than 4,500 square metres.

12.19.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Floor Space Index: No requirement;

.2 Maximum Gross Floor Area: 21,450 square metres

.3 Minimum Streetline Setback: 2.5 metres;

.4 Maximum Streetline Setback: 3.0 metres;

.5 The tower portion of the building shall be setback a minimum of 2.5 metres from the edge of the podium;

.6 Maximum Building Height:

- .a For a podium: 24.0 metres; and,
- .b Overall building height: 75.0 metres, excluding mechanical penthouses and architectural features;

.7 Maximum gross floor area for 800.0 square metres above an individual storey: the 6th floor;

.8 Minimum Landscape Open Space:

- .a Where any portion of the site abuts an institutional or residential zone, a minimum of 3.0 metres shall be provided;

.9 Motor Vehicle Parking:

- .a Motor vehicle surface parking shall only be located within a rear and/or an interior side yard and shall not exceed a maximum of 45 surface parking spaces; and,
- .b An above grade parking structure shall be prohibited.

12.19.3 for the purposes of Exception 19:

.1 All lands zoned MH-19 shall be treated as one lot for zoning purposes.

.2 a Podium shall be defined as follows: "Any of various building elements that form the base or bottom storeys of a building distinguished from and upon which upper storeys of the building, also referred to the tower, rest."

12.20 Exception 20

12.20.1 The lands shall only be used for the following purposes:

.1 Purposes permitted by the OC – Exception 2192 zone upon the removal of the Holding (H) Symbol;

.2 Purposes permitted in the Agricultural (A) zone and a private driveway in association with the uses permitted in the OC – Exception 2192 zone category, GC – Exception 2627 or OC – Exception 2130 zone categories while the Holding (H) symbol is in place.

12.20.2 The lands shall be subject to the following requirements and restrictions:

.3 The requirements and restrictions of the OC – Exception 2192 zone; and

.4 All lands zoned OC – Exception 2192 and OC – Exception 20 shall be treated as one lot for zoning Purposes

.5 The requirement and restrictions of the Agricultural (A) zone while the Holding (H) symbol is in place.

12.20.3 The Holding (H):

.1 That a building permit for at least one 3-storey office building, with a minimum of 2,400 square metres in the portion of the building that is within 24.5 metres of Steeles Avenue West, has been issued in accordance with Exception 2192.2(4).

12.21 Exception 21

12.21.1 The lands shall only be used for the following purposes:

.1 Uses permitted in a R1 zone.

12.21.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a foundation or cold cellar, may encroach into the minimum required front yard or exterior side yard by a maximum of 1.8 metres but not closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;

.2 Bay windows, bow windows and box-out windows, with or without a foundation or cold cellar, may encroach a maximum of 1.0 metres into the minimum required front yard, rear yard and exterior side yard, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows, and box-out windows;

.3 Notwithstanding any other provision of this By-law:

- .a The maximum cumulative garage door width for an attached garage shall be 5.05 metres and the maximum interior garage width shall be 5.65 metres, on lots equal to or greater than 11.6 metres but less than 12.5 metres in width;
- .b The maximum cumulative garage door width for an attached garage shall be 5.5 metres and the maximum interior garage width shall be 6.1 metres, on lots equal to or greater than 12.5 metres but less than 14 metres in width;
- .c The maximum interior garage width shall be 6.1 metres or 50% of the dwelling unit width, whichever is greater, on lots equal to or greater than 14 metres in width;

.4 The minimum building setback to a daylighting triangle/rounding shall be 1.2 metres;

.5 The minimum lot width of a lot abutting a daylighting triangle shall be 11.0 metres;

.6 The minimum exterior side yard width shall be 2.4 metres

.7 The maximum building height shall be 11.6 metres;

.8 For the purposes of Exception 21.2(7), building height shall mean the vertical distance measured from the average finished grade at the front elevation to:

- .a In the case of a flat roof, the highest point of the roof surface;
- .b In the case of a mansard roof, the deck line; or,
- .c In the case of a peaked, gabled, hip, or gabled roof, the mean height level between eaves and ridge;

12.21.3 Shall also be subject to the requirements and restrictions relating to:

.1 The R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 21.2.

12.22 Exception 22

12.22.1 The lands shall only be used for the following purposes:

.1 Dwelling, apartment.

12.22.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: No Requirement.

.2 Minimum Front Yard Depth: 3.0 metres

.3 Minimum Rear Yard Depth: 6.0 metres for the first 3 storeys, and any portion of the building above the third storey, the minimum rear yard depth shall not be less than the vertical height for that portion of the building.

.4 Minimum Interior Side Yard Width: 3.0 metres.

.5 Minimum Exterior Side Yard Width: 3.0 metres.

.6 Maximum Front Yard Depth: No building shall be set back more than 5.0 metres from Remembrance Road, including behind the daylight triangle.

.7 Maximum Exterior Side Yard Width: No building shall be set back more than 5.0 metres from the exterior lot line along Edenbrook Hill Drive.

.8 Minimum Setback to a Daylight Triangle: 0 metres

.9 Setback to an Underground Parking:

- .a 0.0. metres to the front and exterior side lot lines: and,
- .b 3.0 metres to all other lot lines.

.10 Minimum Landscaped Open Space:

- .a A 3.0 metre wide strip along the front, exterior and rear property lines, except at approved access locations and behind the daylight triangle.

.11 Minimum Building Height: 4 storeys

.12 Maximum Building Height: 6 storeys.

.13 Maximum Floor Space Index: 1.5.

.14 Maximum Units Per Hectare: 100.

.15 Minimum Ground Floor Height: 3.5 metres

.16 Maximum Lot Coverage: No Requirement

.17 Garbage Refuse and Waste:

.a All garbage, refuse and waste containers for any use shall be contained within the same building containing the use; and,

.b The waste collection loading area shall be located a minimum of 9.0 metres from a main entrance to the building.

.18 Bicycle Parking:

.a Bicycle parking must be located on the same lot as the use or building for which it is required.

.b A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.

.c Where the required number of bicycle spaces exceeds fifty spaces, a minimum of 25% of those must be located within:

.i a building or structure;

.ii a secure area such as a supervised parking lot or enclosure; or,

.iii bicycle lockers.

.19 Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such a concrete.

.20 Minimum length of a bicycle parking space:

.a In a horizontal position (on the ground): 1.8 metres; and, i

.b in a vertical position (on the wall): 1.5 metres.

.21 Minimum width of a bicycle parking space:

.a in a horizontal position (on the ground): 0.6 metres; and

.b In a vertical position (on the wall): 0.5 metres.

.22 0.50 bicycle spaces per dwelling unit shall be provided.

12.22.3 for the purposes of Exception 22:

.1 The lot line abutting Remembrance Drive shall be the front lot line; and,

.2 The entire lands zoned R3M - Exception 22 shall be considered as one lot for zoning purposes.

12.23 Exception 23

12.23.1 The lands shall only be used for the following purposes:

.1 Permitted Uses:

.a Residential:

.i an apartment dwelling, only in conjunction with a supermarket;

.b Commercial:

.i a supermarket;

.ii an office;

.iii a retail establishment;

.iv a convenience store; and,

.v a health centre.

12.23.2 The following uses shall not be permitted:

.1 an adult video store

.2 an adult entertainment parlour

.3 a body art and/or tattoo parlour

.4 a massage or body rub parlour

.5 a drive-through facility

12.23.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum setback to Queen Street East: 3.0 metres

.2 Maximum setback to Queen Street East: 4.5 metres

.3 Minimum setback to Cherrycrest Drive: 3.0 metres

.4 Maximum setback to Cherrycrest: 4.5 metres

.5 Minimum setback to lands zoned OC(H)-28: 3.0 metres

.6 Minimum setback to a daylighting triangle/rounding: 1.0 metres

.7 Minimum distance between a building within lands zoned MH-23 to a building within lands zoned MM-24:

.a 10 metres for any portion of the buildings less than 7.5 metres in height

.b 15 metres for any portion of the buildings 7.5 metres or greater in height

.8 Maximum encroachment into the minimum required setbacks for canopies, porches and steps shall be: 2.5 metres

.9 Minimum Podium Height: 7.5 metres

.10 Maximum encroachment into the minimum required setbacks for canopies, porches and steps shall be: 2.5 metres

.11 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres

.12 Maximum Floor Space Index for all lands zoned MM(H)-30, MH-23, MM-32, MM-24, OC-34, OC(H)-28 and OS-26: 2.12

.13 Maximum Building Height: 19 Stories

.14 Minimum Building Height: 6 Stories

.15 Minimum Required Supermarket Gross Floor Area: 900 m2

.16 Maximum Number of Dwelling Units for all lands zoned MM-30, MH-23, MM-32 and MM-24: 753

.17 Minimum Parking Requirements:

.a Non-residential uses: 1 space per 21 m2

.b Access to any parking lot must be provided from a private internal road;

.18 Loading area shall be screened from view from a public street.

.19 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building.

.20 All lands zoned MM(H)-30, MH-23, MM-32 and MM-24, OC-34, OC(H)-28 and OS-26 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

12.23.4 for the purposes of Exception 23:

.1 Supermarket shall mean a building or structure, or part thereof engaged primarily, meaning more than 50% of the sales area, in the business of selling groceries, meat, fruit and vegetables and daily household goods to the general public. May also include accessory uses that are only in conjunction with the primary uses that are non-food related retail goods and services such as, but not limited to, a pharmacy, a florist shop, a photo lab, clothing wear, a wine shop, a dry cleaners, a music/book/video store, a kitchenware store, and a restaurant.

12.24 Exception 24

12.24.1 The lands shall only be used for the following purposes:

.1 Residential:

- .a an apartment dwelling
- .b a live-work dwelling unit

.2 Commercial:

- .a an office
- .b a retail establishment
- .c a convenience store
- .d a personal service shop
- .e a day nursery

12.24.2 The following uses shall not be permitted:

.1 an adult video store

.2 an adult entertainment parlour

.3 a body art and/or tattoo parlour

.4 a massage or body rub parlour

.5 a drive-through facility

12.24.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum setback to Queen Street East: 3.0 metres

.2 Maximum setback to Queen Street East: 4.5 metres

.3 Minimum setback to lands zoned OS- Exception 26: 3.0 metres

.4 Minimum distance between buildings within lands zoned MM- Exception 24:

- .a 27 metres for any portion of the buildings less than 7.5 metres in height.
- .b 31 metres for any portion of the buildings 7.5 metres or greater in height

.5 Minimum distance between a building within lands zoned MM- Exception 24 to a building within lands zoned MH- Exception 23:

- .a 10 metres for any portion of the buildings less than 7.5 metres in height

.b 15 metres for any portion of the buildings 7.5 metres

.6 Minimum distance between a building within lands zoned MM- Exception 24 to a building within lands zoned OC- Exception 34:

.a 12 metres for any portion of the buildings less than 7.5 metres in height.

.b 15 metres for any portion of the buildings 7.5 metres or greater in height

.7 Maximum encroachment into the minimum required setbacks for canopies, porches and patio shall be: 2.5 metres

.8 Minimum Podium Height: 7.5 metres

.9 Maximum encroachment into the minimum required setbacks for canopies, porches and steps shall be: 2.5 metres

.10 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres

.11 Maximum Floor Space Index for all lands zoned MM(H)-Exception 30, MH- Exception 23, MM-Exception 32, MM- Exception 24, OC- Exception 34, OC(H)- Exception 28 and OS- Exception 26: 2.12

.12 Maximum Building Height: 8 Stories

.13 Minimum Building Height: 6 Stories

.14 Maximum Number of Dwelling Units for all lands zoned MM- Exception 30, MH- Exception 23, MM- Exception 32 and MM- Exception 24: 753

.15 Minimum Parking Requirements:

.a Non-residential uses: 1 space per 21m2

.b Access to any parking lot must be provided from a private internal road;

.16 Commercial uses shall be limited to the ground floor;

.17 Loading area shall be screened from view from a public street;

.18 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;

12.24.4 for the purposes of Exception 24:

.1 Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor.

.2 Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.

.3 All lands zoned MM(H)- Exception 30, MH-Exception 23, MM- Exception 32 and MM- Exception 24, OC- Exception 34, OC(H)- Exception 28 and OS- Exception 26 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

12.25 Exception 25

12.25.1 The lands shall only be used for the following purposes:

.1 Dwelling, Rear Lane Townhouse.

12.25.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 132 square metres
- .b Corner Lot – 198 square metres; and,
- .c End Lot – 172 square metres.

.2 Minimum Lot Width:

- .a Interior Lot – 6.0 metres;
- .b Corner Lot – 9.0 metres
- .c End Lot – 7.2 metres.

.3 Minimum Lot Depth: 22 metres.

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 2.0 metres into the minimum front yard to within 0.0 metres of a daylight rounding/triangle; and,
- .c A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b The main wall of a dwelling may encroach into the minimum exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .c A porch and/or balcony with or without foundation or cold cellar and a chimney may encroach 2.0 metres into the minimum exterior side yard;
- .d A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,

.e A bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle.

.6 Minimum Rear Yard:

.a 3.0 metres;

.b 5.5 metres to a garage door facing the rear lot line;

.c The main wall of the dwelling may encroach into the minimum rear yard to within 1.0 metres of a daylight rounding/triangle;

.d A porch and/or balcony with or without foundation or cold cellar and a chimney may encroach 2.0 metres into the minimum rear yard;

.e A bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard; and,

.f A bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum rear yard to within 0.0 metres of a daylight rounding/triangle.

.7 Minimum Interior Side Yard:

.a 1.2 metres;

.b 0.0 metres when abutting a side lot line coincides with a common wall between two dwellings; and,

.c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar.

.8 Maximum Building Height: 12.0 metres.

.9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required.

.10 Minimum Amenity Area: 3.5 square metres shall be provided on a balcony/uncovered terrace on the second or third floor, or 7.0 square metres shall be provided in the front or rear yard at ground level

.11 The following provisions apply to garages:

.a the garage door width shall not exceed the width of any unit or main wall of a dwelling.

.12 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre; and,

.c A bay, bow or box window with a depth greater than 0.6 metres up to the maximum depth of 1.0 metres shall contain side windows.

.13 Notwithstanding Section 5.2.Q.1, front to rear yard pedestrian access through the dwelling unit shall not be required;

.14 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit.

.15 Air conditioning units are permitted to be located on a balcony or uncovered terrace.

.16 Notwithstanding any other provision of the By-law, where a yard abuts an OS, NS or P zone, the maximum height of a fence shall be 1.2 metres.

.17 No fence or accessory structure shall be permitted in the rear yard.

.18 Notwithstanding any other provision of the By-law, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres.

12.25.3 for the purposes of Exception 25:

.1 the front lot line shall be the lot line abutting an OS, NS or P zone and the rear lot line shall be deemed to be opposite the front lot line.

12.26 Exception 26

12.26.1 The lands shall only be used for the following purposes:

.1 Amenity structures

.2 Shared amenity area

.3 Enclosed stairwell and elevator shaft to access the associated underground parking

12.26.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum setback to zones OC-Exception 34, MM-Exception 32, MM(H)- Exception 30, OC(H)-28, OS-Exception 26, MM-Exception 24, MH-Exception 23: 0.0 metres

.2 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established grade shall be: 0.0 metres

.3 Maximum number of enclosed stairwells / elevator shafts: 2

12.26.3 for the purposes of Exception 26:

.1 Shared Amenity Area shall mean privately owned lands that permit public use. The lands are intended for active and passive recreation.

.2 All lands zoned OC-Exception 34, MM-Exception 32, MM(H)- Exception 30, OC(H)-28, OS-Exception 26, MM-Exception 24, MH-Exception 23 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

12.27 Exception 27

12.27.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R2 zone.

12.27.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 162.5 square metres;
- .b Corner Lot – 237.5 square metres; and,
- .c End Lot – 192.5 square metres.

.2 Minimum Lot Width:

- .a Interior Lot – 6.5 metres;
- .b Corner Lot – 9.5 metres; and,
- .c End Lot – 7.7 metres.

.3 Minimum Lot Depth: 25.0 metres.

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to garage door facing the front lot line;
- .c the main wall of a dwelling may encroach into the minimum front yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 8.5 metres wide or greater;

.d the main wall of a dwelling may encroach into the minimum exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.g a bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle; and,

.h for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into a minimum exterior side yard shall be 0.5 metres.

.6 Minimum Rear Yard:

.a 5.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;

.c 3.5 metres to a deck off the main floor;

.d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard; and,

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the rear yard.

.7 Minimum Interior Side Yard:

.a 1.2 metres;

.b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings.

.8 Maximum Building Height - 12.0 metres.

.9 Notwithstanding any other provision of the By-law, the minimum dwelling unit width shall be 5.0 metres.

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for interior lots with a lot width less than 6.0 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for interior lots with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for interior lots with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;

.e the maximum cumulative garage door width for corner lot with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;

.f a two bay garage shall be permitted on a corner lot; and,

.g the interior garage width, as calculated 3.0 metres from the garage opening, shall be a maximum of 0.9 metres greater than the maximum garage door width permitted on the lot.

.12 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1,the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; and,

.c A bay, bow or box window with a depth greater than 0.6 metres up to the maximum depth of 1.0 metres shall contain side windows.

.13 Notwithstanding any other provision of the By-law, the following shall apply:

.a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference.

.14 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres.

.15 Notwithstanding any other provision of the By-law, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres.

12.28 Exception 28

12.28.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a an office
- .b a park, playground, recreational facility
- .c a dining room restaurant, a take-out restaurant
- .d a service shop
- .e a personal service shop
- .f a community club
- .g a health & fitness centre
- .h an art gallery
- .i an amusement arcade

12.28.2 The following uses are specifically prohibited:

.1 an adult video store

.2 an adult entertainment parlour

.3 a body art and/or tattoo parlour

.4 a massage or body rub parlour

.5 a drive-through facility

12.28.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum setback to Cherrycrest Drive: 3.0 metres

.2 Maximum setback to Cherrycrest Drive: 7.5 metres

.3 Minimum setback to lands zoned MH – Exception 23 and MM – Exception 30: 3.0 metres

.4 Minimum setback to lands zoned OS-Exception 26: 2.5 metres

.5 Maximum encroachment into the minimum required setbacks for canopies, porches and patios shall be: 2.5 metres

.6 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres

.7 Maximum Floor Space Index for all lands zoned OC- Exception 34, MM- Exception 32, MM- Exception 30, OC(H)- Exception 28, OS- Exception 26, MM- Exception 24, MH – Exception 23: 2.12

.8 Maximum Building Height: 3 storeys

.9 Minimum Building Height: 7.5 metres for a minimum depth of 10 metres measured from the front face of the building

.10 Minimum Parking Requirements:

.a Non-residential uses: 1 space per 21m^2

.b Access to any parking lot must be provided from a private internal road;

.11 Loading area shall be screened from view from a public street;

.12 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building controlled area within the same building containing the use;

.13 Bicycle parking required for Commercial / Office / Retail uses only: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof

.14 The following additional requirements and restrictions shall apply to any Office Use:

.a Minimum Building Setback to the edge of the podium: 4.5 metres

.b Minimum Podium Height: 7.5 metres

.c Maximum Building Height: 6 Storeys

12.28.4 For the purposes of Exception 28:

.1 Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest

.2 All lands zoned OC- Exception 34, MM – Exception 32, MM – Exception 30, OC(H)- Exception 28, OS- Exception 25, MM – Exception 24, MH – Exception 23 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area;

12.28.5 The Holding (H):

.1 Until such time as the Holding (H) symbol has been lifted, lands zoned OC – Exception 28 shall only be used for the purpose of an underground parking garage;

.2 The Holding symbol shall not be lifted until such time as permanent municipal services are provided to the satisfaction of the Region of Peel.

12.29 Exception 29

12.29.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in the R2 Zone.

.2 Dwelling, Rear Lane Townhouse.

12.29.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot -120 square metres;
- .b Corner Lot - 180 square metres; and,
- .c End Lot - 144 square metres.

.2 Minimum Lot Width:

- .a Interior Lot - 6.0 metres;
- .b Corner Lot - 9.0 metres; and,
- .c End Lot – 7.2 metres.

.3 Minimum Lot Depth: 20 metres.

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .c A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .d A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c The main wall of a dwelling may encroach into the minimum exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.d A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.e A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.f A bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle; and,

.g For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres.

.6 Minimum Rear Yard:

.a No minimum rear yard depth shall apply except where a garage door is accessed by a rear lane the minimum setback to a garage door is 1.0 metres.

.7 Minimum Interior Side Yard:

.a 1.2 metres;

.b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings; and,

.c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar.

.8 Maximum Building Height - 12.0 metres.

.9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width is required.

.10 Minimum Amenity Area:

.a 3.5 square metres shall be provided at ground level or on a balcony/uncovered terrace on the second or third floor.

.11 The following provisions apply to garages:

.a the garage door width shall not exceed the width of any unit or main wall of a dwelling.

.12 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; and,

.c A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

.13 Notwithstanding any other provision of the By-law, front to rear yard pedestrian access through the dwelling unit shall not be required.

.14 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit.

.15 Notwithstanding any other provision of the By-law, the maximum driveway width shall not exceed the width of the garage.

.16 Air conditioning units are permitted to be located on a balcony or uncovered terrace.

.17 Notwithstanding any other provision of the By-law, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres.

12.29.3 For the Purposes of this Exception:

.1 A public/private lane is deemed to be a street for zoning purposes.

.2 For zoning purposes, the front lot line is deemed to be the lot line abutting the public road and the rear lot line is deemed to be the lot line abutting a public/private lane.

12.30 Exception 30

12.30.1 The lands shall only be used for the following purposes:

.1 Residential:

- .a an apartment dwelling
- .b a live-work dwelling unit

.2 Commercial:

- .a an office
- .b a retail establishment
- .c a personal service shop
- .d a day nursery
- .e a printing of copying establishment

12.30.2 The following uses are specifically prohibited:

.1 an adult video store

.2 an adult entertainment parlour

.3 a body art and /or tattoo parlour

.4 a massage or body rub parlour

.5 a drive-through facility

12.30.3 The lands shall be subject to the following requirements and restrictions:

.1 Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor.

.2 Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.

.3 Minimum setback to Ebenezer Road: 3.0 metres

.4 Maximum setback to Ebenezer Road: 4.5 metres

.5 Minimum setback to Cherrycrest Drive: 3.0 metres

.6 Maximum setback to Cherrycrest Drive: 4.5 metres

.7 Minimum setback to lands zoned OC(H)- Exception 28 and OS-Exception 26: 3.0 metres

.8 Minimum setback to a daylighting triangle/rounding: 1.5 metres

.9 Minimum distance between buildings within lands zoned MM- Exception 30: 12 metres for any portion of the buildings less than 7.5 metres in height 15 metres for any portion of the buildings 7.5 metres or greater in height

.10 Minimum distance between a building within lands zoned MM- Exception 30 to a building within lands zoned MM- Exception 32: 30 metres for any portion of the buildings less than 7.5 metres in height 35 metres for any portion of the buildings 7.5 metres or greater in height

.11 Maximum encroachment into the minimum required setbacks for canopies, porches and patio shall be: 2.5 metres

.12 Minimum Podium Height: 7.5 metres

.13 Minimum Building Setback for any portion of the building above the podium to the edge of the podium: 2.5 metres, from the edge of the podium

.14 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres

.15 Maximum Floor Space Index for all lands zoned OC- Exception 34, MM- Exception 32, MM(H)- Exception 30, OC(H)- Exception 28, OS- Exception 26, MM- Exception 24, MH- Exception 23: 2.12

.16 Maximum Building Height: 8 Stories

.17 Minimum Building Height: 6 Stories

.18 Maximum Number of Dwelling Units for all lands zoned MM(H)- Exception 30, MH- Exception 23, MM- Exception 32 and MM- Exception 24: 753

.19 Minimum Parking Requirements:

.a Non-residential uses: 1 space per 21m2

.b Access to any parking lot must be provided from a private internal road.

.20 Commercial and office uses shall be limited to the ground floor only.

.21 Loading areas shall be screened from view from a public street.

.22 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building.

12.30.4 for the purposes of Exception 30:

.1 All lands zoned OC- Exception 34, MM- Exception 32, MM(H)- Exception 30, OC(H)- Exception 28, OS- Exception 26, MM- Exception 24, MH- Exception 23 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

12.30.5 The Holding (H):

.1 Until such time as the (H) is lifted lands zoned MM(H)- Exception 30 shall only be used for the purposed of an underground parking garage.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided to the satisfaction of the Commissioner of Planning and Development Services as follows:

.a 17,000 m2 of retail, commercial, office and hotel has been constructed on lands zoned OC- Exception 34, MM- Exception 32, MM(H)- Exception 30, OC(H)- Exception 28, MM- Exception 24, MH- Exception 23;

.b 6,500m2 of employment related uses has been constructed on lands zoned OC- Exception 34, MM- Exception 32, MM(H)- Exception 30, OC(H)- Exception 28, MM- Exception 24, MH- Exception 23; and,

.c a supermarket has been constructed on lands zoned MH- Exception 23.

.3 The Holding symbol shall not be lifted until such time as permanent municipal services are provided to the satisfaction of the Region of Peel

12.31 Exception No. 31

12.31.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12. 31.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot - 225.0 square metres; and,
- .b Corner Lot - 270.0 square metres.

.2 Minimum Lot Width:

- .a Interior Lot - 9.0 metres; and,
- .b Corner Lot - 10.8 metres.

.3 Minimum Lot Depth: 25.0 metres.

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c The main wall of a dwelling may encroach into the minimum front yard to within 1.0 metres of a daylight rounding/triangle
- .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .f A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 10.8 metres wide or greater;

.d The main wall of a dwelling may encroach into the minimum exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.g A bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle; and,

.h For corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into a minimum exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is set back 6.0 metres from the rear lot line;

.c 3.5 metres to a deck off the main floor;

.d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 10.8 metres wide;

.e 4.5 metres for open roofed porches and or uncovered terraces; and,

.f A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.

.7 Minimum Interior Side Yard

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for both interior lots is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots, and or at 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and,

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.

.8 Maximum Building Height - 12.0 metres.

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling

.10 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots with a lot width less than 10.4 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for lots with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for lots with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for lots with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e for lots 14.0 metres wide or greater, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width, whichever is greater;

.f the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,

.g the interior garage width, as calculated 3.0 metres from the garage opening, shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

.11 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres shall not be required to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to the maximum depth of 1.0 metres shall contain side windows.

.12 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres.

.13 On a corner lot with a width of 11.0 metres or greater, a two-bay garage shall be permitted when accessed across the front lot line.

.14 Notwithstanding any other provision of the By-law, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres.

12.32 Exception 32

12.32.1 The lands shall only be used for the following purposes:

.1 Residential:

.a an apartment dwelling

.b a live-work dwelling unit

.2 Commercial:

.a an office

.b retail establishment

.c personal service shop

12.32.2 The following uses are specifically prohibited:

.1 an adult video store

.2 an adult entertainment parlour

.3 a body art and/or tattoo parlour

.4 a massage or body rub parlour

.5 a drive-through facility.

12.32.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback to Ebenezer Road: 3.0 metres

.2 Maximum Setback from Ebenezer Road: 4.5 metres

.3 Minimum distance between a building within lands zoned MM- Exception 32 to a building within lands zoned OC- Exception 34:

12 metres for any portion of the buildings less than 7.5 metres in height

15 metres for any portion of the buildings 7.5 metres or greater in height

.4 Minimum distance between a building within lands zoned MM- Exception 32 to a building within lands zoned MM(H)-Exception 30:

30 metres for any portion of the buildings less than 7.5 metres in height

35 metres for any portion of the buildings 7.5 metres or greater in height

.5 Minimum setback to lands zoned OS- Exception 26: 3.0 metres

.6 Maximum encroachment into the minimum required setbacks for canopies, porches, patios shall be: 2.5 metres

.7 Minimum Podium Height: 7.5 metres

.8 Minimum Building Setback for any portion of the building above the podium to the edge of the podium: 2.5 metres, from the edge of the podium

.9 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres

.10 Maximum Floor Space Index for all lands zoned OC- Exception 34, MM-32, MM(H)-Exception 30, OC(H)- Exception 28, OS- Exception 26, MM-Exception 24, MH-Exception 23: 2.12

.11 Maximum Building Height: 8 Stories

.12 Minimum Building Height: 6 Stories

.13 Maximum Number of Dwelling Units for all lands zoned MM(H)-Exception 30, MH-Exception 23, MM- Exception 32 and MM-Exception 24: 753

.14 Minimum Parking Requirements:

.a Non-residential uses: 1 space per 21m2

.b Access to any parking lot must be provided from a private internal road;

.15 Commercial uses shall be limited to the ground floor only;

.16 Loading area shall be screened from view from a public street; and,

.17 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building.

12.32.4 for the purposes of Exception 32:

.1 Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor.

.2 Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.

.3 All lands zoned OC- Exception 34, MM- Exception 32, MM(H)-Exception 30, OC(H)- Exception 28, OS- Exception 26, MM-Exception 24, MH-Exception 23 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

12.33 Exception 33

12.33.1 The lands shall only be used for the following purposes:

.1 The purposes permitted by the PE zone;

.2 An oversized motor vehicle sales and leasing establishment; and

.3 Only in conjunction with the permitted oversized motor vehicle sales and leasing establishment, the following accessory uses are permitted:

- .a A motor vehicle repair shop;
- .b A motor vehicle body shop;
- .c A motor vehicle washing establishment; and
- .d An accessory office.

12.33.2 The lands shall be subject to the following requirements and restrictions:

.1 The following parking requirements shall apply:

- .a Motor vehicle repair shop, oversized motor vehicle sales, motor vehicle washing establishment, motor vehicle body shop, and accessory office up to 15% of the total gross floor area – 1 parking space per service bay, plus 1 parking space per 90 square metres gross floor area or portion thereof.
- .b Office area in excess of 15% of the total gross floor area – 1 parking space for each 25 square metres of gross commercial floor area or portion thereof.
- .c For all other permitted uses, parking shall be provided in accordance with Section 4.1 of the by-law.

.2 Oversized motor vehicles displayed for sale and lease are permitted to be located within a portion of the required landscaped open space subject to the following:

- .a A maximum of 6 oversized motor vehicles for sale or lease are permitted to be displayed;
- .b Display shall only be permitted adjacent to the lot line abutting Tomken Road;
- .c Vehicle display spaces must be located a minimum of 75 metres from the Steeles Avenue West property line; and
- .d A minimum 3 metre landscaped open space strip shall be maintained between the vehicle display spaces and the lot line abutting Tomken Road.

.3 Parking and outside storage of oversized motor vehicles, trucks and trailers shall only be permitted in conjunction with the permitted oversized motor sales and leasing establishment and motor vehicle repair shop and /or body shop subject to the following requirements:

.a Must be screened from view from a street by a solid fence and/or landscaping, except at approved driveway locations; and

.b Trailer storage must be setback a minimum of 21 metres from Steelwell Road.

.4 Minimum landscaped open space, except at approved driveway locations:

.a 3 metre buffer where the rear yard abuts a flood plain zone;

.b 12 metres along Steeles Avenue West;

.c 12 metres along Tomken Road;

.d 5.5 metres along Steelwell Road between the lot line and the parking area; and

.e 3 metres along Steelwell Road between the building and the lot line.

.5 All garbage, refuse and containers for the storage of recyclable materials, shall be screened within an enclosure, and containers for waste oil shall be located within the main building.

.6 Maximum building height: 2 storeys

.7 The requirement for car stacking associated with the motor vehicle washing establishment shall not apply.

12.34 Exception 34

12.34.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a an office
- .b a hotel

.2 Accessory Uses, only in conjunction with the office and / or hotel use:

- .a a conference centre
- .b a park, playground, recreational facility
- .c a bank, trust company or financial institution
- .d a retail establishment
- .e a convenience store
- .f a supermarket
- .g a banquet hall
- .h a dry cleaning and laundry distribution station
- .i a dining room restaurant, a take-out restaurant
- .j a service shop
- .k a personal service shop
- .l a printing or copying establishment
- .m a commercial, technical or recreation school
- .n a community club
- .o a health & fitness centre
- .p a day nursery
- .q an art gallery
- .r an amusement arcade

12.34.2 The following uses are specifically prohibited:

.1 an adult video store

.2 an adult entertainment parlour

.3 a body art and/or tattoo parlour

.4 a massage or body rub parlour

.5 a drive-through facility

12.34.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum setback to Ebenezer Road: 3.0 metres

.2 Maximum setback to Ebenezer Road: 4.5 metres

.3 Minimum setback to Queen Street East: 3.0 metres

.4 Maximum setback to Queen Street East: 4.5 metres

.5 Minimum setback to McVean Drive: 3.0 metres

.6 Minimum setback to the lands zoned OS – Exception 26: 3.0 metres

.7 Minimum Podium Height: 7.5 metres

.8 Minimum Building Setback for any portion of the building above the podium to the edge of the podium: 2.5 metres, from the edge of the podium

.9 Maximum encroachment into the minimum required setbacks for canopies, porches, patios shall be: 2.5 metres

.10 Minimum ground floor height: 4.5 metres

.11 Minimum distance between a building within lands zoned OC - Exception 34 to a building within lands zoned MM – Exception 32 and MM- Exception 24:

.a 12 metres for any portion of the buildings less than 7.5 metres in height

.b 15 metres for any portion of the buildings 7.5 metres or greater in height

.12 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres

.13 Maximum Floor Space Index for all lands zoned OC - Exception 34, MM – Exception 32, MM(H)- Exception 30, OC(H)- Exception 28, OS – Exception 26, MM- Exception 24, MH – Exception 23: 2.12

.14 Maximum Building Height:

.a 8 storeys for any portion of a building within 30.0 metres of Ebenezer Road

.b 14 storeys for the remainder of the building or building(s)

.15 Minimum Building Height: 6 Storeys

.16 Minimum Parking Requirements:

.a Hotel 1 space per two rooms

.b Non-residential uses: 1 space per 21m2

.c Access to any parking lot must be provided from a private internal road;

.17 Loading area shall be screened from view from a public street;

.18 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;

.19 Bicycle parking for Commercial/ Office / Retail uses only: 1 parking space for each 500m2 of gross commercial floor area or portion thereof

.20 All lands zoned OC - Exception 34, MM – Exception 32, MM(H)-Exception 30, OC(H)- Exception 28, OS – Exception 26, MM- Exception 24, and MH – Exception 23 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

12.34.3 for the purposes of Exception 34:

.1 Conference Centre shall mean a building or a portion of a building which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

.2 Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.

12.35 Exception 35

12.35.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 35.1(2), or the purposes permitted by Exception 35.1(3), but not both sections and not any combination of both sections:

.2 either:

- .a a religious institution;
- .b a day nursery;
- .c a park, playground or recreation facility operated by a public authority; and,
- .d purposes accessory to the other permitted purposes;

.3 or:

- .a a semi-detached dwelling;
- .b an auxiliary group home;
- .c a park, playground or recreation facility operated by a public authority; and,
- .d purposes accessory to the other permitted purposes.

12.35.2 The lands shall be subject to the following requirements and restrictions:

.1 for those purposes permitted under Exception 35.1(3) a, b or d;

- .a Minimum Lot Area: 204.0 square metres per dwelling unit;
- .b Minimum Lot Width:
  - .i Interior Lot: 13.6 metres per lot, and 6.8 metres per dwelling unit;
  - .ii Corner Lot: 15.4 metres per lot, and 8.6 metres for the dwelling unit closest to the flankage lot line;
- .c Minimum Lot Depth: 30.0 metres;
- .d Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5metres to the front wall of the dwelling;
- .e Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- .f Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.g Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

.h Minimum Landscaped Open Space:

.i 40% of the minimum front yard area; and,

.ii 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.i Garages:

.i Maximum garage door width per dwelling unit:

1. 2.5 metres if the lot width for a particular dwelling unit is less than 7.0 metres;
2. 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres;
3. 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater;

.ii the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.iii the garage door width restriction does not apply to the garage door facing a flankage lot line;

.iv the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.v no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

.j the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

.k the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;

.l the number of dwelling units erected for display purposes shall not exceed 1 dwelling unit for every 2.5 hectares or part thereof of the land within the subject plan of subdivision draft approved within the meaning of the Planning Act, to a maximum of 8 dwelling units;

12.36 Exception 36

12.36.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R3H Zone

12.36.2 The lands shall be subject to the following requirements and restrictions:

.1 apartment dwellings shall only be located within the areas identified on Figure 1 as Building area A and Building Area C.

.2 the Building Height of individual apartment dwellings located within each building area shall not exceed the following: Building Area A: 17 storeys Building Area C: 23 storeys

.3 the number of dwelling units contained within apartment dwellings located within each building area shall not exceed the following: Building Area A: 164 dwelling units Building Area C: 587 dwelling units

.4 the Ground Floor Area of individual apartment dwellings located within each building area shall not exceed the following: Building Area A: 1,580 Square Metres Building Area C: 1,580 Square Metres

.5 the Floor Space Index for the lands zoned R3H - Exception 36, as shown on Figure 1, shall not exceed 2.60,

.6 the minimum front yard depth, side yard width and rear yard depth for each building area shall be as shown on Figure 1, except that the building setback from the west side of the proposed street for apartment dwellings located within Building Area C may be 25 metres or 1/2 the height of the applicable apartment dwelling, whichever is the lesser.

.7 the minimum distance between building areas shall be as shown on Figure 1.

.8 all garbage, refuse and waste containers shall be contained within an apartment dwelling and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted.

.9 accessory recreation buildings shall only be located within the areas identified on Figure 1 as Building Area B and Building Area C.

.10 the building height of accessory recreation buildings (Building Area B and within Building Area C) shall not exceed 2 storeys.

.11 the Minimum Setback from a street for any underground garage ramp shall be 15 metres.

.12 the Minimum Setback from a street for any gatehouse shall be 6 metres.

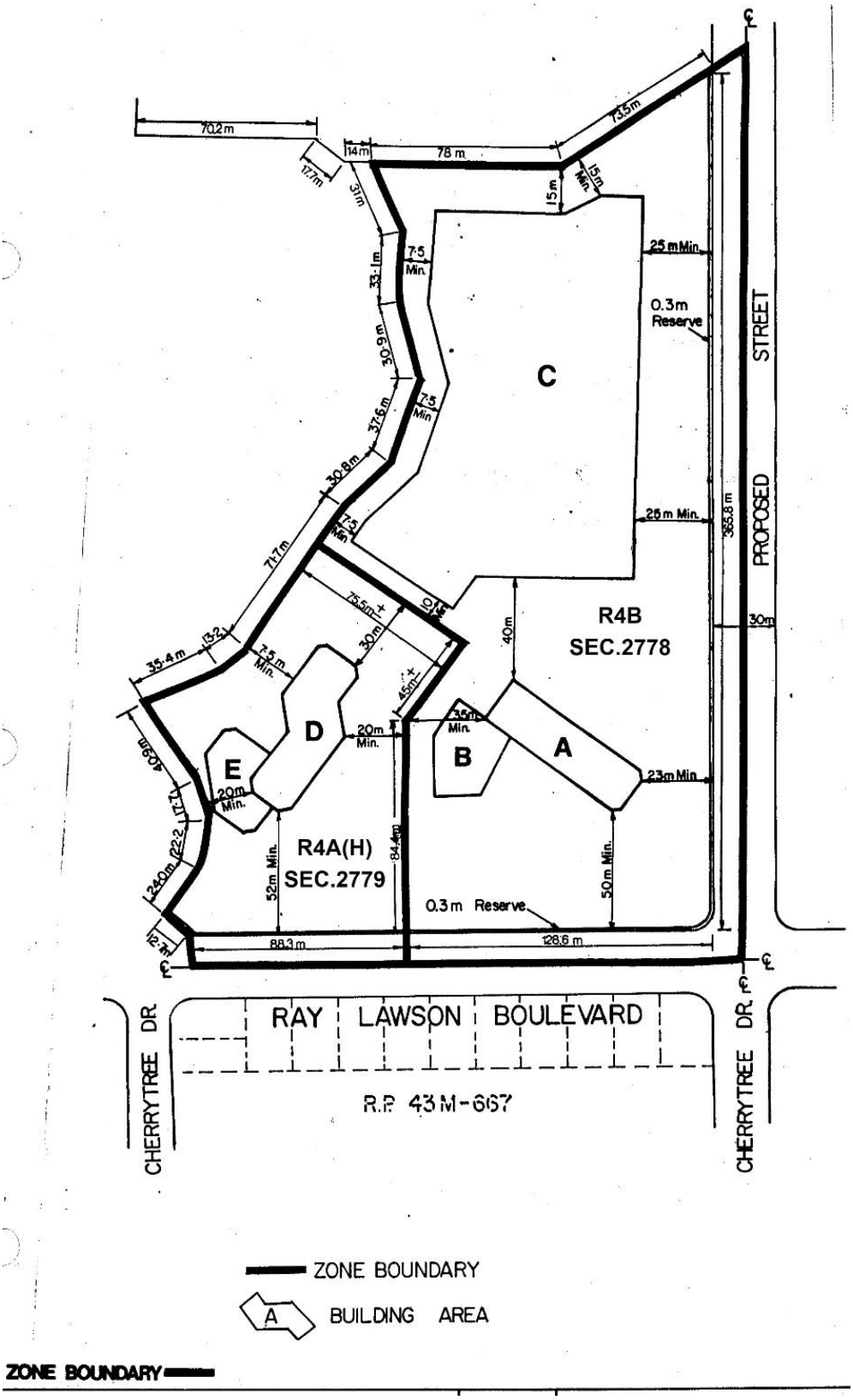
.13 the Minimum Setback from a lot line for any underground parking structure or surface parking lot shall be 3.0 metres.

.14 any building or structure, including a swimming pool, shall not be located any closer than 7.5 metres to the boundary of a Natural System (NS) zone.

.15 any accessory building or structure, including a tennis court or parking lot, shall not be located any closer than 3.0 metres to the boundary of a Natural System (NS) zone.

.16 Landscaped Open Space Area for the lands zoned R3H- Exception 36, as shown on Figure 1, shall be provided and maintained on not less than 60 percent of the area lands, provided that in no case shall the landscaped open space area for an individual apartment dwelling on a lot be less than 50 percent.

Figure 1


70.2m
14m
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31m
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15m Min.
33.1m
7.5 Min.
25 m Min.
0.3m Reserve
C
30.9m
37.5m
7.5 Min.
30.8m
7.5 Min.
71.7m
25 m Min.
365.8 m
STREET
PROPOSED
75.5m±
9.1m
R4B
SEC.2778
30m
40m
35.4 m
13.2m
7.5m Min.
30m
45m±
35m Min.
D
20m Min.
B
A
23m Min.
40.3m
E
20m Min.
11.7m
22.2m
24.0m
R4A(H)
SEC.2779
52m Min.
84.4m
50m Min.
0.3 m Reserve
12.2m
88.3 m
128.6 m
RAY LAWSON BOULEVARD
R.P. 43M-667
CHERRYTREE DR.
CHERRYTREE DR.
ZONE BOUNDARY
A
BUILDING AREA
ZONE BOUNDARY

12.37 Exception 37

12.37.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 37.1(1)(a), or the purposes permitted by Exception 37.1(1)(b), but not both sections and not any combination of both sections:

Either

.a the following:

.i a religious institution;

.ii a day nursery;

.iii a park, playground or recreation facility operated by a public authority; and,

.iv purposes accessory to the other permitted purposes;

Or

.b the following:

.i those purposes permitted in a R1 - Exception 2694 zone;

.ii a park, playground or recreation facility operated by a public authority; and,

.iii purposes accessory to the other permitted purposes.

12.37.2 The lands shall be subject to the following requirements and restrictions:

.1 for those purposes permitted in a R1 - Exception 2694 zone, the requirements and restrictions as set out in a R1 - Exception 2694 zone;

12.38 Exception 38

12.38.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by I1 Zone.

12.38.2 The lands shall be subject to the following requirements and restrictions:

.1 any building or structure, including a swimming pool, shall not be located any closer than 7.5 metres to the boundary of a Natural System (NS) zone.

.2 any accessory building or structure, including a tennis court or parking lot, shall not be located any closer than 3.0 metres to the boundary of a Natural System (NS) zone.

12.39 Exception 39

12.39.1 The lands shall only be used for the following purposes:

.1 Residential:

.a multiple residential dwellings.

.2 Non-Residential:

.a purposes accessory to the other permitted purposes.

12.39.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 68

.2 Maximum Building Height: 10.5 metres;

.3 a maximum of eight dwelling units shall be horizontally attached; and

.4 Minimum Number of Parking Spaces:

.a One Bedroom and Handicap Dwelling Units

.i Resident spaces 1.00

.ii Visitor spaces 0.25

.iii Total spaces 1.25

.b Dwelling Units with more than One Bedroom

.i Resident spaces 2.00

.ii Visitor spaces 0.25

.iii Total spaces 2.25

.5 Minimum Front Yard Depth: 6.0 metres;

.6 Minimum Rear Yard Depth: 3.0 metres;

.7 Minimum Exterior Side Yard Depth: 3.0 metres; and,

.8 Minimum Interior Side Yard Depth: 7.0 metres.

12.40 Exception 40

12.40.1 The lands shall only be used for the following purposes:

.1 Industrial, which for the purpose of this Exception, shall only include the following uses:

- .a The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- .b A warehouse;
- .c A utility installation; and,
- .d A printing establishment.

.2 Non-Industrial, which for the purpose of this Exception, shall only include the following uses:

- .a A retail establishment;
- .b A retail warehouse
- .c A grocery store;
- .d A personal service shop;
- .e A dry cleaning and laundry distribution station;
- .f A laundromat;
- .g A bank, trust company, and finance company;
- .h A health or fitness centre;
- .i A custom workshop;
- .j An animal hospital;
- .k A place of commercial recreation;
- .l A commercial, technical and recreational school;
- .m A dining room restaurant, and a take-out restaurant;
- .n A hotel or motel;
- .o A service shop;
- .p A banquet hall;
- .q A community club;
- .r An office;
- .s A day care centre;

.t A supermarket;

.u A private school;

.v A recreation facility or structure; and,

.w A place of worship.

.3 Accessory Non-Industrial Uses, which for the purpose of this Exception, shall only include the following uses;

.a A garden centre sales establishment associated with a grocery store or retail warehouse; and,

.b Purposes accessory to the other permitted purposes

12.40.2 The lands shall be subject to the following requirements and restrictions:

.1 Notwithstanding the above, the Maximum Gross Floor Area devoted to the sale of food in any single retail establishment or individual supermarket shall be 929 square metres;

.2 Notwithstanding the above, the Maximum Gross Floor Area devoted to medical offices shall not exceed 15% of the total Gross Floor Area;

.3 Building Setbacks:

.a A minimum of 6 metres from The Gore Road, Fogal Road, Ebenzer Road, and Nexus Avenue;

.b A minimum 3 metres for all interior side yards

.4 Minimum Landscaped Open Space: 6.0 metres along lot lines abutting The Gore Road, Fogal Road, Ebenzer Road, and Nexus Avenue (except at approved access locations);

.5 Outside Storage: No outside storage shall be permitted except for:

.a Seasonal goods associated with a Supermarket or Retail Warehouse, but such storage shall not be located within a yard abutting The Gore Road;

.b Seasonal goods associated with a Supermarket or Retail Warehouse shall be permitted within the required parking area and shall be restricted to a maximum combined total area of 929 square metres.

.6 Maximum Building Height: 2 storeys

.7 Screening:

.a All waste disposal facilities, including containers for recyclable materials, shall be screened from Ebenezer Road, The Gore Road, Open Space zones and abutting residential properties;

.b All rooftop units located within 90 metres from either The Gore Road or Ebenezer Road shall be screened in their entirety; and

.8 All restaurant refuse storage shall be enclosed in a climate controlled area within a building.

.9 Notwithstanding the above, an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

12.40.3 for the purposes of Exception 40:

.1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format.

.2 Shall also be subject to the requirements and restrictions relating to the PE zone for those uses permitted by Exception 40.1(1), the LC zone for those uses permitted by Exception 40.1(2), and all the general provisions of this by-law that are not in conflict with those set out in Exception 40.2

12.41 Exception 41

12.41.1 The lands shall only be used for the following purposes:

.1 the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;

.2 retail sales, offices and other purposes accessory to the purposes permitted by Exception 41.1(1);

.3 offices other than offices for a health care practitioner or a realtor.

12.41.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Floor Area used for all offices permitted by Exception 41.1(3) shall not exceed 590 square metres;

.2 the Gross Floor Area used for accessory offices permitted by Exception 41.1(2)in connection with another permitted purpose shall not exceed 10% of the gross floor area used for that permitted purpose;

.3 the Gross Floor Area used for all accessory purposes shall not exceed 25% of the gross floor area;

.4 minimum parking facilities shall be provided as follows:

- .a for purposes permitted by Exception 41.1(1), one parking space for every 91 square metres of gross floor area;
- .b for purposes permitted by Exception 41.1(2), one parking space for every 19 square metres of gross floor area;
- .c for purposes permitted by Exception 41.1(3), one parking space for every 31 square metres of gross floor area.

.5 except for the area of driveways, landscaped open space at least 3 metres in width in the front yard and 6 metres in width in the exterior side yard shall be provided and maintained

12.42 Exception 42

12.42.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling; and,

.2 purposes accessory to the other permitted purpose

12.42.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 194 square metres per dwelling unit.

.2 Minimum Lot Width:

.a Interior Lot: 14.4 metres per lot, and 7.2 metres per dwelling unit.

.b Corner Lot: 16.2 metres per lot, and 9 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 27.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard: 3.0 metres

.6 Minimum Interior Side Yard: 1.2 metres.

.7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit.

12.42.3 for the purposes of Exception 42:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set in Exception 42.2.

12.43 Exception 43

12.43.1 The lands shall only be used for the following purposes:

.1 a service station;

.2 a motor vehicle washing establishment; and

.3 purposes accessory to the other permitted purposes.

12.43.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Street Setback:

.a 36.5 metres from the centre line of Dixie Road.

.b 32 metres from the centre line of Steeles Avenue.

12.44 Exception 44

12.44.1 The lands shall only be used for the following purposes:

.1 senior citizen residence;

.2 nursing home

.3 in connection with and for a senior citizen residence or a nursing home only, an administrative office, library, auditorium, dining room, snack bar and other such service facilities;

.4 other purposes accessory to a senior citizen residence or nursing home;

.5 a bank, or

.6 a gift shop.

12.44.2 The lands shall be subject to the following requirements and restrictions:

.1 not more than a total of 232 senior citizens dwelling units shall be permitted;

.2 not more than 110 units of the permitted 232 units shall be 2 bedroom units;

.3 not more than 120 beds shall be permitted in the nursing home;

.4 as shown on Figure 1 - Exception 44 to this by-law,

- .a the senior citizen dwelling units shall be in a senior citizen residences located within Building Areas 1, 3 and 4;
- .b the nursing home shall be located within Building 5, and
- .c all buildings shall be located within Building Areas 1, 2, 3, 4, 5 and 6.

.5 the Maximum Height for buildings within the building areas shown on Figure 1 - Exception 44 shall be:

- .a 6 storeys for Building Area 1;
- .b 2 storeys for Building Areas 2 and 5;
- .c 7 storeys for Building Area 3,
- .d 13 storeys for Building Area 4, and
- .e 13 storeys for Building Area 6.

.6 the minimum front, rear and side yard depths and widths shall be as shown on Figure 1 - Exception 44;

.7 a minimum of 50% of the lot area shall be landscaped open space;

.8 waste disposal facilities shall not be located in the front yard or exterior side yard, and shall be completely screened from any public road by buildings or masonry walls;

.9 at least 249 parking spaces shall be provided on the site.

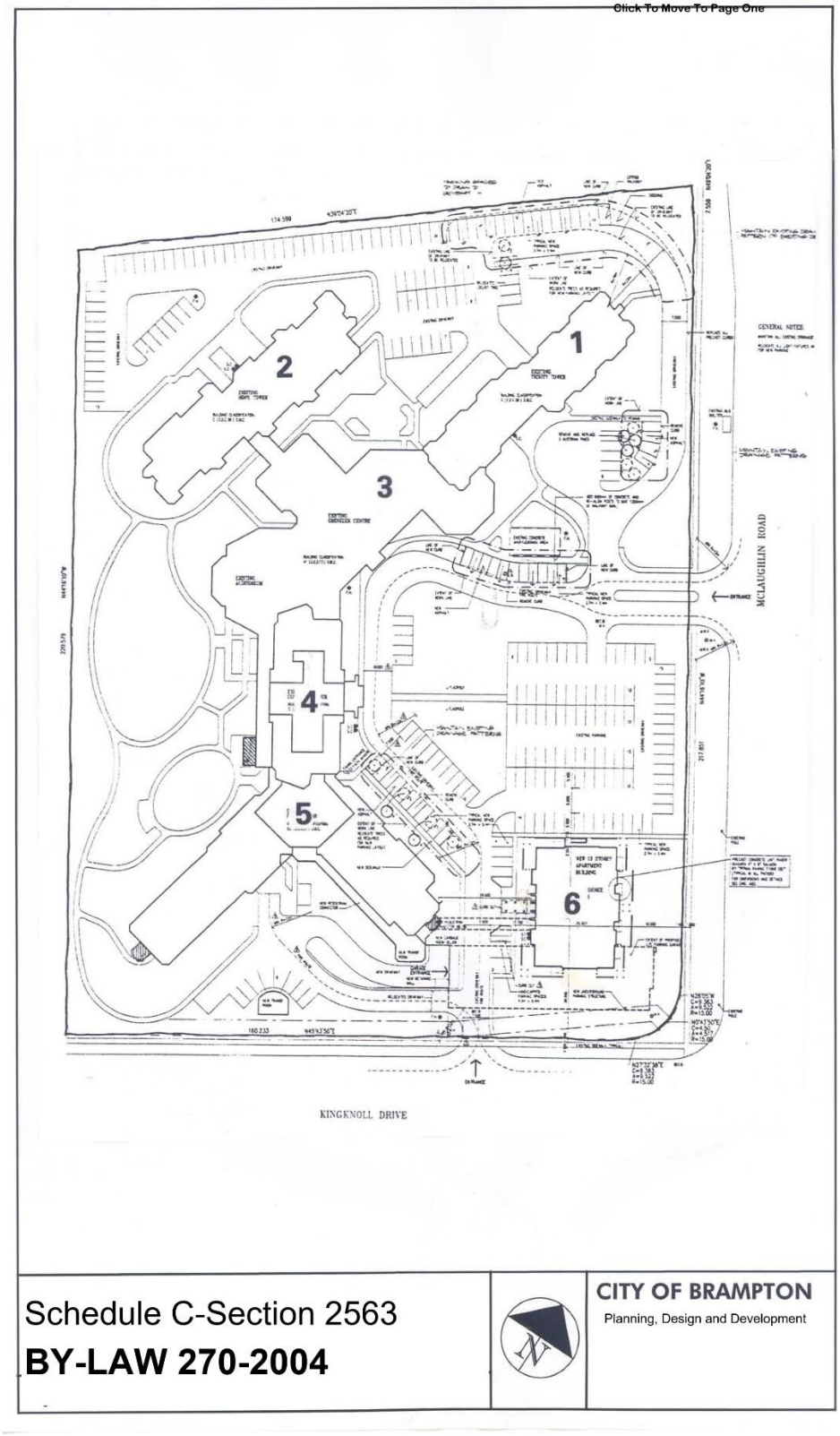
.10 the gross floor used for commercial purposes in all buildings shall not exceed 100 square metres,

.11 not more than a total of 650 auditorium seats shall be permitted

.12 Maximum Gross Floor Area of a one bedroom apartment: 64 square metres;

.13 Maximum Gross Floor Area of a two bedroom apartment: 81.5 square metres.

Figure 1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GENERAL NOTES
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KINGKNOLL DRIVE
Schedule C-Section 2563
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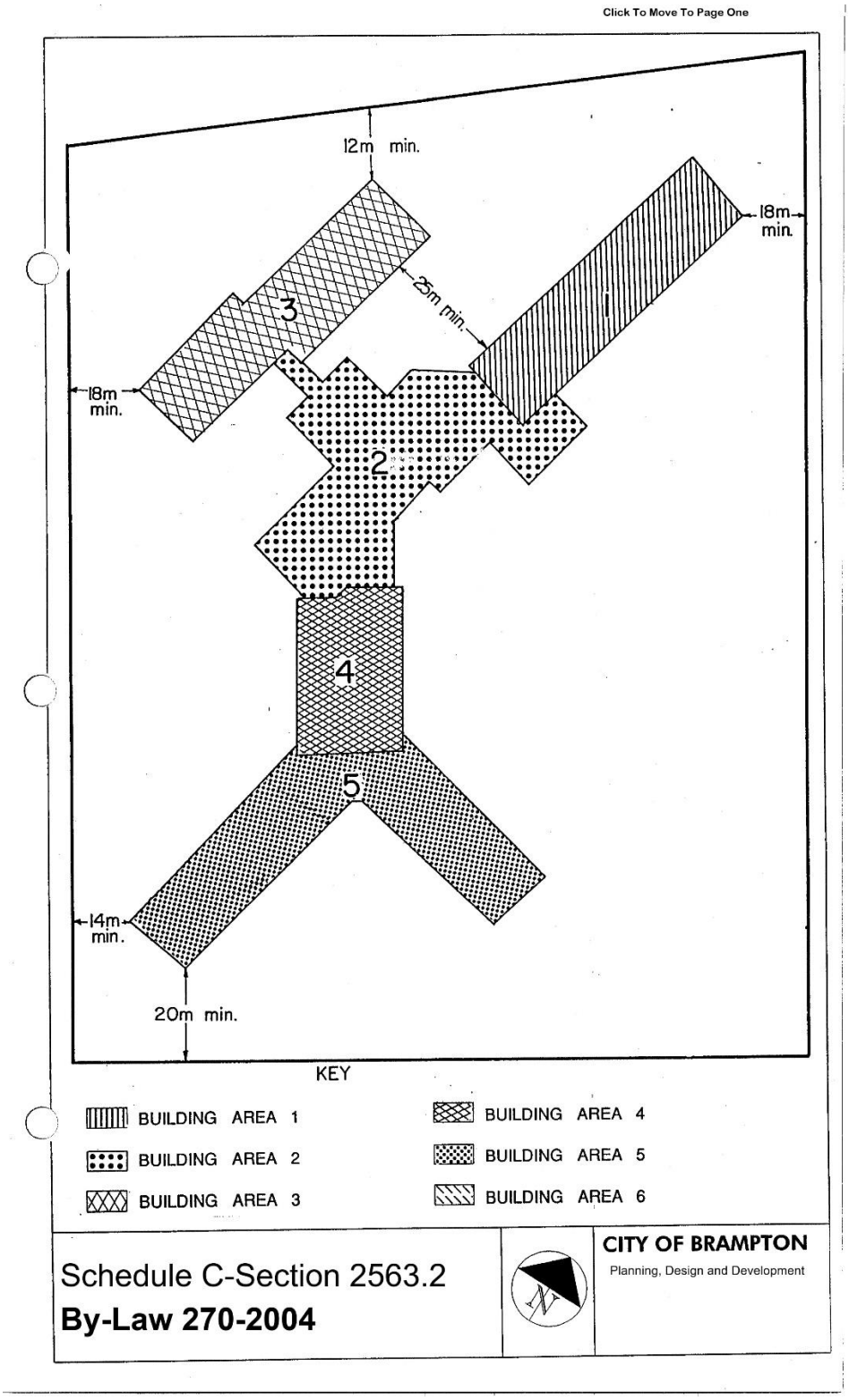
Planning, Design and Development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BUILDING AREA 2
BUILDING AREA 3
BUILDING AREA 4
BUILDING AREA 5
BUILDING AREA 6
Schedule C-Section 2563.2
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development

12.45 Exception 45

12.45.1 The lands shall only be used for the following purposes:

.1 two senior citizen residences;

.2 administrative offices, library, dining room, snack bar and other servicing facilities for a senior citizen residence;

.3 purposes accessory to a senior citizen residence;

.4 a bank; and

.5 a gift shop.

12.45.2 The lands shall be subject to the following requirements and restrictions:

.1 no more than a total of 206 senior citizen dwelling units shall be permitted;

.2 no more than 63 units of the permitted 206 units shall be 2 bedroom units;

.3 one senior citizen residence shall be no more than six storeys, and the other no more than seven storeys, in height;

.4 Minimum Front and Rear Yard Depth: 18 metres

.5 Minimum Side Yard Width: half of the building height

.6 Minimum Distance between buildings: 25 metres

.7 minimum of 50% of the lot area shall be landscaped open space;

.8 waste disposal facilities shall not be located in the front yard, and shall be completely screened from McLaughlin Road by buildings or masonry walls;

.9 the total Gross Commercial Floor Area in all buildings may not exceed 100 square metres;

.10 the total Gross Floor Area in all buildings used for the purposes permitted by Exceptions 45.1.(2), (4), and (5) may not exceed 400 square metres.

12.46 Exception 46

12.46.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone, and

.2 Dwelling, Back-to-Back Townhouse

12.46.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 72 square metres.
- .b Corner Lot – 108 square metres.
- .c End Lot – 86 square metres.

.2 Minimum Lot Width:

- .a Interior Lot – 6.0 metres.
- .b Corner Lot – 9.0 metres.
- .c End Lot – 7.2 metres.

.3 Minimum Lot Depth: 12.0 metres.

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e A porch and/or balcony with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation may encroach to within 0.0 metres of a daylight rounding/triangle; and,
- .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard.

.5 Minimum Exterior Side Yard Width:

.a 3.0 metres;

.b 1.2 metres to a public lane;

.c 5.5 metres to a garage door facing the exterior side yard;

.d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;

.e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum exterior side yard;

.f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding;

.g A bay window, bow window or box window with or without foundation or cold cellar and a chimney may encroach 1.0 metres into the minimum exterior side yard;

.h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and,

.i For corner lots with an exterior side of 1.2 metres adjacent to a lane, the maximum encroachment of any type into the exterior side yard shall be 0.5 metres.

.6 Minimum Rear Yard Depth:

.a 0.0 metres.

.7 Minimum Interior Side Yard Width:

.a 1.2 metres; and,

.b 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings.

.8 Maximum Building Height: 12.0 metres.

.9 For Back-to-Back Townhouses, a maximum of 16 dwelling units may be attached in a contiguous structure, and the structure is to only be 8 units wide and 2 units deep.

.10 Minimum Amenity Area:

.a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level.

.11 Air conditioning units are permitted to be located on a balcony or uncovered terrace.

.12 The following provisions apply to garages:

.a The maximum cumulative garage door width shall be 3.7 metres for interior and end units equal to 6.0 metres;

.b The maximum cumulative garage door width for interior lots greater than 6.0 metres but less than 9.8 metres shall be 4.6 metres;

.c The maximum cumulative garage door width for interior lots, equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;

.d The maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.0 metres;

.e The maximum cumulative garage door width for corner lot shall be 4.9 metres;

.f A two bay garage accessed from the exterior side yard shall be permitted on an corner lot;

.g The maximum interior garage width shall be 6.0 metres wider than the permitted maximum cumulative garage door width; and,

.h The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot.

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

.14 Notwithstanding any other provision of the By-law, no more than 16 dwelling units shall be attached.

.15 Notwithstanding any other provision of the By-law, the following shall apply:

.a The minimum driveway width shall be 2.75 metres.

.16 Notwithstanding any other provision of the By-law, the minimum dwelling unit width shall be 5.5 metres.

12.46.3 for the purposes of Exception 46:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 46.2

12.47 Exception 47

12.47.1 The lands shall only be used for the following purposes:

.1 shall only be used for a cemetery.

12.47.2 for the purposes of Exception 47:

.1 Cemetery shall mean a cemetery, crematorium, mausoleum, or columbarium within the meaning of the Cemeteries Act, and shall include accessory uses such as maintenance and storage buildings, greenhouses, a caretaker's residence, administrative offices and chapels.

12.48 Exception 48

12.48.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone, and;

.2 Dwelling, Street Townhouse

12.48.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 135.0 square metres.
- .b Corner Lot – 210.0 square metres.
- .c End Lot – 165.0 square metres.

.2 Minimum Lot Width:

- .a Interior Lot – 5.5 metres.
- .b Corner Lot – 8.5 metres.
- .c End Lot – 6.7 metres.

.3 Minimum Lot Depth: 25.0 metres.

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to garage door facing the front lot line;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard:

.a 3.0 metres;

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 8.5 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres.

.6 Minimum Rear Yard:

.a 5.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;

.c 3.5 metres to a deck off the main floor;

.d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard; and,

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard.

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings.

.8 Maximum Building Height- 12.0 metres.

.9 Notwithstanding any other provision of the By-law, the minimum dwelling unit width shall be 5.0 metres.

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;

.e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;

.f a two bay garage shall be permitted on a corner lot; and,

.g the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot.

.12 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

.13 Notwithstanding any other provision of the By-law, the following shall apply:

.a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference.

.14 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres

12.48.3 for the purposes of Exception 48:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 48.2

12.49 Exception 49

12.49.1 The lands shall only be used for the following purposes:

.1 garden centre sales establishment; and

.2 the purposes permitted in an A zone.

12.49.2 The lands shall be subject to the following requirements and restrictions:

.1 a garden centre sales establishment

.a shall be located on the part of the property abutting Steeles Avenue;

.b shall not occupy more than 1.4 hectares of the property; and

.c shall not occupy a part of the property having a lot width greater than 300 metres.

12.50 Exception 50

12.50.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in the R2 Zone.

.2 Dwelling, Rear Lane Townhouse.

12.50.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot -132 square metres.
- .b Corner Lot - 198 square metres.
- .c End Lot - 172 square metres.

.2 Minimum Lot Width:

- .a Interior Lot - 6.0 metres.
- .b Corner Lot - 9.0 metres.
- .c End Lot – 7.2 metres.

.3 Minimum Lot Depth: 22 metres.

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .c a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .d a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .e a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;

.c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,

.h For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres.

.6 Minimum Rear Yard:

.a No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0 metres.

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.5 metres to a detached garage;

.c 1.2 metres to a rear lane attached garage

.d 0.0 metres when abutting a side lot line coincides with a common wall between two garages;

.e 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or without foundation or cold cellar; and,

.f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar.

.8 Maximum Building Height - 12.0 metres.

.9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width is required.

.10 Minimum Amenity Area:

.a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or at ground level.

.11 The following provisions apply to garages:

.a the garage door width shall not exceed the width of any unit or main wall of a dwelling.

.12 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

.13 Notwithstanding any other provision of the By-law, front to rear yard pedestrian access through the dwelling unit does not need to be provided.

.14 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit.

.15 Air conditioning units are permitted to be located on a balcony or uncovered terrace.

.16 A public/private lane is deemed to be a street for zoning purposes.

.17 For zoning purposes, the front property lot line is deemed to be the lot line abutting the public road and the rear property line is deemed to be the lot line abutting a public/private lane.

12.50.3 for the purposes of Exception 50:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 50.2.

12.51 Exception 51

12.51.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by PE zone;

.2 a bank, trust company or finance company;

.3 a motor vehicle sales, parts and accessories establishment;

.4 a convenience restaurant;

.5 a dining room restaurant; and

.6 an office supplies retail establishment.

12.51.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Floor Area of all buildings and structures shall not exceed 3710 square metres;

.2 the Minimum Front Yard Depth shall be 15.0 metres;

.3 the location of the motor vehicle repair uses shall only be permitted within the area as shown on Figure 1-Exception 51;

.4 the Minimum Interior Side Yard Width shall be 6.0 metres;

.5 the Minimum Exterior Side Yard Width shall be 15.0 metres;

.6 the Minimum Rear Yard Depth shall be 7.0 metres;

.7 the Minimum Landscaped Open Space shall be:

- .a a continuous 7.6 metre wide landscaped strip abutting the front lot line;
- .b 50 percent of the minimum required interior side yard width; and
- .c 25 percent of the minimum required exterior side yard width.

.8 the Minimum Lot Width shall be 100.0 metres;

.9 all garbage and refuse containers shall be enclosed;

.10 garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building;

.11 obnoxious industrial uses shall not be permitted; and

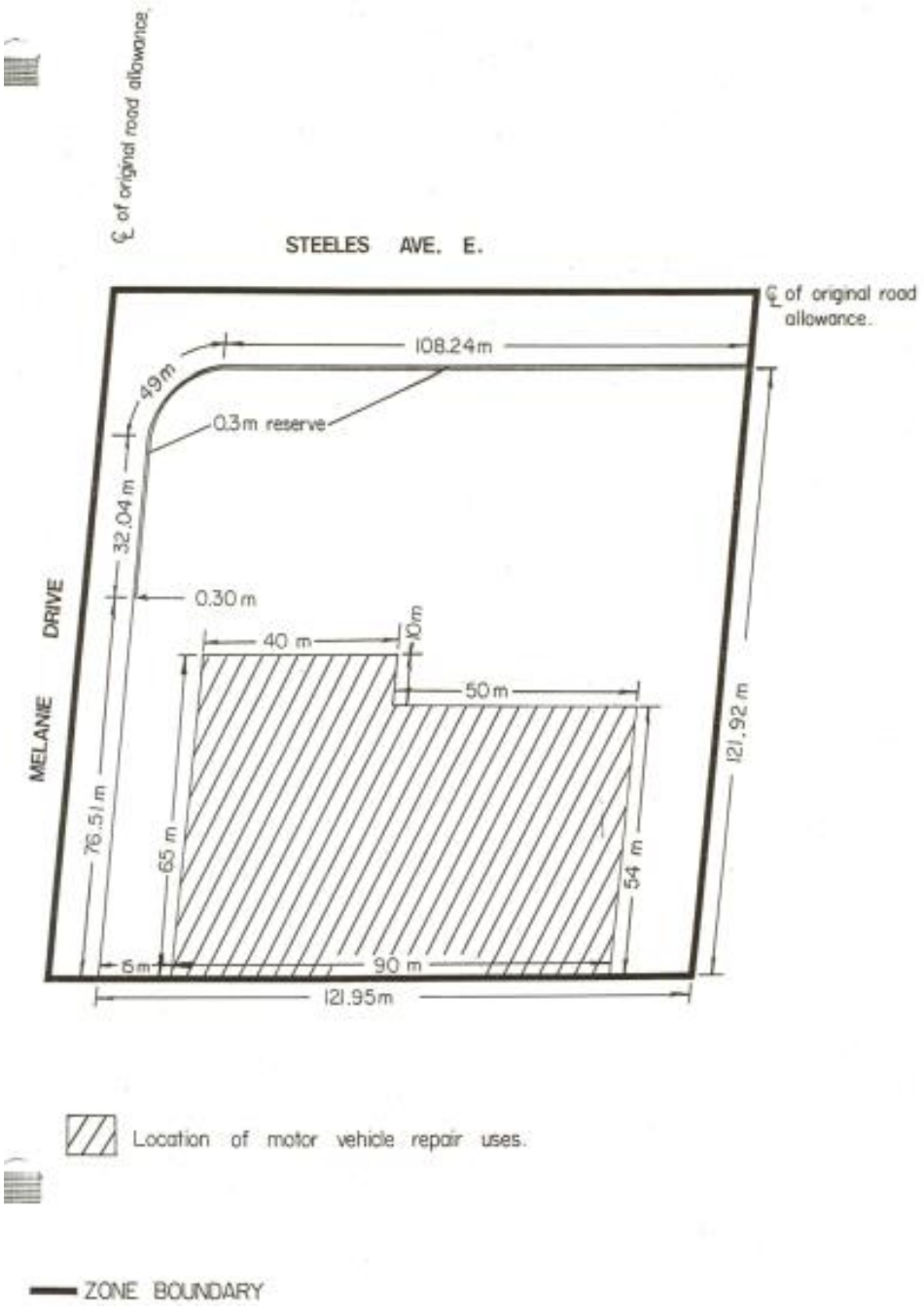
.12 no outside storage shall be permitted.

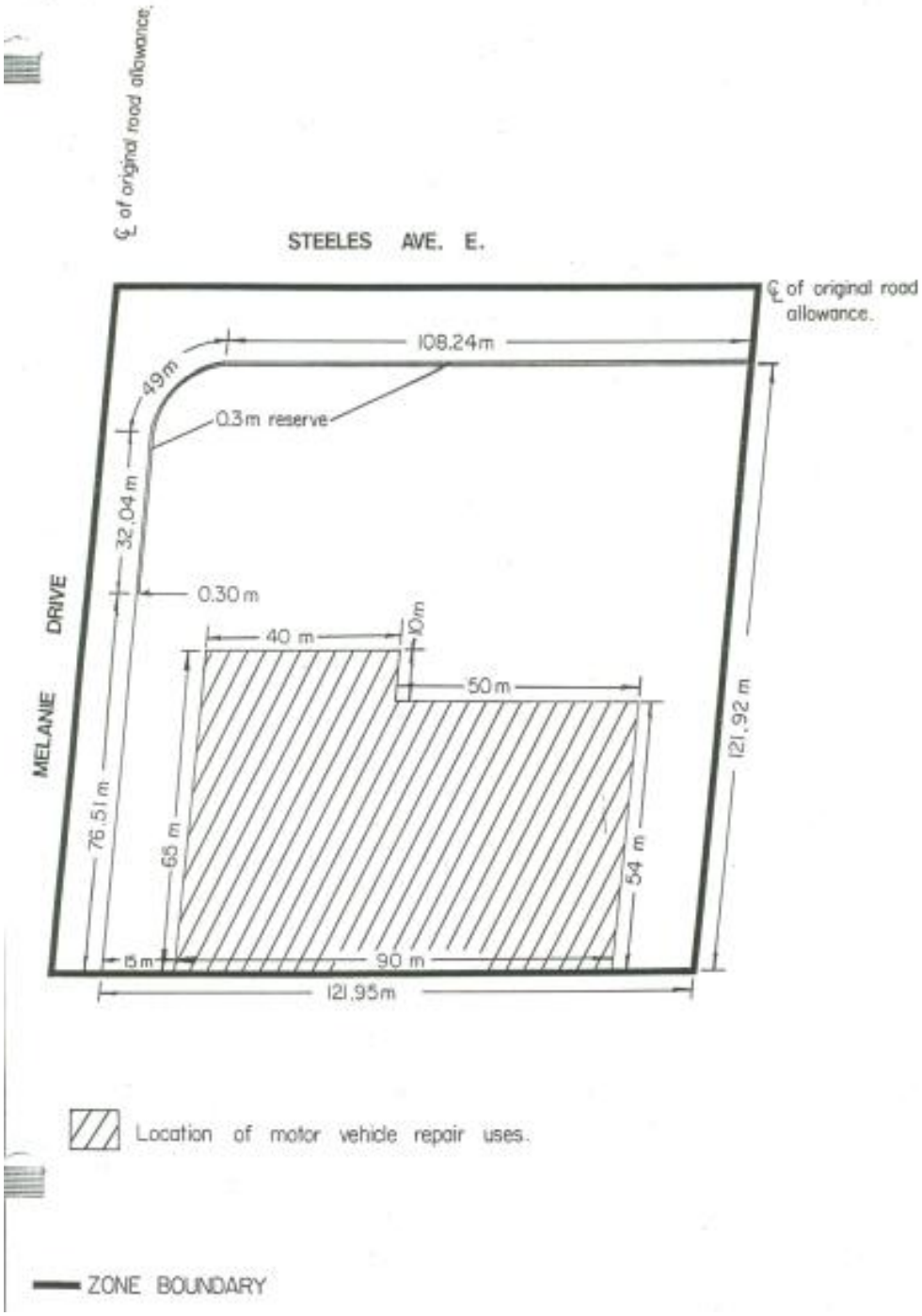
.13 shall be subject to the requirements and restrictions relating to the PE zone and the HC zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 51.1(2)

12.51.3 for the purposes of Exception 51:

.1 Office Supplies Retail Establishment shall mean a building or place where only office supplies, are sold or kept for sale to the general public.

Figure 1


℄ of original road allowance
STEELES AVE. E.
℄ of original road allowance.
108.24m
49m
0.3m reserve
32.04 m
0.30 m
MELANIE DRIVE
40 m
10m
50 m
121.92 m
76.51 m
65 m
54 m
6m
90 m
121.95m
Location of motor vehicle repair uses.
ZONE BOUNDARY


℄ of original road allowance.
STEELES AVE. E.
℄ of original road allowance.
108.24m
49m
0.3m reserve
32.04m
0.30m
MELANIE DRIVE
40 m
10m
50m
121.92 m
76.51m
65 m
54 m
5m
90 m
121.95m
Location of motor vehicle repair uses.
ZONE BOUNDARY

12.52 Exception 52

12.52.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in the R2 Zone.

.2 Dwelling, Rear Lane Townhouse.

12.52.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 120 square metres.
- .b Corner Lot – 185 square metres.
- .c End Lot – 145 square metres.

.2 Minimum Lot Width:

- .a Interior Lot – 5.5 metres.
- .b Corner Lot – 8.5 metres.
- .c End Lot – 6.7 metres.

.3 Minimum Lot Depth: 22.0 metres.

.4 Minimum Front Yard Depth:

- .a 6.0 metres;
- .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard Width:

- .a 3.0 metres;

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.d A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.f A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,

.h For corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres.

.6 Minimum Rear Yard Depth:

.a 3.0 metres;

.b 5.5 metres to garage door facing the rear lot line;

.c the main wall of a dwelling may encroach into the rear yard to within 1.0 metres of a daylight rounding/triangle;

.d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle;

.f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum rear yard; and,

.g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle.

.7 Minimum Interior Side Yard Width:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.0 metres when abutting side lot line coincides with a common wall between two garages;

.c 0.5 metres into the 1.2 metre interior side yard for a bay window, or box window with or without foundation or cold cellar; and,

.d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar.

.8 Maximum Building Height –12.0 metres.

.9 Notwithstanding any other provision of the By-law, the minimum dwelling unit width shall be 5.5 metres.

.10 Minimum Amenity Space:

.a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the rear yard at ground level.

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;

.e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;

.f a two bay garage shall be permitted on a corner lot;

.g the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot; and,

.h A garage door width shall not exceed the width of any unit or main wall of a dwelling.

.12 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

.13 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided.

.14 Notwithstanding any other provision of the By-law, the following shall apply:

.a The minimum driveway width shall be 2.75 metres.

.15 Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard.

.16 A public/private lane is deemed to be a street for zoning purposes.

.17 For zoning purposes, the front property line shall be deemed to be on Mayfield Road or Chinguacousy Road.

.18 Maximum fence height required within the front yard and in the rear yard – 1.2 metres.

.19 No accessory structures shall be erected in the rear yard.

12.52.3 for the purposes of Exception 52:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 52.2

12.53 Exception 53

12.53.1 The lands shall only be used for the following purposes:

.1 Industrial:

- .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
- .b a parking lot;
- .c a printing establishment; and
- .d a warehouse.

.2 Non-Industrial:

- .a a furniture and appliance store;
- .b an industrial clothing retail warehouse;
- .c a dining room restaurant, convenience restaurant or take-out restaurant;
- .d a bank;
- .e an office;
- .f a radio or television broadcasting and transmission establishment;
- .g a retail outlet operated in connection with a purpose permitted by sections
- .h Exception 53.1(1)(a) and (c), provided that the total gross floor area used for such retail purpose is not more than 15 percent of the total gross floor area used for the industrial purpose; and
- .i a private club.

.3 Accessory:

- .a an accessory building, provided that it is not used for human habitation;
- .b an educational use accessory to a permitted industrial use; and
- .c purposes accessory to the other permitted purposes.

12.53.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 14 metres

.2 Minimum Rear Yard Depth: 12 metres

.3 Minimum Exterior Side Yard Width: 15 metres

.4 Minimum Interior Side Yard Width: 4 metres

.5 Minimum Lot Width: 24 metres

.6 Minimum Parking Requirements:

.a Industrial uses (excluding motor vehicle repair shop): 1 parking space for each 45 square metres of gross industrial floor area or portion thereof.

.b Industrial clothing retail warehouse: 1 parking space for each 28 square metres of gross commercial floor area or portion thereof.

.c Office of a physician, or drugless practitioner: 1 parking space for each 16 square metres of gross commercial floor area or portion thereof.

.d Parking for all other permitted purposes shall be provided in accordance with the requirements and restrictions of Section 4.1.

12.53.3 for the purposes of Exception 53:

.1 Private Club shall mean a building or place operated by an athletic, cultural, social or recreational organization operating on a non-profit basis and includes the premises of a fraternal organization.

.2 Industrial Clothing Retail Warehouse shall mean a building or part thereof where uniforms or clothing worn at work by manufacturing, construction and service industrial workers is stored or kept for sale and where no leisure or sports clothing or clothing traditionally worn at work by white collar workers is stored or kept for sale.

12.54 Exception 54

12.54.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone;

12.54.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a 11.6 metres.

.2 Minimum Rear Yard Depth: 4.0 metres.

.3 Minimum Rear Yard Depth to a deck or a porch with or without a roof: 4.0 metres.

.4 Maximum Building Height: 14.0 metres.

12.54.3 for the purposes of Exception 54:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 54.2.

12.55 Exception 55

12.55.1 The lands shall only be used for the following purposes:

.1 Industrial:

- .a manufacturing or processing of goods and products;
- .b assembly of goods and products;
- .c storage and warehousing of goods and products;
- .d shops for the manufacturing, processing, servicing or repair of small goods and wares;
- .e industrial dry cleaning, laundry or dyeing establishment;
- .f printing establishments;
- .g film processing; and
- .h bakery, grocery or food processing.

.2 Other:

- .a a bank or financial institution;
- .b a dining room restaurant with banquet facilities;
- .c offices; and
- .d any operation of a public authority.

.3 Accessory:

- .a where the goods and products are furniture, house furnishings or appliances, sales of the goods and products manufactured on the premises only;
- .b where goods and products other than those mentioned in clause (a) are involved, sales of such goods and products; and
- .c administration offices.

12.55.2 The lands shall be subject to the following requirements and restrictions:

.1 for each use, of which any part is used for industrial purposes, at least 65% of the gross floor area must be used for industrial purposes and only up to 35% of the gross floor area may be used for accessory purposes.

.2 a bank or financial institution shall be located within the building area of Building A, as shown on Figure 1-Exception 55; and

- .a the gross floor area of a bank or financial institution shall not exceed 418 square metres.

.3 a dining room restaurant with banquet facilities shall be located within the building area of Building C as shown on Figure 1-Exception 55; and

.a the gross floor area of a dining room restaurant with banquet facilities shall not exceed 943 square metres.

.4 offices permitted by Exception 55.1(2)(c) may only be located on the upper floor of the buildings; and

.a the gross floor area of all offices in all buildings as permitted by Exception 55.1(2), shall not exceed 1350 square metres.

.5 the minimum setbacks, minimum distances between buildings, and minimum amount of landscaped open space shall be as shown on Figure 1-Exception 55; and

.a the maximum building area shall not exceed that shown on Figure 1-Exception 55.

.6 minimum parking facilities shall be provided as follows:

.a for a dining room restaurant with banquet facilities: one parking space for each 9 square metres of the floor area devoted to patron use;

.b for offices, a bank or any use by a public authority, or for accessory purposes: one parking space for each 30 square metres of the gross floor area; and

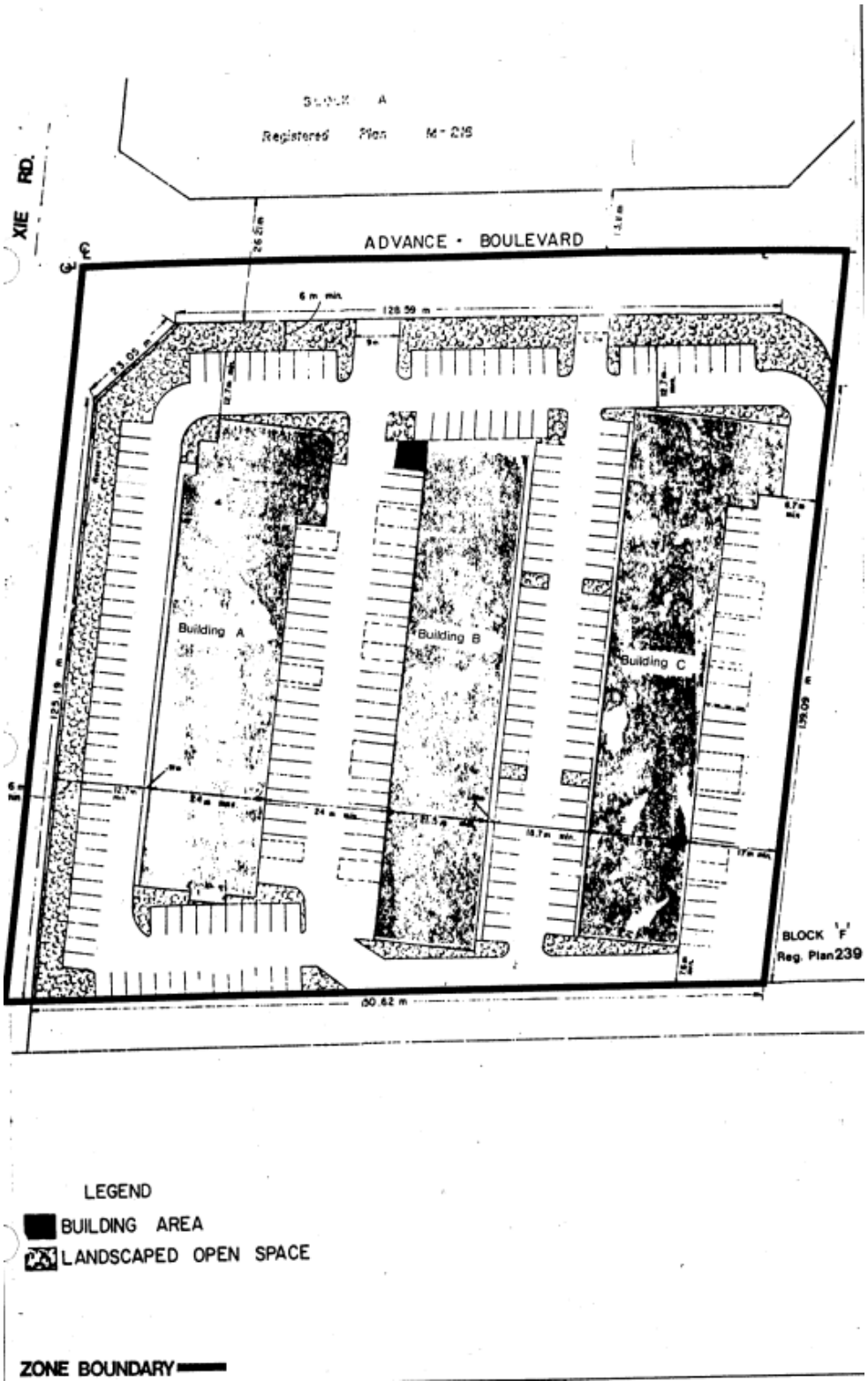
.c for any industrial use: one parking space for each 93 square metres of gross floor area.

.7 for an industrial use, a minimum of one loading space for every 560 square metres of gross floor area used for industrial and accessory purposes or one loading space for each industrial use, whichever is the greater, shall be provided.

12.55.3 for the purposes of Exception 55:

.1 Gross Floor Area shall mean the aggregate of the area of all floors at or above established grade, measured between the exterior walls of a building, and excluding any floor area at or above grade used only for building maintenance.

Figure 1


ADVANCE BOULEVARD
Building A
Building B
Building C
BLOCK 'F'
Reg. Plan 239
LEGEND
BUILDING AREA
LANDSCAPED OPEN SPACE
ZONE BOUNDARY

12.56 Exception 56

12.56.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.56.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot -185.0 square metres.
- .b Corner Lot - 230.0 square metres.

.2 Minimum Lot Width:

- .a Interior Lot - 7.5 metres.
- .b Corner Lot - 9.3 metres.

.3 Minimum Lot Depth: 25.0 metres.

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.i a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and,

.j for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner unit provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a deck off the main floor;

.d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard; and,

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard.

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings.

.8 Maximum Building Height - 12.0 metres.

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

.10 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots with a lot width less than 9.0 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;

.f the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,

.g the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

.11 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

.12 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres.

12.56.3 for the purposes of Exception 56:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 56.2.

12.57 Exception 57

12.57.1 The lands shall only be used for the following purposes:

.1 a community college;

.2 only in conjunction with a community college, a day care centre; and

.3 purposes accessory to the other permitted purposes.

12.58 Exception 58

12.58.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.58.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot -225.0 square metres.
- .b Corner Lot - 270.0 square metres.

.2 Minimum Lot Width:

- .a Interior Lot - 9.0 metres.
- .b Corner Lot - 10.8 metres.

.3 Minimum Lot Depth: 25.0 metres.

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 10.8 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1 .0 metres into the minimum exterior side yard; and,

.i for corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a deck off the main floor;

.d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 10.8 metres;

.e 4.5 metres for open roofed porches and or uncovered terraces; and,

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.

.7 Minimum Interior Side Yard:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and,

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.

.8 Maximum Building Height - 12.0 metres.

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

.10 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.f the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,

.g the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

.11 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

.12 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres.

12.58.3 for the purposes of Exception 58:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 58.2

12.59 Exception 59

12.59.1 The lands shall only be used for the following purposes:

.1 an office, excluding the offices of medical, dental or drugless practitioners;

.2 a gas bar;

.3 a retail establishment having no outside storage, but excluding a supermarket, a garden centre sales establishment, and a department store;

.4 a take out restaurant;

.5 a personal service shop;

.6 a dry cleaning establishment

.7 a community club;

.8 a dinning room restaurant;

.9 a convenience restaurant;

.10 a banquet hall;

.11 a motel;

.12 an outdoor patio, only in conjunction with, or accessory to a dinning room restaurant;

.13 a bank, trust company or other financial institution;

.14 a convenience store;

.15 a motor vehicle washing establishment;

.16 a motor vehicle service station, or combination motor vehicle service station/parts retail outlet, not having outside storage and not including a motor vehicle body shop;

.17 a motor vehicle sales establishment; and

.18 purposes accessory to other permitted purposes.

12.59.2 shall be subject to the following requirements and restrictions:

.1 the Gross Floor Area for office uses shall not exceed 3,695 square metres;

.2 the total Gross Commercial Floor Area for all dinning room restaurants and banquet halls shall not exceed 650 square metres;

.3 the Maximum Gross Commercial Floor Area for retail uses shall not exceed 4,000 square metres;

.4 the Gross Commercial Floor Area for a motel shall not exceed 4,000 square metres;

.5 a minimum 3 metre wide landscaped open space strip shall be provided along the property limits abutting any road right-of-way, except at approved driveway locations;

.6 no adult entertainment parlour or adult video store shall be permitted;

.7 all restaurant refuse shall be stored in a climate controlled room within the building;

.8 for each motor vehicle washing establishment, 10 waiting spaces shall be provided and shall be arranged on the lot so as to provide continuous access to the entrance of the motor vehicle washing establishment, and the minimum size of a waiting space shall be 2.75 metres by 6 metres;

.9 no outside storage of goods and materials shall be permitted.

12.60 Exception 60

12.60.1 The lands shall only be used for the following purposes:

.1 The purposes permitted by the A zone, subject to the requirements and restrictions of Chapter 11 of the By-law.

12.60.2 The Holding (H):

.1 Until such time as the Hold (H) provision is lifted, lands zoned UT (H) – Exception 2555 shall be only be used for the purpose of a temporary parking lot subject to the following requirements and restrictions:

.a Outside storage and/or parking of oversized motor vehicles shall be prohibited.

.b No permanent buildings or structures shall be permitted.

.2 The Holding (H) provision shall not be lifted until such time as the City of Brampton has been Notified by the Province of Ontario that the lands are required for the purpose of a hydro Corridor, future expansion of Highway 401 and /or highway 407 and/or other public use, utility Infrastructure.

12.61 Exception 61

12.61.1 The lands shall only be used for the following purposes:

.1 a retail establishment;

.2 a bank, trust company or finance company;

.3 a dining room restaurant, a convenience restaurant or a take-out restaurant, not including an adult entertainment parlour;

.4 an office;

.5 an undertaking establishment;

.6 a club, whether fraternal or operated for profit;

.7 a shop for repair or manufacturing of small goods and wares;

.8 a dry cleaning, laundry and dyeing establishment;

.9 a barber shop;

.10 a beauty parlour;

.11 a variety shop;

.12 a printing establishment;

.13 an operation of the municipal, regional, provincial and federal government;

.14 purposes accessory to the other permitted purposes.

12.61.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Floor Area for all buildings or structures shall not exceed 6,665 square metres;

.2 Maximum Height for any building: one storey

.3 Minimum Front Yard Depth: 23 metres

.4 Minimum Side Yard Depth: 16 metres

.5 Minimum Rear Yard Depth: 21 metres

.6 Minimum Lot Width: 120 metres

.7 Minimum Lot Area: 27,100 square metres

.8 Minimum Number of Parking Spaces: 400

.9 Minimum Area for each Parking Space: 16.5 square metres

.10 Minimum Number of Loading Spaces: 2

.11 Landscaped Open Space at least 3 metres in width shall be provided and maintained along and abutting all lot boundaries except where the driveways are located.

12.62 Exception 62

12.62.1 The lands shall only be used for the following purposes:

.1 The purposes permitted by the R1 zone

12.62.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 286 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 10.7 metres

.3 Minimum Lot Depth: 26 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 The following provisions shall apply to garages:

- .a The maximum garage door width shall be 5.5 metres.
- .b The garage door width may be widened by an additional 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c The garage door width restriction does not apply to the garage door facing a flankage Lot line.
- .d The interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the garage door width.

.9 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.10 Minimum Setback from an NS Zone: No permanent structures, including inground swimming pools or excavations shall be located closer than 10.0 metres to an NS Zone.

.11 The minimum setback to a daylighting triangle or rounding shall be 1.5 metres. Eaves and cornices are permitted to encroach into the setback for the daylighting triangle or rounding to a maximum of 0.6 metres.

12.63 Exception 63

12.63.1 The lands shall only be used for the following purposes:

.1 a resource recovery facility, and

.2 purposes accessory to the other permitted purpose.

12.63.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 5.0 hectares;

.2 Minimum Front Yard Depth: 15.0 metres;

.3 Minimum Side Yard Width: 15.0 metres;

.4 Minimum Rear Yard Depth: 10.0 metres;

.5 all buildings and structures shall be set back a minimum distance of 7.5 metres from the top of bank;

.6 all buildings and structures shall be set back 13.72 metres from the Highway 407 right-of-way;

.7 no outside storage shall be permitted;

.8 Maximum Gross Floor Area shall not exceed 7450 square metres, and

.9 a minimum of 26 parking spaces shall be provided.

12.63.3 for the purposes of Exception 63:

.1 Resource Recovery Facility shall mean a building where energy will be generated and supplied in the form of steam or electrical energy through the incineration of solid, domestic, commercial and non-hazardous industrial waste.

12.64 Exception 64

12.64.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.64.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width:

- .a Where the minimum interior lot width is less than 12.5 metres:
  - .i 0.6 metres provided the combined total of the interior side yards on an interior lot is 1.8 metres; and,
- .b Where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:
  - .i 1.2 metres and 1.2 metres for an interior lot;
  - .ii 0.6 metres for a corner lot abutting an interior lot; and,
- .c Where the minimum interior lot width is 15.8 metres or greater: 1.2 metres;

.2 Minimum Rear Yard Depth:

- .a 7.0 metres; and,
- .b A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;

.3 Maximum Building Height: 10.6 metres;

.4 Garage Control:

- .a Where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling;
- .b No garage shall face the flankage lot line;
- .c The maximum cumulative garage door width for an attached garage shall be:
  - .i 3.7 metres if the lot width is less than 10.4 metres;
  - .ii 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;
  - .iii 5.0 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres only in conjunction with a lot area greater than 500 metres;

.iv 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres;

.v 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres.

.d The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; and,

.e On lots greater than 14 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;

.5 Encroachment:

.a A balcony or porch may project into the minimum front or exterior side yard by a maximum of 1.8 metres including eaves and cornices; and,

.b Setback from an open roof porch to a Daylight Rounding or Triangle: 2.5 metres;

.6 Maximum Lot Coverage:

.a For lots having a lot area less than 500 square metres: 55%, excluding permitted accessory structures; and,

.b For lots having a lot area equal to or greater than 500 square metres: 45% excluding permitted accessory structures;

.7 The following temporary uses shall be permitted until December 31, 2020, or extended at the discretion of the Commissioner of Planning & Development Services:

.a A temporary sales office;

.b A model home used for display purposes in accordance with Section 3.8 of this by-law, which may or may not include a sales office;

.c Notwithstanding any other provision of the By-law, a total of ten (10) model homes shall be permitted, across the lands subject to Exceptions 64, 2549, 2550 and 2551;

.d A temporary parking lot associated with a new home sales office; and,

.e A temporary parking lot associated with a model home used for display purpose, with or without a sales office;

12.64.3 for the purposes of Exception 64:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and the general provisions of this by-law not in conflict with those set out in Exception 64.2 and Exception 64.3

12.65 Exception 65

12.65.1 The lands shall only be used for the following purposes:

.1 an administrative office or facility of a public authority; and

.2 purposes accessory to the other permitted purposes.

12.65.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the requirements and restrictions relating to the I2 zone

12.66 Exception 66

12.66.1 The lands shall only be used for the following purposes:

.1 Those purposes permitted in an Open Space zone; and,

.2 Those purposes permitted in the R1-Exception 2431 zone;

12.66.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted in a OS zone, the requirements and restrictions as set out in the OS zone; and,

.2 for those uses permitted in a R1-Exception 2431 zone , the requirements and restrictions as set out in a R1-Exception 2431 zone .

12.67 Exception 67

12.67.1 The lands shall only be used for the following purposes:

.1 The purposes permitted by the R2 zone.

12.67.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

- .a Interior Lot: 5.8 metres
- .b End Lot: 7 metres

.2 Minimum Lot Depth: 45 metres

.3 Minimum Front Yard Depth: 7.0 metres

.4 Minimum Side Yard Width: 1.2 metres for an end unit

.5 Minimum Rear Yard Depth: 17.0 metres

.6 Maximum Lot coverage: 60% of the lot area for the main building

.7 Garage Control:

- .a No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .b The maximum cumulative garage door width for a dwelling unit shall be 2.5 metres.
- .c The maximum interior garage width shall be 0.6 metres wider than the cumulative garage door width.

.8 Balcony or Porch Encroachment: A balcony or porch may project into the minimum front yard by a maximum of 1.8 metres, including eaves and cornices.

.9 Highway 410 Setback: For any property line abutting Highway 410, the minimum setback for above or below grade structures or facilities shall be 14 metres from the Highway 410 right-of-way, with the exception of noise/acoustic barrier.

12.68 Exception 68

12.68.1 The lands shall only be used for the following purposes:

.1 the uses permitted in the R1 zone; and

.2 a new home sales office in conjunction with a home used for display purposes.

12.68.2 The lands shall be subject to the following requirements and restrictions:

.1 A lot with a width less than 21.5 metres shall not have a garage with doors facing the interior lot line.

.2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and, Section 5.2.D.3, the minimum required front yard of the R1 zone and 5.2.D.5 shall not apply;

.3 A garage may face the flankage lot line;

.4 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.5 A balcony or porch, with or without a cold cellar, may project into the minimum required front yard depth or exterior side yard width by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum required front yard depth or exterior side yard width;

.6 A balcony or deck may project into the minimum required rear yard depth by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the minimum rear yard depth, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.7 An open-roofed porch, with or without a cold cellar, may project into the minimum required rear yard depth by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum required rear yard depth;

.8 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;

.9 For the purpose of Exception 68, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.

.10 Notwithstanding Exception 68.2(5), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.11 The maximum building height of a single-detached dwelling shall not exceed 13 metres.

12.69 Exception 69

12.69.1 The lands shall only be used for the following purposes:

.1 a motor vehicle washing establishment excluding a self-service operation; and,

.2 only in conjunction with a motor vehicle washing establishment, a motor vehicle sales and leasing establishment.

12.69.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width along Steeles Avenue East: 55 metres

.2 Minimum setback from Steeles Avenue East lot line: 10 metres

.3 Minimum setback from Torbram Road Road right-of-way: 15 metres

.4 Minimum setback in other yards: 3 metres

.5 Maximum gross floor area:

- .a motor vehicle washing establishment: 175 square metres
- .b motor vehicle sales and leasing establishment: 50 square metres

.6 Maximum building height: 1 storey

.7 Minimum Landscaped Open Space:

- .a a 3.0 metre wide landscaped strip abutting a street, except at approved access locations;
- .b a 1.5 metres wide landscaped strip abutting all other property lines;

.8 A motor vehicle repair shop is not permitted;

.9 A motor vehicle display area shall be limited to a maximum of 10 parking spaces and shall not take up any required parking area;

.10 No outside storage other than the display of vehicles shall be permitted;

.11 All garbage and refuse storage, including any containers for storage of recycling materials, shall be enclosed.

12.70 Exception 70

12.70.1 The lands shall only be used for the following purposes:

.1 an automobile service station; and,

.2 Purposes accessory to the other permitted purposes

12.71 Exception 71

12.71.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 450 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 15.0 metres

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 10.5 metres.

.6 Minimum Interior Side Yard Width: 1.2 metres.

.7 Minimum Landscaped Open Space:

.a 40 percent of the minimum front yard area;

.b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.8 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

12.72 Exception 72

12.72.1 The lands shall only be used for the following purposes:

.1 The uses permitted in the GE zone

.2 A cemetery (restricted to a crematorium only); and

.3 A funeral visitation centre.

.4 A use permitted in Exception 72.1(1) shall not be permitted in combination with a use in Exception 72.1(2) or 72.1(3).

12.72.2 The lands shall be subject to the following requirements and restrictions:

.5 A use permitted in Exception 72.1(1) shall be subject to the provisions of the GE – Exception 335 zone;

.1 A cemetery (crematorium only) shall be restricted to a maximum floor area of 225 square metres;

.2 A minimum 6 metre rear yard setback is required for a cemetery or funeral visitation centre use;

.3 An accessory dwelling unit shall not be permitted;

.4 Interment of human remains on the property shall not be permitted.

12.73 Exception 73

12.73.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an RE zone

12.73.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 26.0 metres

.2 Minimum Setback from a Natural System (NS) zone: 10.0 metres

12.74 Exception 74

12.74.1 The lands shall only be used for the following purposes:

.1 a take-out restaurant;

.2 a gas bar;

.3 a muffler sales and repair shop;

.4 a hydraulic equipment sales repair and supply shop;

.5 a tire sales and repair shop;

.6 an automobile glass sales and repair shop, and

.7 purposes accessory to the other permitted purposes.

.8 a dining room restaurant, a convenience restaurant;

.9 a furniture and appliance store;

.10 an office, excluding offices for:

- .a medical, health care and dental practitioners;
- .b administrative offices of school boards and governments; and
- .c offices of accredited or licensed professionals such as accountants, financial advisors, insurance agents/brokers, landscape architects, lawyers and real estate agents/brokers/appraisers;

.11 a retail establishment having no outside storage;

.12 a recreation facility or structure.

.13 a day nursery;

.14 a research and development facility; and

.15 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods, or materials within an enclosed building.

12.74.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 70 metres.

.2 Minimum Lot Depth: 50 metres.

.3 Minimum Front Yard Depth: 15 metres.

.4 Minimum Interior Side Yard Width: 4 metres.

.5 Minimum Exterior Side Yard Width (for all uses except those permitted by exception 12.74.1.2: 18 metres.

.6 Minimum Rear Yard Depth: 6 metres.

.7 Maximum Building Height: 1 storey.

.8 no outside storage or display of goods shall be permitted;

.9 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;

.10 all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed;

.11 an adult video store or an adult entertainment parlour shall not be permitted;

.12 the Total Gross Leasable Floor Area for retail establishments which have an individual gross leasable floor area of less then 1,860 square metres shall be restricted to 15% of all buildings on the site;

.13 the Maximum Gross Leasable Floor Area devoted to the sale of food within any retail establishment shall not exceed 930 square metres; and

.14 restaurants shall be restricted to two to a maximum gross leasable area of 930 square metres per restaurant.

12.74.3 for the purposes of exception 74:

.1 shall also be subject to the requirements and restrictions in the GC zone and all the general provisions of this by-law which are not in conflict with those specified in Exception 12.74.2 with the exception of the uses permitted by Exception 12.74.2.14 which shall be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law which are not in conflict with those specified in Exception 12.74.2.

12.75 Exception 75

12.75.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an RE zone

12.75.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 23.0 metres

.2 Minimum Setback from a Natural System (NS) zone: 10.0 metres

12.76 Exception 76

12.76.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in GE - Exception 202; and,

.2 a place of worship.

12.76.2 The lands shall be subject to the following requirements and restrictions:

.1 a place of worship shall only be permitted within an industrial mall;

.2 The total gross floor area devoted to a place of worship use shall not exceed 700 square metres, of which any individual place of worship shall not exceed 350 square metres in gross floor area;

.3 parking for a place of worship shall be provided at a rate of 1 space for each 45 square metres of gross floor area.

12.77 Exception 77

12.77.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted in the RE Zone.

12.77.2 The lands shall be subject to the following requirements and restrictions:

.1 all structures and excavation, including dwellings, accessory building, swimming pools, septic tanks and tile beds, may only be located in the areas shown in shaded tone as 'building areas' on Figure 1-Exception 77.

Figure 1

COUNTRYSIDE DRIVE
Limit Between East and West Half of Lot 15
BUILDING AREA
12m FRONT YARD
7.6 m SIDE YARD
ZONE BOUNDARY

12.78 Exception 78

12.78.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.78.2 The lands shall be subject to the following requirements and restrictions:

.1 The Lot subject to this section shall be deemed to be an interior lot.

12.79 Exception 79

12.79.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage

.2 a supermarket

.3 a service shop

.4 a personal service shop

.5 a bank, trust company, or finance company

.6 an office

.7 a dry cleaning and laundry distribution station

.8 a laundromat

.9 a parking lot

.10 a dining room restaurant, a convenience restaurant, a take-out restaurant

.11 a service station or gas bar

.12 a printing or copying establishment

.13 a commercial school

.14 a garden centre sales establishment

.15 a temporary open air market

.16 a place of commercial recreation

.17 a community club

.18 a health or fitness centre

.19 a taxi or bus station

.20 a custom workshop

.21 an animal hospital

.22 purposes accessory to the other permitted purposes.

12.79.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 21 metres

.2 Minimum Front Yard Depth: 6 metres.

.3 Minimum Interior Side Yard Width: 6 metres.

.4 Minimum Exterior Side yard Width: 6 metres.

.5 Minimum Rear Yard Depth: 6 metres.

.6 Maximum Building Height: 2 storeys, and may be increased to 4 storeys, if not closer than 40 metres to a residential lot line.

.7 Minimum Landscaped Open Space: 8 % of the lot area

.8 A gas bar building with drive- through facility, meaning a building where only fuels and other minor parts, supplies and accessories for motor vehicles are kept for sale, shall be located between a gas bar canopy and a street line, and shall be setback a minimum 100 metres from Dixie Road.

.9 Drive-through facility with an outdoor microphone system will not be permitted within 30 metres of a residential lot line.

12.79.3 for the purposes of Exception 79:

.1 shall also be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 79.2.

12.80 Exception 80

12.80.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted by the I1, and the following permitted purposes:

.a R1 – Exception 92, R1 – Exception 90, R2 – Exception 88, R2 – Exception 86, and R2 – Exception 84.

.b A gas regulator facility.

12.80.2 The lands shall be subject to the following requirements and restrictions:

.1 Shall be subject to the requirements and restrictions relating to the I1, R1 – Exception 92, R1 – Exception 90, R2 – Exception 88, R2 – Exception 86 and R2 – Exception 84 zones and the general provisions of this by-law not in conflict with those Exceptions 92.2, 90.2, 88.2, 86.2, and 84.2.

.2 For the purpose of a gas regulator facility permitted under Exception 80.1(1)(b), the following requirements and restrictions shall apply:

.a Minimum Front Yard Depth, Minimum Interior Side Yard Width, Minimum Exterior Side yard Width and Minimum Rear Yard Depth: 0.6 metres;

.3 Infrastructure for various utilities other than a gas regulator facility shall be exempt from the requirements and restrictions of Exception 80.2(1) except that a minimum 3.0 metre setback from the front lot line is required;

.4 Shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 80.2(1).

12.81 Exception 81

12.81.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.81.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 218 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 9.1 metres;

.b Corner Lot: 10.9 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door:

.a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.

.b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.

.c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.10 No garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.11 The following provisions shall apply to garages:

.a The maximum garage door width shall be 3.10 metres;

.b The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c The garage door width restriction does not apply to the garage door facing a flankage lot line;

.d The interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.12 Maximum Building Height: 2 storeys

12.82 Exception 82

12.82.1 The lands shall only be used for the following purposes:

.1 An animal hospital and or a veterinary clinic;

.2 A bank, trust company, or finance company with or without drive-through facility;

.3 A commercial school;

.4 A convenience store;

.5 A dining room restaurant, a convenience restaurant, a take-out restaurant;

.6 A dry cleaning establishment and laundry distribution station;

.7 A grocery store;

.8 A Group Home Type 2;

.9 A laundromat;

.10 A library;

.11 An office;

.12 A parking lot;

.13 A personal service shop;

.14 A place of worship;

.15 A retail establishment having no outside storage;

.16 A service shop;

.17 A daycare facility;

.18 Motor vehicle washing establishment;

.19 Gas Bar;

.20 Drive-thru facilities accessory to a permitted use;

.21 Purposes accessory to the other permitted purposes.

12.82.2 Shall not be used for the following purposes:

.1 An adult entertainment parlour;

.2 An adult video store;

.3 An adult book store;

.4 A message or body rub parlour;

.5 An amusement arcade.

12.82.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width – 21 metres

.2 Minimum Building Setback from all roads: 3.0 metres

.3 Minimum Interior Side Yard Width – 1.0 metres

.4 Minimum Rear Yard Depth – 3.0 metres

.5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.

.6 Maximum Building Height: 3 storeys

.7 Except at approved access locations, landscaped open space shall be provided as follows:

- .a A minimum 3.0 metre wide strip abutting McLaughlin Road;
- .b A minimum 1.0 metre wide strip abutting Remembrance Road and Clinton Street;
- .c A minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to residential, then a minimum 3.0 metre wide strip is required;

.8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;

.9 No outdoor storage shall be permitted;

.10 For the purposes of this by-law Remembrance Road shall be deemed to be the front yard;

.11 The requirement of providing a loading space shall not apply; provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;

.12 Infrastructure for various utilities shall be exempt from the requirements and restrictions of Exception 82.3.

12.82.4 for the purposes of Exception 82:

.1 Shall also be subject to the requirements and restrictions relating to the LC zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 82.3.

12.83 Exception 83

12.83.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone;

12.83.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 297 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 11.0 metres;

.b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 27 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door:

.a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.

.b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.

.c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.10 No garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.11 The following provisions shall apply to garages:

.a The maximum garage door width shall be 5.5 metres;

.b The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c The garage door width restriction does not apply to the garage door facing a flankage lot line;

.d The interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.84 Exception 84

12.84.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in the R2 Zone.

.2 Dwelling, Back to Back Townhouse;

12.84.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 78 square metres;
- .b Corner Lot – 105 square metres;
- .c End Lot – 90 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 6.0 metres
- .b Corner Lot – 9.0 metres
- .c End Lot – 7.2 metres

.3 Minimum Lot Depth: 13.0 metres;

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f A porch and/or balcony with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .g A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .h A bay window, bow window or box window with or without foundation may encroach to within 0.0 metres of a daylight rounding/triangle; and

.i A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

.5 Minimum Exterior Side Yard Width:

.a 3.0 metres;

.b 1.2 metres to a public lane;

.c 5.5 metres to a garage door facing the exterior side yard;

.d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;

.e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum exterior side yard;

.f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding;

.g A bay window, bow window or box window with or without foundation or cold cellar and a chimney may encroach 1.0 metres into the minimum exterior side yard;

.h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and

.i For corner lots with an exterior side of 1.2 metres adjacent to a lane, the maximum encroachment of any type into the exterior side yard shall be 0.5 metres;

.6 Notwithstanding any other provision of the By-law, the following shall apply:

.a Minimum rear yard 0.0 metres;

.7 Minimum Interior Side Yard Width:

.a 1.2 metres;

.b 0.0 metres abutting a side lot line that coincides with the shared common wall between two dwellings; and

.c 0.7 metres to a bay, bow, or box window with or without foundation;

.8 Maximum Building Height: 14.0 metres;

.9 Minimum Landscaped Open Space:

.a Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway and sidewalk shall consist of landscaped open space;

.10 For Back-to-Back Townhouses, a maximum of 16 dwelling units may be attached in a contiguous structure, provided the structure is only 8 units wide and 2 units deep;

.11 Minimum amenity Area:

.a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level;

.12 Air conditioning units are permitted to be located on a balcony or uncovered terrace;

.13 The following provisions apply to garages:

.a The maximum cumulative garage door width shall be 3.7 metres for interior and end units equal to 6.0 metres;

.b The maximum cumulative garage door width for interior lots greater than 6.0 metres but less than 9.8 metres shall be 4.6 metres;

.c The maximum cumulative garage door width for interior lots, equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;

.d The maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.0 metres;

.e The maximum cumulative garage door width for corner lot shall be 4.9 metres;

.f A two bay garage shall be permitted on an exterior corner lot;

.g The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.h The maximum interior garage width shall be 6.0 metres wider than the permitted maximum cumulative garage door width;

.i The garage door width restriction does not apply to a garage door facing the exterior lot line; and,

.j The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

.14 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

.15 Notwithstanding Section 3.10 Table 3.10.1 a porch, balcony and deck is permitted in the interior side yard;

.16 Notwithstanding any other provision of the By-law, no more than 16 dwelling units shall be attached;

.17 Notwithstanding any other provision of the By-law, the following shall apply:

.a The minimum driveway width shall be 2.75 metres.

.18 The driveway width shall not exceed the width of the lot;

.19 Section 4.2.B.1 shall not apply;

12.84.3 for the purposes of Exception 84:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 84.2.

12.85 Exception 85

12.85.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.85.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 11.0 metres;

.b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door:

.a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.

.b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.

.c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.10 No garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.11 The following provisions shall apply to garages:

.a The maximum garage door width shall be 5.5 metres;

.b The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c The garage door width restriction does not apply to the garage door facing a flankage lot line;

.d The interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.86 Exception 86

12.86.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in the R2 Zone.

.2 Dwelling, Rear Lane Townhouse;

12.86.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 70 square metres;
- .b Corner Lot – 110 square metres;
- .c End Lot – 90 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 6.0 metres
- .b Corner Lot – 7.4 metres
- .c End Lot – 5.6 metres

.3 Minimum Lot Depth: 16.9 metres;

.4 Minimum Front Yard Depth:

- .a 0.0 metres;

.5 Minimum Exterior Side Yard Width:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .d A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .f A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.h For corner lots with a 1.2m exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Depth:

.a No minimum rear yard depth shall apply, except when a garage door is accessed by a public street, then the minimum setback to a garage door is 1.0 metres;

.7 Minimum Interior Side Yard Width:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.5 metres to a detached garage;

.c 0.0 metres when abutting side lot line coincides with a common wall between two garages;

.d 0.5 metres into the 1.2 metre interior side yard for a bay window, or box window with or without foundation or cold cellar;

.e 0.6 metres to an accessory building, except for a detached garage, and

.f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

.9 Minimum Landscaped Open Space:

.a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped open space;

.10 Maximum Lot Coverage – No requirement;

.11 Minimum Amenity Space:

.a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard at ground level;

.12 The following provisions apply to garages:

.a A garage door width shall not exceed the width of any unit or main wall of a dwelling;

.b Notwithstanding any other provision of the By-law, a detached garage may exceed 24 square feet;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided:

.16 (item 17 does not appear in the by-law)

.17 Notwithstanding any other provision of the By-law, the following shall apply:

.a The minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;

.18 The driveway width shall not exceed the width of the lot;

.19 Section 4.2.B.1 shall not apply;

.20 Notwithstanding any other provision of the By-law, the following shall apply:

.a A minimum of 1 parking space for each residential unit shall be provided on each lot;;

.21 Air conditioning units are permitted to be located on a balcony or uncovered terrace;

.22 A public/private lane is deemed to be a street for zoning purposes; and,

.23 For zoning purposes, the front lot line shall be deemed to be on: Wanless Drive, Mclaughlin Road and Remembrance Road.

12.86.3 for the purposes of Exception 86:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 86.2.

12.87 Exception 87

12.87.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone;

12.87.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 375 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.5 metres;
- .b Corner Lot: 14.3 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door: 5.4 metres;

.10 No garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.11 The following provisions shall apply to garages:

- .a The maximum garage door width shall be 5.5 metres;
- .b The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c The garage door width restriction does not apply to the garage door facing a flankage lot line;

.d The interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.88 Exception 88

12.88.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 zone;

12.88.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 129.0 square metres;
- .b Corner Lot – 185.0 square metres;
- .c End Lot – 155.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 5.5 metres;
- .b Corner Lot – 8.5 metres;
- .c End Lot – 6.7 metres;

.3 Minimum Lot Depth: 23.5 metres;

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.5 Minimum Exterior Side Yard:

.a 3.0 metres;

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,

.i For corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

.a 5.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;

.e A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.6 metres to an accessory building; and

.c 0.7 metres into the interior side yard for a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

.9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;

.10 Minimum Landscaped Open Space:

.a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped open space;

.11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.12 The following provisions apply to garages:

.a The maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;

.b The maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;

.c The maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;

.d The maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;

.e The maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;

.f A two bay garage shall be permitted on a corner lot;

.g The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.h The garage door width restriction does not apply to a garage door facing the exterior lot line; and

.i The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

.13 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.14 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

.15 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.16 Notwithstanding any other provision of the By-law, the following shall apply:

.a Front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;

.17 Notwithstanding any other provision of the By-law the following shall apply:

.a The minimum driveway width shall be 2.75 metres;

.18 Section 4.2.B.1 shall not apply;

12.88.3 for the purposes of Exception 88:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 88.2.

12.89 Exception 89

12.89.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.89.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 438 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 14.6 metres;

.b Corner Lot: 16.4 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door: 5.4 metres;

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit; and,

.11 The following provisions shall apply to garages:

.a The maximum garage door width shall be 5.5 metres;

.b The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c The garage door width restriction does not apply to the garage door facing a flankage lot line;

.d The interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres more than the maximum garage door width permitted on the lot.

12.90 Exception 90

12.90.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone;

12.90.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 175 square metres;
- .b Corner Lot – 220 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 7.0 metres;
- .b Corner Lot – 8.8 metres;

.3 Minimum Lot Depth: 25.0 metres;

.4 Minimum Dwelling Unit Width: 5.7 metres

.5 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the front yard; and
- .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.6 Minimum Exterior Side Yard:

- .a 3.0 metres;

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the exterior side yard;

.i A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and,

.j For corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.7 Minimum Rear Yard:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner unit provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey or a wood deck off the main floor;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;

.e A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and

.8 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.c 0.6 metres to an accessory building; and

.d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.9 Maximum Building Height – 14.0 metres

.10 Minimum Landscaped Open Space:

.a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped open space;

.11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.12 The following provisions apply to garages:

.a The maximum cumulative garage door width for lots, with a lot width equal to 7.0 metres less than 9.0 metres shall be 3.7 metres;

.b The maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;

.c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e For lots greater than 14.0 metres wide, the maximum cumulative interior garage width shall not exceed 50% of the dwelling unit width or 6.4 metres whichever is greater;

.f 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;

.g A two bay garage shall be permitted on a corner lot when accessed from the front yard for lots greater than 11.0 metres;

.h A three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.i The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.j The garage door width restriction does not apply to a garage door facing the exterior lot line; and,

.k The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.13 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.14 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

.15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.16 Notwithstanding any other provision of the By-law, the following shall apply:

.a The minimum driveway width shall be 2.75 metres;

.17 Section 4.2.B.1 shall not apply;

12.90.3 for the purposes of Exception 90:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 90.2.

12.91 Exception 91

12.91.1 The lands shall only be used for the following purposes:

.1 Those purposes permitted in the GC zone

.2 A supermarket

.3 A convenience restaurant with a drive through facility

.4 Purposes accessory to the other permitted uses

12.91.2 The lands shall be subject to the following requirements and restrictions:

.1 The Maximum Gross Leasable Commercial Floor Area of all buildings and structures shall not exceed 11,000 square metres.

.2 The Maximum Gross Leasable Commercial Floor Area for a supermarket shall not exceed 5,574 square metres.

.3 Minimum Building Setbacks:

- .a 20.0 metres from Highway Number 7;
- .b 15.0 metres from McLaughlin Road;
- .c 8.0 metres from all other lot lines.

.4 Minimum Lot Width: None.

.5 Restaurant refuse storage shall be enclosed in a climate-controlled area within a building.

.6 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.

.7 Any commercial unit having a floor area greater than 600 square metres shall have the opening of waste disposal and loading facilities facing away from residential uses and shall be appropriately screened.

.8 A screened outdoor area devoted to year round display and sale of products and commodities shall be permitted only in conjunction with a retail establishment, temporary open air market, and a supermarket, and shall be restricted to areas not required for landscaping and parking.

.9 Except for approved access locations, Landscaped Open Space shall be provided as follows:

- .a A minimum 6.0 metre wide strip along Highway Number 7 and McLaughlin Road;
- .b A minimum 3.0 metre wide strip along all other public roads; and
- .c A minimum 3.0 metre wide strip along the westerly property limit where it abuts a Natural System (NS) zone boundary.

.10 Notwithstanding any other zoning provision is within this by-law, to the contrary, the lands zoned by this category shall be treated as a single lot for zoning purposes.

12.92 Exception 92

12.92.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.92.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 275 square metres;
- .b Corner Lot – 310 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 11.0 metres;
- .b Corner Lot – 12.8 metres;

.3 Minimum Lot Depth: 25.0 metres;

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
- .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;

.5 Minimum Exterior Side Yard:

.a 3.0 metres;

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the exterior side yard;

.f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i For corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;

.e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and

.f A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.f 0.6 metres to an accessory building; and

.g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres;

.9 Minimum Landscaped Open Space:

.a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped open space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a The maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;

.b The maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;

.c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e For lots greater than 14.0 metres wide, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.f A two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;

.g A three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.h The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.i The garage door width restriction does not apply to a garage door facing the exterior lot line; and

.j The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of the By-law, the following shall apply

.a The minimum driveway width shall be 2.75 metres;

12.92.3 for the purposes of Exception 92:

.1 Shall also be subject to the requirements and restrictions relating to the R1 and all the general provisions of this by-law, which are not in conflict with those set out in Exception 92.2.

12.93 Exception 93

12.93.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.93.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage door:

- .a 6.0 metres on the sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres;
- .b 5.5 metres on the non-sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres; and,
- .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 The following provisions shall apply to garages:

.a The maximum garage door width shall be 5.5 metres;

.b The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c The garage door width restriction does not apply to the garage door facing a flankage lot line;

.d The interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

12.94 Exception 94

12.94.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 zone.

12.94.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 140 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 5.4 metres per dwelling unit
- .b Corner Lot: 8.4 metres per dwelling unit

.3 Minimum Lot Depth: 26.0 metres

.4 Minimum Front Yard Depth:

- .a 4.5 metres to the front wall of a dwelling
- .b 6.0 metres to a garage door facing the front lot line

.5 Minimum Interior Side Yard Width:

- .a 1.2 metres.
- .b 0.0 metres between common shared wall

.6 Minimum Exterior Side Yard Width:

- .a 3.0 metres
- .b 2.0 metres to a porch with or without foundation or cold cellar
- .c 6.0 metres to the front of a garage facing the exterior site lot line

.7 Minimum Rear Yard Depth:

- .a 6.0 metres, provided that the area of the rear yard is at least25o/o of the minimum required lot area
- .b 4.0 metres to a balcony or terrace
- .c 4.0 metres to the bay window, box window or bow window with or without foundation

.8 Maximum Building Height: 11.0 metres

.9 Maximum Lot Coverage: No requirement

.10 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space

.11 Maximum Garage Door Width:

.a For a lot width of less than 7.0 metres, the maximum garage door width shall be 2.5 metres

.b For a lot width equal to or greater than 8.0 metres, the maximum garage door width shall be 3.7 metres

.c The garage door width restriction does not apply to the a garage door facing the exterior side yard

.d The width of the interior of a garage as calculated 3.0 metres from the garage opening, shall not be more than 0.6 metres wider more than the maximum garage door width permitted on the lot

.12 Maximum Garage Projection: No garage shall project into the front yard more than 1 .5 metres beyond a porch or front wall of a dwelling

.13 Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front yard

.14 Minimum Distance between Driveway and Projected Point of Intersection: 5.0 metres

.15 Minimum Distance between Driveway and Street Elbow: 4.25 metres

.16 For the purposes of this Exception, a Street Elbow shall mean the intersection of two parts of the same street, which parts have an interior angle of intersection or no more than one hundred and thirty-five (135) degrees

.17 Maximum Dwelling Units Attached: 9

12.95 Exception 95

12.95.1 The lands shall only be used for the following purposes:

.1 Dual Frontage Townhouse Dwellings

.2 Townhouse Dwellings

.3 Back-to-back Townhouse Dwellings

.4 purposes accessory to the other permitted purposes

12.95.2 The lands shall be subject to the following requirements and restrictions:

.1 Shall be subject to the following requirements and restrictions for Townhouse Dwellings:

- .a Minimum Lot Area: No requirement
- .b Minimum Lot Width: 5.5 metres
- .c Minimum Lot Depth: 20 metres
- .d Minimum Yard Setbacks for a Principal Building
  - .i the front wall of a dwelling unit:
    1. 3.0 metres to a private road or walkway
    2. 1.5 metres to a rounding (road or walkway)
    3. 5.5 metres between a garage door opening and a lot line abutting a private road or sidewalk
  - .ii the rear wall of a dwelling unit:
    1. 6.0 m to a rear lot line
  - .iii the side wall of a dwelling unit
    1. 3.0 metres to a public street
    2. 3.0 metres to lands in a different zone category
    3. 1.8 metres to a private road or sidewalk or 1.5 metres to a rounding (road or sidewalk).
    4. 1.2 metres to an interior lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings
    5. 3.0 metres to a common amenity area
    6. 1.5 metres to an open, roofed porch of an end unit abutting a common amenity area

.e Maximum Building height: 14.0 metres

.f Minimum Landscaped Open Space

.i Those portions of all yards not occupied by permitted accessory structures, encroachments per Section 3.10, and driveways and private roads shall consist of landscape open space.

.g Garage Control:

.i The maximum width of an individual garage door shall be 2.5 metres, including an individual garage door of a double car garage on an end unit lot.

.ii No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of its dwelling unit, except for a double garage on an end unit lot where the porch faces an interior side lot line abutting a common amenity area or a flankage side lot line.

.iii A double car garage shall only be permitted on an end unit lot and, notwithstanding any other provision of the By-law, the associated driveway width shall not exceed the width of the garage.

.2 Shall be subject to the following requirements and restrictions for Back-to-back Townhouse Dwellings:

.a Minimum Lot Area: No requirement

.b Minimum Lot Width: 6.0 metres

.c Minimum Lot Depth: 13 metres

.d Minimum Yard Setbacks for a Principal Building

.i the front wall of a dwelling unit:

1. 3.0 metres to a common element walkway
2. 1.5 metres to a rounding (road or walkway)
3. 6.0 metres between a garage door opening and a lot line abutting a private road or sidewalk

.ii the rear wall of a dwelling unit:

1. 0 m to a rear lot line

.iii The side wall of a dwelling unit

1. 1.2 metres to an interior side lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings
2. 2.0 metres to a private road or sidewalk or 1.5 metres to a rounding (road or sidewalk)

.e Maximum Building height: 14.0 metres

.f Minimum Landscaped Open Space

.i Those portions of all yards not occupied by permitted accessory structures, encroachments per Section 3.10, and driveways and private roads shall consist of landscape open space.

.g A dwelling unit at the end of a block of back-to-back townhouses that does not share a common rear wall with another unit, shall be treated as a back-to-back townhouse dwelling for the purpose of applying this section of the by-law.

.h Minimum setback between any building or structure and the lot line abutting the Canadian National Railway shall be 30.0 metres.

.3 Shall be subject to the following requirements and restrictions for Dual frontage Townhouse Dwellings:

.a Minimum Lot Area: No requirement

.b Minimum Lot Width: 6 metres

.c Minimum Lot Depth: 21 metres

.d Minimum Yard Setbacks for a Principal Building

.i the front wall of a dwelling unit:

1. 3.0 metres to a common element walkway

.ii the rear wall of a dwelling unit:

1. 5.0 m to a rear lot line
2. 5.5 metres between a garage door opening and a lot line abutting a private road or sidewalk

.iii The side wall of a dwelling unit

1. 1.2 metres to an interior side lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings
2. 2.0 metres to a private road or sidewalk
3. 2.0 metres to a different zone category

.e Maximum Building height: 14.0 metres

.f Minimum Landscaped Open Space

.i Those portions of all yards not occupied by permitted accessory structures, encroachments per Section 3.10, and driveways and private roads shall consist of landscape open space.

.g For purposes of this Section, a dual frontage townhouse includes all units within a street townhouse block having frontage on both a public street and a private road, including units that do not directly abut a public street within the same block.

.h The lot line abutting a private road providing garage access shall be deemed to be the rear lot line for Zoning purposes.

.i A fence having a maximum height of 1.2 metres shall be permitted within the required front yard of a dual frontage townhouse dwelling. Fencing in the rear yard shall be limited to a maximum height of 1 metre.

12.95.3 for the purposes of Exception 95:

.1 Except for section 5.2.B.5, the remainder of Section 5.2.B shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation;

.2 Utility cabinets may project a maximum 0.5 metres from the side wall of a dwelling unit;

.3 Notwithstanding any other provision of the By-law, utility installations, including transformers, shall not be subject to the setbacks and yard requirements of the zone in which they are located;

.4 For the purpose of providing visitor parking, all lands subject to Exceptions 95 and 535 shall be treated as one lot;

.5 Section 10.9.1. G shall not apply;

.6 Notwithstanding any other provision of the By-law, the minimum distance between a driveway and the projected intersection of two streets shall be 4.0 metres;

.7 Notwithstanding any other provision of the By-law, for a Townhouse Dwelling, each dwelling unit shall have pedestrian access from the front yard to the rear yard with a maximum of 3 steps without passing through a habitable room.

12.96 Exception 96

12.96.1 The lands shall only be used for the following purposes:

.1 Outside storage, including oversized motor vehicles and truck trailers;

.2 An accessory building for the purpose of storing salt;

.3 An office as an accessory use

12.96.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth. 12.0 metres, including to any area used for outside storage of oversized motor vehicles, transport trailers, other miscellaneous storage and/or an accessory building;

.2 Minimum Interior Side Yard Width: 5.0 metres, including to the oversized motor vehicles and transport trailers storage area to an accessory building;

.3 Minimum Rear Yard Depth: 15.0 metres, including to any area used for outside storage of oversized motor vehicles, transport trailers, other miscellaneous storage and/or an accessory building;

.4 Minimum Landscaped Open Space: Minimum 3.0-metre-wide strip shall be provided abutting all lot lines, except at stormwater management facilities or at approved driveway locations;

.5 Maximum number of Oversized Motor Vehicles and Trailer Parking Spaces combined: 412;

.6 Maximum height of Oversized Motor Vehicles and Trailers: 4.15 metres

.7 Maximum Gross Floor Area for an accessory building: 1,500 square metres;

.8 Maximum building height for an accessory building: 15 metres;

.9 A fence shall be permitted in the front yard, rear yard, exterior side yard, and interior side yard.

12.96.3 for the purposes of Exception 96:

.1 That this temporary use by-law shall remain in effect until September 1,2025, subject to written direction from the Ministry of Transportation that the temporary use authorized by this by-law may continue after September 1,2025.

.2 Should the Ministry of Transportation provide written direction as contemplated in Exception 96.3(1) an amending by-law shall be passed to reflect the post September 1,2025, expiry date, which expiry date shall not exceed three years from the date the original by-law was adopted.

12.96.4 The Holding (H):

.1 Holding (H): Until such time as the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.a The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:

.i Written confirmation that a satisfactory Functional Servicing Report has been provided and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management and Commissioner of Public Works at the Region of Peel;

.ii Written confirmation that a satisfactory Noise Report has been provided and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management; and

.iii Written confirmation that a satisfactory Traffic Impact Study has been completed in accordance with Region of Peel Terms of Reference and further that the Traffic Impact Study be prepared in accordance with the City of Brampton Terms of Reference to the satisfaction of the Commissioner of Public Works at the Region of Peel and Commissioner of Planning, Building and Growth Management at the City of Brampton.

12.97 Exception 97

12.97.1 The lands shall only be used for the following purposes:

.1 a live work townhouse dwelling;

.2 a street townhouse dwelling;

.3 only in conjunction with a live-work townhouse dwelling:

- .a an office;
- .b a retail establishment having no outdoor storage;
- .c a bank, trust company, or financial institution;
- .d an art gallery;
- .e a personal service shop;
- .f a take-out restaurant;
- .g a dining room restaurant;
- .h a health or fitness centre;
- .i a custom workshop;
- .j a visual and performing arts studio;
- .k veterinary clinic;
- .l a medical or dental practice or office;
- .m a commercial school;
- .n purposes accessory to the other permitted uses;.

12.97.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per dwelling unit

- .a Interior Lot - 117.0 square metres;
- .b Corner Lot - 143.0 square metres;

.2 Minimum Lot Width

- .a Interior Lot – 4.5 metres;
- .b Corner Lot – 5.5 metres;

.3 Minimum Yard Setback for:

.a The front wall of a dwelling unit: 3.0 metres to a lot line

.i A balcony, porch or bay window with or without foundation may encroach a maximum of 1.0 metres into the required front yard;

.b The rear wall of a dwelling unit: 6.0 metres to a lot line;

.i A balcony, porch or bay window with or without foundation may encroach a maximum of 1.0 metres into the required rear yard;

.c a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard within 0.0 metres of a daylight rounding/triangles;

.4 Minimum Exterior Side Yard width

.a 3.0 metres to a public road;

.b 1.5 metres to a lot line not zoned in the same zoning category;

.c 1.2 metres to a lot line zoned in the same zoning category;

.d 0.6 metres abutting a parking area and public walkway;

.5 Minimum Interior Side Yard width

.a 1.2 metres when abutting side lot line coincides with two exterior walls;

.b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.c 0.5 metres into the 1.2 metres interior side yard for a bay window, or box window with or without foundation or cold cellar; and

.d 0.7 metres to a bay, bow or box window with or without foundations or cold cellar;

.6 Maximum Building Height

.a 14 metres;

.7 The following provisions shall apply to garages:;

.a the maximum cumulative garage door width shall be 5.6 metres;

.b a minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length by 3.1 metre minimum interior width.

.c 6.0 metres between a garage door and a public or private road;

.d the garage door width shall not exceed the width of any unit of a dwelling

.8 Minimum Landscape Open Space: No Requirement

.9 Minimum Amenity Area

.a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or at ground level.

.10 Air conditioning units are permitted to be located on a balcony or uncovered terrace.

.11 Notwithstanding any other provision of the By-law, front to rear yard pedestrian access through the dwelling unit is not required.

.12 Notwithstanding any other provision of the By-law, the minimum driveway width shall be 2.75 metres and shall not exceed the width of the lot.

.13 Minimum Parking Requirement:

.a 2 spaces per townhouse dwelling

.b no additional spaces are required for visitor parking for commercial uses

.14 Maximum fence height within the front yard and in the rear yard - 1.2 metres.

.15 Minimum Condominium Laneway Aisle Width: 6.0 metres, including an aisle providing access to a parking space.

.16 No accessory structure shall be erected in the front and/or rear yards.

12.98 Exception 98

12.98.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted by either Exception 98.1(a) or Exception 98.1(b) but not both:

.a Either:

.i A public school;

.ii A day nursery;

.iii A park, playground or recreation facility operated by a public authority.

.b or:

.i Those purposes permitted by the R1- Exception 99 zone.

12.99 Exception 99

12.99.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.99.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a Interior Lot - 275.0 square metres;
- .b Corner Lot - 325.0 square metres;

.2 Minimum Lot Width

- .a Interior Lot - 11.0 metres;
- .b Corner Lot - 13.0 metres;

.3 Minimum Front Yard Depth

- .a 3.0 metres;
- .b 6.0 metres to a garage door;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.5 metres of a daylight rounding or triangle;

.4 Minimum Exterior Side Yard width

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

.d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps

.e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;

.f a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.5 Minimum Rear Yard Depth

.a 7.0 metres;

.b 6.0 metres when a rear lot line coincides with an interior side lot line of an adjacent lot, an Institutional, Open Space or Natural System zone, including a Floodplain, Stormwater Pond and/or Park;

.c 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.d 0.6 metres to the side wall of a garage, where access to the garage is accessed from the exterior side yard for lots equal to or greater than 13.4 metres;

.e A deck may encroach into the rear yard to within 3.0 metres of the rear lot line;

.f Open roofed porches and or uncovered terraces may encroach in to the rear yard to within 3.0 metres of the rear lot line;

.g a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Interior Side Yard width

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;

.7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.8 Maximum Building Height: 13.5 metres;

.9 The following provisions shall apply to garages:

.a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;

.d the garage door width restriction does not apply to a garage door facing the exterior lot line;

.e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length by 3.1 metre minimum interior width.

.f No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;

.10 The following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

12.100 Exception 100

12.100.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 Zone.

12.100.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 7.6 metres

.2 Minimum Interior Side Yard Width: 3.0 metres except where:

- .a there is an attached garage or carport, in which case 1.2 metres shall be provided for the first storey, plus 0.6 metres for each additional storey or part thereof; and,
- .b there is an attached garage or carport in an abutting side yard, in which case 1.2 metres shall be provided.

.3 Minimum Exterior Side Yard Width: 3.0 metres

.4 Minimum Rear Yard Depth: 7.6 metres

12.101 Exception 101

12.101.1 The lands shall only be used for the following purposes:

.1 the purposes permitted within the R3L Zone; and,

.2 an apartment dwelling.

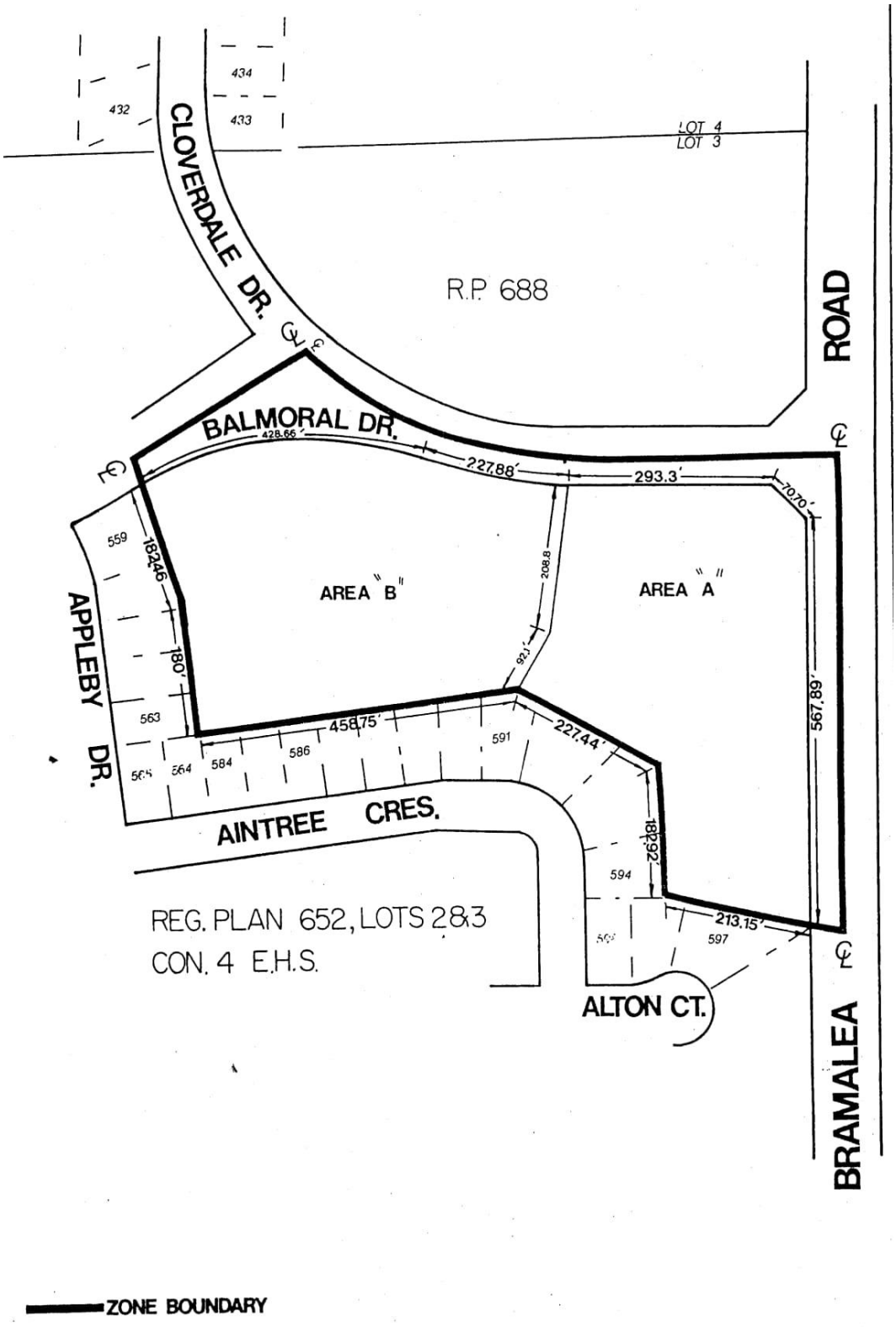
12.101.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for lands shown outlined as AREA "A" on Figure 1: 303.0 square metres per dwelling unit.

.b for lands shown outlined as AREA "B" on Figure 1: 183.0 square metres per dwelling unit.

Figure 1


CLOVERDALE DR.
434
433
432
LOT 4
LOT 3
R.P. 688
ROAD
BALMORAL DR.
428.66'
227.88'
293.3'
70.70'
559
182.46'
180'
AREA "B"
208.8'
92.1'
AREA "A"
567.89'
APPLEBY DR.
563
564
584
586
458.75'
591
227.44'
AINTREE CRES.
182.92'
594
213.15'
597
REG. PLAN 652, LOTS 2&3
CON. 4 E.H.S.
ALTON CT.
BRAMALEA
ZONE BOUNDARY

12.102 Exception 102

12. 102.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 Zone.

12. 102.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.26 hectares

.2 Minimum Lot Width: 38.1 metres

.3 Minimum Lot Depth: 55 metres

.4 Minimum Interior Side Yard Width: 3.0 metres, plus 0.6 metres for each additional storey or part thereof.

.5 Minimum Front Yard Depth:

- .a for a dwelling constructed prior to January 1, 1996: 10.6 metres or the actual front yard setback, whichever is greater
- .b for all other lots: 15 metres

.6 Maximum Building Height: 7.6 metres

.7 Minimum Floor Area:

- .a for a dwelling constructed prior to January 1, 1996: 139 square metres or the actual gross floor area, whichever is greater
- .b for all other lots:
  - .i One storey: 185.8 square metres
  - .ii More than one storey: 232.2 square metres

.8 Maximum Lot Coverage: 25 percent

.9 Minimum Distance Separation Between Dwellings: 15 metres

12.103 Exception 103

12.103.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.103.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a Interior Lot - 275.0 square metres;
- .b Corner Lot - 325.0 square metres;

.2 Minimum Lot Width

- .a Interior Lot - 11.0 metres;
- .b Corner Lot - 13.0 metres;

.3 Minimum Front Yard Depth

- .a 3.0 metres;
- .b 6.0 metres to a garage door;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.5 metres of a daylight rounding or triangle;

.4 Minimum Exterior Side Yard width

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

.d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps

.e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;

.f a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.5 Minimum Rear Yard Depth

.a 6.5 metres;

.b 6.0 metres when a rear lot line coincides with an interior side lot line of an adjacent lot, an Institutional, Open Space or Natural System zone, including a Floodplain, a Stormwater Pond and/or a, Parks;

.c 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;

.e A deck may encroach into the rear yard to within 3.0 metres of the rear lot line;

.f Open roofed porches and or uncovered terraces may encroach into the rear yard to within 3.0 metres of the rear lot line

.g a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Interior Side Yard width

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;

.7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.8 Maximum Building Height: 13.5 metres;

.9 The following provisions shall apply to garages:

.a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;

.d the garage door width restriction does not apply to a garage door facing the exterior lot line;

.e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length by 3.1 metre minimum interior width.

.f No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;

.10 The following shall apply to a bay, bow or box window:

.a notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

12.104 Exception 104

12.104.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R3M Zone.

12.104.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 74.0 units per hectare

12.105 Exception 105

12. 105.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R3M Zone.

12. 105.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 98.8 units per hectare

12.106 Exception 106

12.106.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 Zone.

12.106.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.4 hectares

.2 Minimum Lot Width: 36.5 metres

.3 Minimum Centre Line Setback: 32.0 metres

.4 Minimum Interior Side Yard Width: 3.0 metres

12.107 Exception 107

12. 107.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 Zone.

12. 107.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 48.3 metres

.2 Minimum Lot Width: 38.1 metres

.3 Minimum Front Yard Depth: 15.0 metres

.4 Minimum Side Yard Width: 3.0 metres, plus 0.6 metres for each additional storey or part thereof.

.5 Minimum Rear Yard Depth: 7.6 metres

.6 Minimum Exterior Side Yard Width: 4.5 metres

.7 Minimum Floor Area:

- .a for a dwelling constructed prior to January 1, 1996, the actual gross floor area
- .b for all other lots:
  - .i One storey: 185.8 square metres
  - .ii More than one storey: 232.2 square metres

.8 Maximum Lot Coverage: 25 percent

.9 Minimum Distance Separation Between Dwellings: 15 metres

.10 Minimum Lot Area: 0.26 hectares

12.108 Exception 108

12.108.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 Zone.

12.108.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres, provided that the front of any garage or carport is not closer than 7.3 metres to the front lot line

12.109 Exception 109

12.109.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.109.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a Interior Lot - 250.0 square metres;
- .b Corner Lot - 325.0 square metres;

.2 Minimum Lot Width

- .a Interior Lot - 10.0 metres;
- .b Corner Lot - 13.0 metres;

.3 Minimum Front Yard Depth

- .a 3.0 metres;
- .b 6.0 metres to a garage door;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.5 metres of a daylight rounding or triangle;

.4 Minimum Exterior Side Yard width

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

.d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps

.e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;

.f a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.5 Minimum Rear Yard Depth

.a 7.0 metres;

.b 6.0 metres when a rear lot line coincides with an interior side lot line of an adjacent lot, an Institutional, Open Space or Natural System zone, including a Floodplain, a Stormwater Pond, and/or a Park;

.c 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;

.e A deck may encroach into the rear yard to within 3.0 metres of the rear lot line;

.f Open roofed porches and or uncovered terraces may encroach into the rear yard to within 3.0 metres of the rear lot line

.g a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Interior Side Yard width

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;

.7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.8 Maximum Building Height

.a 13.5 metres;

.9 The following provisions shall apply to garages:

.a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;

.d the garage door width restriction does not apply to a garage door facing the exterior lot line;

.e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length by 3.1 metre minimum interior width.

.f No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;

.10 The following shall apply to a bay, bow or box window:

.a notwithstanding any of provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding any of provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

12.110 Exception 110

12.110.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 Zone.

12.110.2 The lands shall be subject to the following requirements and restrictions:

.1 a garage shall be permitted to be located in one of the interior side yard in which case the minimum interior side yard width may be reduced to 0.3 metres

12.111 Exception 111

12. 111.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 Zone.

12. 111.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 54.8 metres

.2 Minimum Lot Width: 38.1 metres

.3 Minimum Front Yard Depth: 15.0 metres

.4 Minimum Side Yard Width: 3.0 metres, plus 0.6 metres for each additional storey or part thereof.

.5 Minimum Rear Yard Depth: 7.6 metres

.6 Minimum Exterior Side Yard Width: 4.5 metres

.7 Maximum Building Height: 7.6 metres

.8 Minimum Floor Area:

- .a for a dwelling constructed prior to January 1, 1996, the actual gross floor area
- .b for all other lots:
  - .i One storey: 185.8 square metres
  - .ii More than one storey: 232.2 square metres

.9 Maximum Lot Coverage: 25 percent

.10 Minimum Distance Separation between dwellings: 15 metres

.11 Minimum Lot Area: 0.26 hectares

12.112 Exception 112

12.112.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 Zone

12.112.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 464.5 square metres

12.113 Exception 113

12.113.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 Zone.

12.113.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: zero metres provided that:

- .a the total width of abutting side yards is not less than 2.4 metres; and,
- .b the building wall abutting an interior side yard with a width of zero metres shall not contain openings except to windows to bathrooms on the first or second storey.

.2 Minimum Distance between dwellings:

- .a 2.4 metres between 1 storey dwellings;
- .b 3.0 metres between a 1 storey dwelling and a 1 1/2 storey or 2 storey dwelling;
- .c 3.6 metres in all other cases; and,
- .d for the purposes of Exception 113.2, a garage shall be deemed to be a 1 storey dwelling

.3 Minimum Front Yard Depth: 3.6 metres provided that any attached or detached garage or carport shall be setback a minimum of 6.0 metres from the front lot line

12.114 Exception 114

12.114.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone

12.114.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 405.0 square metres

.2 Minimum Lot Width: 13.5 metres

.3 Minimum Front Yard Depth: 6.0 metres

.4 Minimum Side Yard Width:

- .a for an exterior side yard: 3.0 metres
- .b for a side yard flanking a public walkway: 1.2 metres, plus 0.6 metres for each storey above the first or part thereof; and,
- .c for all other side yards: 1.2 metres

.5 Minimum Rear Yard Depth: 7.6 metres

.6 Maximum Building Height: 2 storeys

12.115 Exception 115

12.115.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.115.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 371.6 square metres

.2 Minimum Lot Width: 12.1 metres

.3 Minimum Front Yard Depth: 6.0 metres

.4 Minimum Side Yard Width:

- .a for an exterior side yard: 3.0 metres
- .b for a side yard flanking a public walkway: 1.2 metres, plus 0.6 metres for each storey above the first or part thereof; and,
- .c for all other side yards: 1.2 metres

.5 Minimum Rear Yard Depth: 7.6 metres

.6 Maximum Building Height: 2 storeys

12.116 Exception 116

12.116.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 Zone

12.116.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres, provided that 7.0 metres is provided between the front of any garage or carport, and the front lot line;

12.117 Exception 117

12.117.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 Zone

12.117.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 8.0 metres or 2 storeys, whichever is the lesser

.2 Minimum Lot Width: 14.6 metres

.3 the rear yard depth of Lot 14, Plan 43M-461 may be reduced to 5.0 metres provided that the main building does not occupy more than 50 percent of the rear yard width and at least 35 percent of the rear yard is contained in one contiguous unit with a minimum depth of 7.0 metres.

12.118 Exception 118

12.118.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 Zone

12.118.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 445.9 square metres

.2 Minimum Lot Width: 12.2 metres

.3 Minimum Interior Side Yard Width: a side yard other than an exterior side yard may be reduced to zero metres provided that:

- .a the minimum distance between dwellings on adjacent lots shall not be less than 2.4 metres; and,
- .b when dwellings on adjacent lots are less than 1.1 metres apart, no opening shall be permitted except for windows or areas which are not habitable rooms.

.4 Minimum Distance Between Dwellings: the minimum distance between the main walls of dwellings on adjacent lots shall be not less than 2.4 metres between two one storey dwellings, not less than 3.0 metres between a one storey dwelling and a 2 storey dwelling, and not less than 3.6 metres in all other cases.

.5 Minimum Exterior Side Yard Width: 3.0 metres

.6 Maximum Building Coverage: 40 percent

.7 Maximum Building Height: 10.6 metres

.8 a one-car detached garage from the dwelling may be permitted in the front yard in accordance with the following:

- .a the minimum setback from the front lot line shall be 7.0 metres; and,
- .b the minimum side yard requirements of Exception 118.2(3) shall apply except that a one-car detached garage may be permitted abutting a side lot line provided that it is constructed together with another one car garage on an abutting lot as part of a double garage unit and a common wall on and along the side lot lines divides the garages;

.9 a two-car garage detached from the dwelling may be permitted in the front yard in accordance with the following:

- .a the minimum setback from the front lot line shall be 7.0 metres;
- .b the minimum side yard requirements of Exception 118.2(3) shall apply.

.10 a minimum of 75.0 square metres of outdoor living area shall be provided and maintained for each dwelling unit. A maximum of 17.0 square metres of roof area of the garage may be

considered as part of this requirement, if it has a noise level low enough to be considered as and is designed to be utilized as an outdoor living area.

12.119 Exception 119

12.119.1 The lands shall only be used for the following purposes:

.1 Non-Industrial Uses;

- .a An office;
- .b A research and development facility;
- .c A lab space or aerospace facility;
- .d A hotel;
- .e A conference centre;
- .f A bank, trust company or financial institution
- .g A convenience store
- .h A banquet hall
- .i A dry cleaning and laundry establishment
- .j A dining room restaurant, a take-out restaurant
- .k A service shop
- .l A personal service shop
- .m A fitness club
- .n A health centre
- .o A day nursery
- .p A commercial school
- .q A community club
- .r An animal hospital
- .s A radio or television broadcasting establishment
- .t A recreational facility
- .u A place of worship
- .v An art gallery

.2 Industrial Uses, subject to the requirements and restrictions of Exception 119.2(11):

- .a the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;

.b A rental car agency;

.c A motor vehicle sales establishment

.d A printing establishment;

.e A wholesaling establishment; and

.f A warehouse.

.3 Accessory

.a a retail outlet operated in connection with a particular purpose permitted by Exception 119.1 provided that the total gross commercial floor area of the retail outlet is not more than 35% of the total gross floor area of a particular use;

.b an associated educational use;

.c purposes accessory to the other permitted purposes

12.119.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 30 metres

.2 Minimum Front Yard Depth: 4.0 metres;

.3 Minimum Interior Side Yard Depth: 7.5 metres;

.4 Minimum Exterior Side Yard Depth: 4.0 metres;

.5 Minimum Rear Yard Depth: 10.0 metres;

.6 Maximum Building Height: 18.0 metres;

.7 Maximum Lot Coverage: 35 %

.8 Minimum Landscaped Open Space: 3 metres along the Front and Side Lot Lines except at an approved access/driveway location

.9 Bicycle Parking: A minimum of 50 bicycle parking spaces are required and may be shared with and located on lands zoned OC-Exception 2031

.10 Vehicle Parking: A minimum of 440 vehicle parking spaces are required and may be shared with and located on lands zoned OC-Exception 2031

.11 The total Gross Floor Area for all industrial uses listed in Exception 119.1(2) shall not exceed 50% of the total Gross Floor Area of any individual building within the OC - Exception 119 zone;

.12 For the purpose of this by-law lands zoned OC-Exception 119 and OC-Exception 2031 shall be treated as one lot for the purposes of bicycle and vehicle parking;

.13 Drive-through facilities shall not be permitted;

.14 The openings for waste disposal and loading facilities of any buildings shall face away from an adjacent public street or be screened from view;

.15 No outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted accessory to or in association with any of the permitted uses;

.16 All garbage and refuse storage, including any containers for the storage of recyclable materials shall be contained within a climate-controlled garbage area inside a building;

12.120 Exception 120

12.120.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 Zone.

12.120.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 0.6 metres, on one side where there is an attached carport.

12.121 Exception 121

12.121.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in an R1 Zone; and,

.2 a semi-detached dwelling subject to the requirements and restrictions of Exception 121.2.

12.121.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 557.0 square metres and not less than 278.0 square metres per dwelling unit.

.b for a Corner Lot: 650 square metres and not less than 371.0 square metres per dwelling unit adjacent to the flanking road allowance.

.2 Minimum Lot Width:

.a for an Interior Lot: 18.0 metres and 9.0 metres per dwelling unit.

.b for a Corner Lot: 21.0 metres provided that 12.0 metres is provided for a dwelling unit adjacent to the flanking road allowance.

.3 Minimum Front Yard Depth: 6.0 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line.

.4 Minimum Interior Side Yard Depth: 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport in which case 2.4 metres shall be required.

.5 Minimum Exterior Side Yard Width: 3.0 metres.

.6 Minimum Rear Yard Depth: 7.6 metres, provided that:

.a no part of any semi-detached dwelling shall be located closer than 13.5 metres to the streetline of Williams Parkway or Kennedy Road;

.7 Maximum Building Height: 10.6 metres.

.8 Maximum Lot Coverage: 55 percent.

12.122 Exception 122

12.122.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in an R1 Zone; and,

.2 a semi-detached dwelling subject to the requirements and restrictions of Exception 122.2.

12.122.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 557.0 square metres and not less than 278.0 square metres per dwelling unit.
- .b for a Corner Lot: 650 square metres and not less than 371.0 square metres per dwelling unit adjacent to the flanking road allowance.

.2 Minimum Lot Width:

- .a for an Interior Lot: 18.0 metres and 9.0 metres per dwelling unit.
- .b for a Corner Lot: 21.0 metres provided that 12.0 metres is provided for a dwelling unit adjacent to the flanking road allowance.

.3 Minimum Front Yard Depth: 6.0 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line.

.4 Minimum Interior Side Yard Depth: 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport in which case 2.4 metres shall be required.

.5 Minimum Exterior Side Yard Width: 3.0 metres.

.6 Minimum Landscaped Open Space:

- .a for an Interior Lot: 60 percent of the required front yard.
- .b for a Corner Lot: 70 percent of the front yard and 80 percent of an exterior side yard.

12.123 Exception 123

12.123.1 The lands shall only be used for the following purposes:

.1 Residential:

.a a single detached dwelling;

.b a group home; and

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.123.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 464.5 square metres.

.2 Minimum Lot Width: 13.7 metres.

12.124 Exception 124

12. 124.1 The lands shall only be used for the following purposes:

.1 shall only be used for purposes permitted in an R1 Zone.

12. 124.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 8.0 metres or 2 storeys whichever is the lesser.

12.125 Exception 125

12.125.1 The lands shall only be used for the following purposes:

.1 Residential:

.a a single detached dwelling;

.b a semi-detached dwelling;

.c a group home; and,

.d an auxiliary group home.

.2 Non-Residential:

.a a home occupation within a single detached dwelling; and,

.b purposes accessory to the other permitted purposes

12.125.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the following requirements and restrictions:

.a Maximum Number of Dwelling Units: 32 units per hectare.

.b Maximum Lot Coverage: 40 percent.

.c Maximum Building Height: 2 storeys.

.d Minimum Driveway Width: 2.4 metres.

12.126 Exception 126

12.126.1 The lands shall only be used for the following purposes:

.1 Residential:

.a a single detached dwelling;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.126.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the following requirements and restrictions:

.a Maximum Number of Dwelling Units: 32 units per hectare.

.b Maximum Lot Coverage of the main building: 40 percent.

.c Minimum Driveway Width: 2.4 metres.

.d Maximum Building Height: 2 storeys.

12.127 Exception 127

12.127.1 The lands shall only be used for the following purposes:

.1 Residential:

.a a single detached dwelling;

.b a group home; and

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.127.1 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units 32 units per hectare.

.2 Minimum Driveway Width: 3.0 metres.

.3 Minimum Distance between dwellings: 1.2 metres.

12.128 Exception 128

12.128.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwelling:

.b a townhouse dwelling;

.c a group home, within a single detached dwelling; and,

.d an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.128.2 The lands shall be subject to the following requirements and restrictions:

.1 Shall be used in compliance with Figure 1- Exception 128 (a), (b), (c), (d), (e), (f), (g), (h), (i), and (j), and the following requirements and restrictions:

.a Maximum Number of Dwelling Units: 32 units per acre.

.b Minimum Driveway Width: 3.0 metres.

.c Maximum Building Height: 7.6 metres.

.d Minimum Distance between dwellings: 1.5 metres.

.i Where two abutting garages are situated on adjacent lots, the following shall apply:

.ii the garages for both lots shall be designed as one building; and,

.iii a common wall shall divide the garages.

Figure 1 (a)

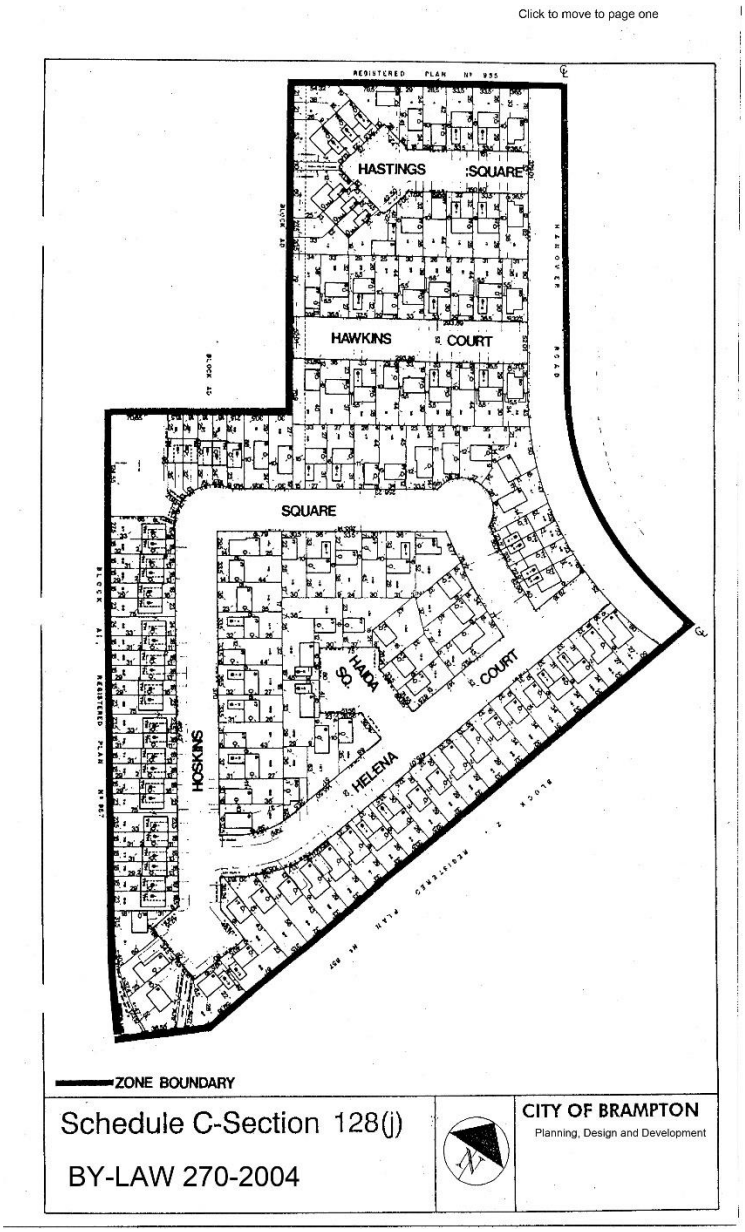

Click to move to page one
HASTINGS SQUARE
HAWKINS COURT
SQUARE
HOSKINS
HELENA
COURT
ZONE BOUNDARY
Schedule C-Section 128(j)
BY-LAW 270-2004
CITY OF BRAMPTON
Planning, Design and Development

Figure 1 (b)

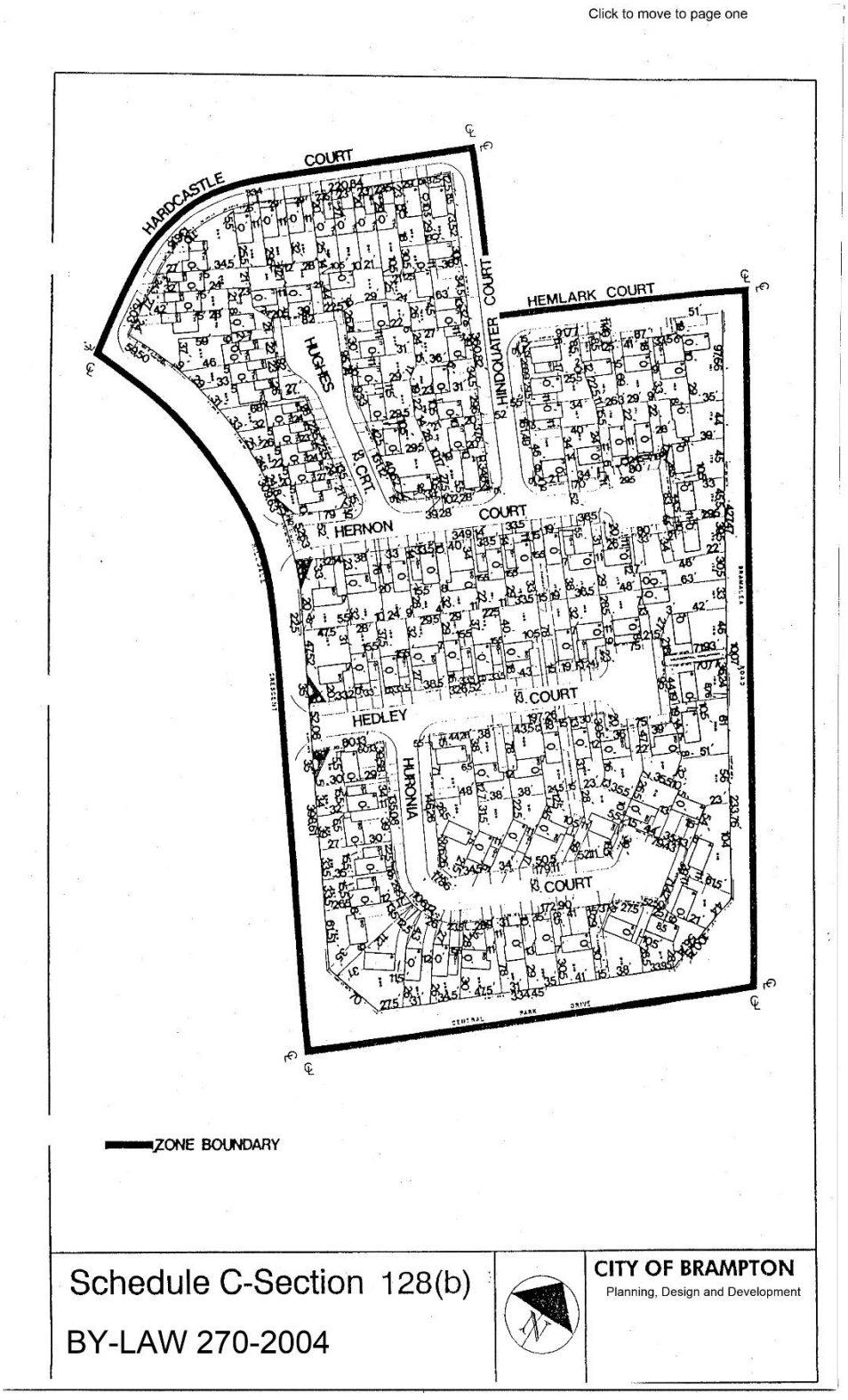

Click to move to page one
HARDCASTLE COURT
HEMLARK COURT
HINDQUARTER COURT
HUGHES CRT.
HERNON COURT
HEDLEY COURT
HURONIA COURT
CENTRAL PARK DRIVE
ZONE BOUNDARY
Schedule C-Section 128(b)
BY-LAW 270-2004
CITY OF BRAMPTON
Planning, Design and Development

Figure 1 (c)

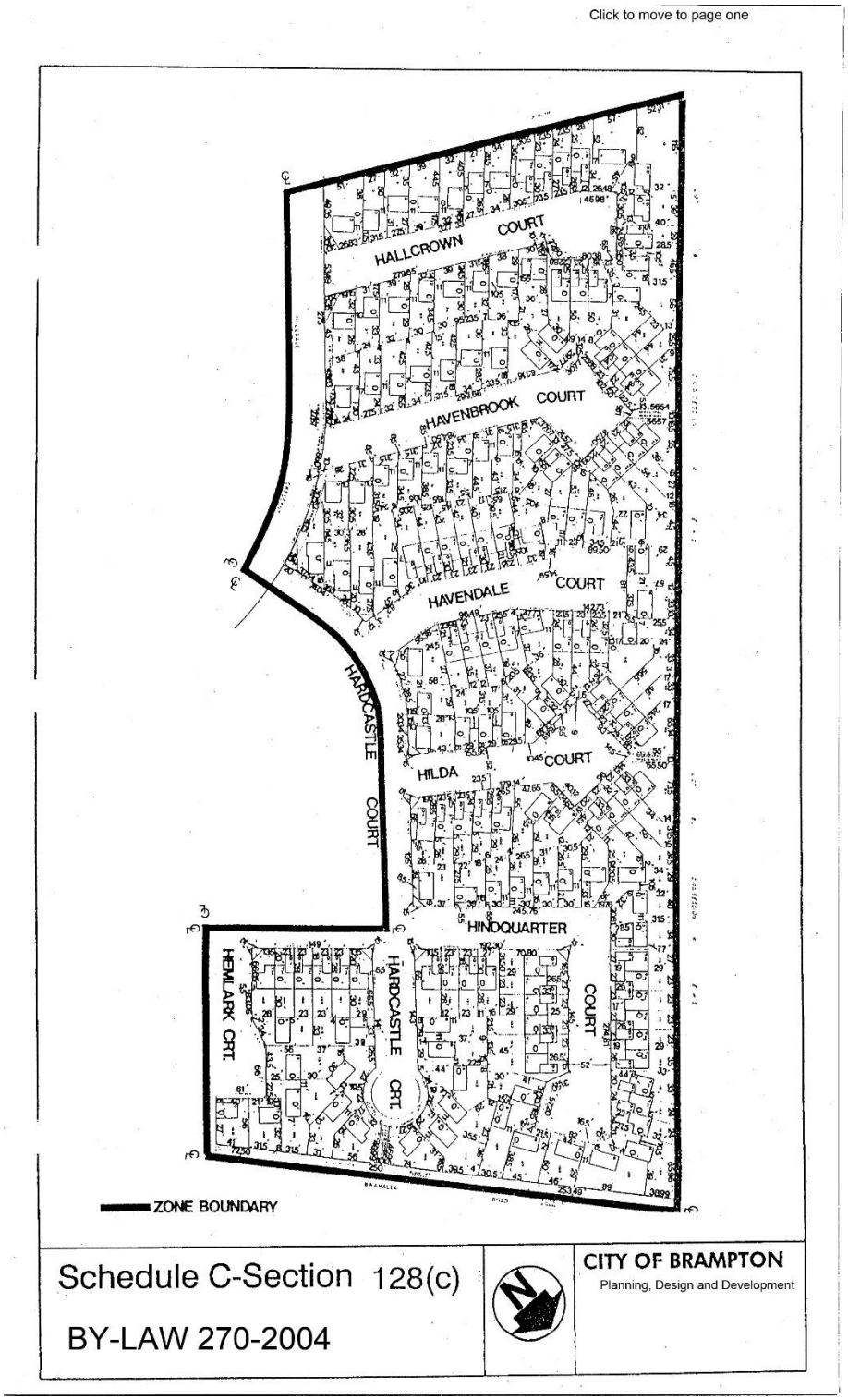

Click to move to page one
HALLCROWN COURT
HAVENBROOK COURT
HAVENDALE COURT
HARDCASTLE COURT
HILDA COURT
HINDQUARTER COURT
HEMLARK CRT.
HARDCASTLE CRT.
ZONE BOUNDARY
Schedule C-Section 128(c)
BY-LAW 270-2004
CITY OF BRAMPTON
Planning, Design and Development

Figure 1 (d)

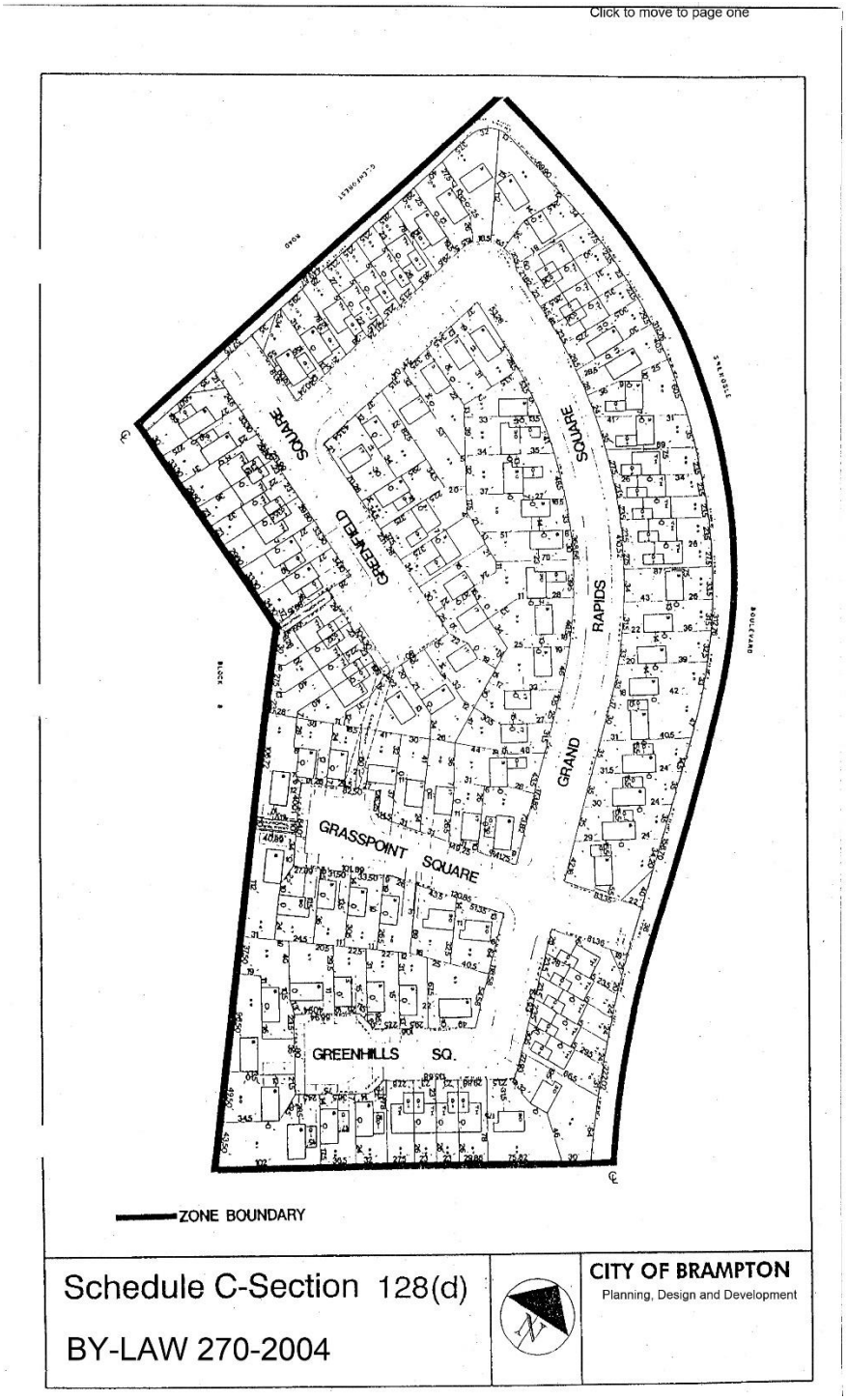

Click to move to page one
GREENFIELD
SQUARE
GRAND
RAPIDS
SQUARE
GRASSPOINT
SQUARE
GREENHILLS
SQ.
ZONE BOUNDARY
Schedule C-Section 128(d)
BY-LAW 270-2004
CITY OF BRAMPTON
Planning, Design and Development

Figure 1 (e)

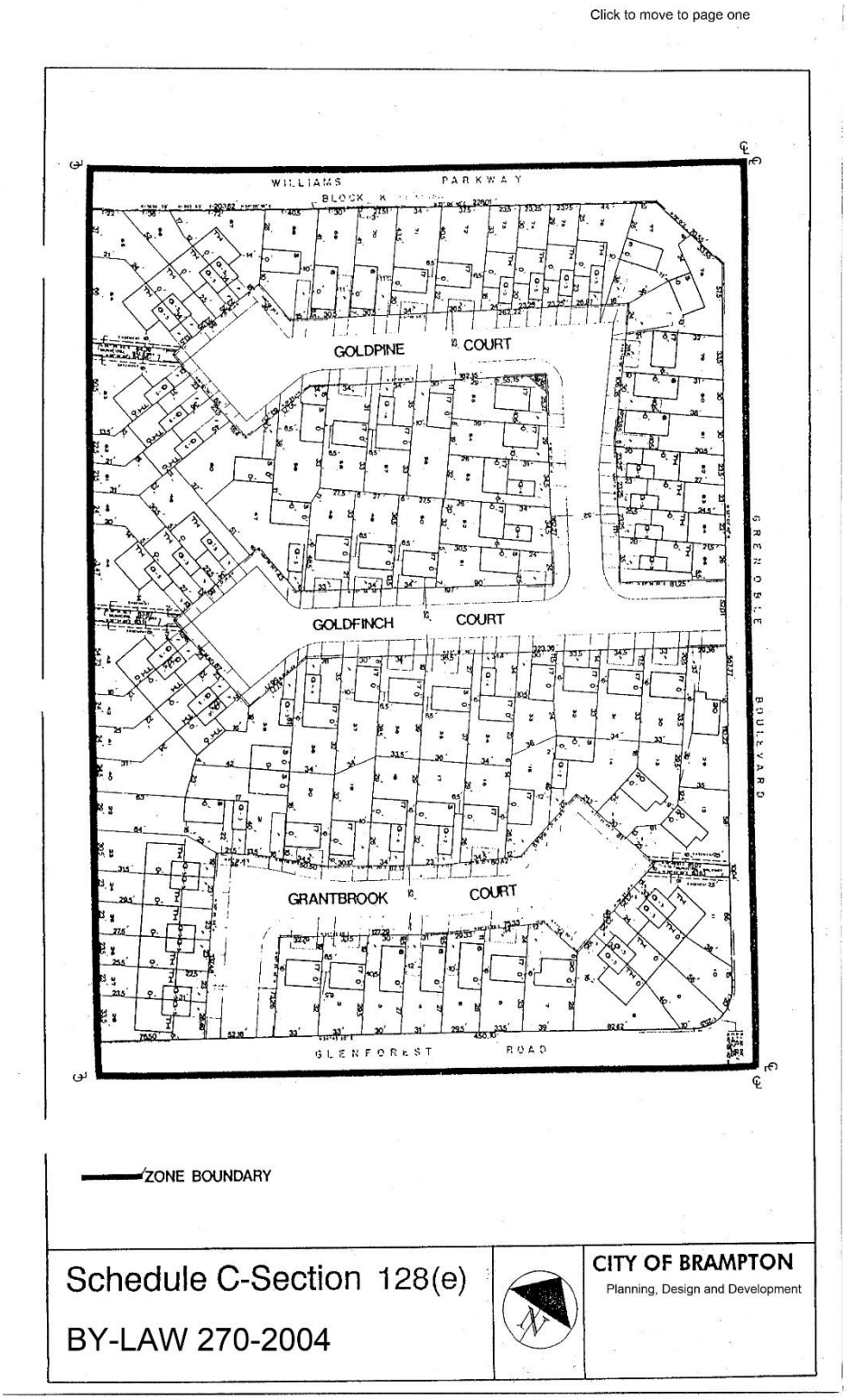

Click to move to page one
WILLIAMS PARKWAY
BLOCK K
GOLDPINE COURT
GOLDFINCH COURT
GRANTBROOK COURT
GLENFOREST ROAD
GREENBELT BOULEVARD
ZONE BOUNDARY
Schedule C-Section 128(e)
BY-LAW 270-2004
CITY OF BRAMPTON
Planning, Design and Development

Figure 1 (f)

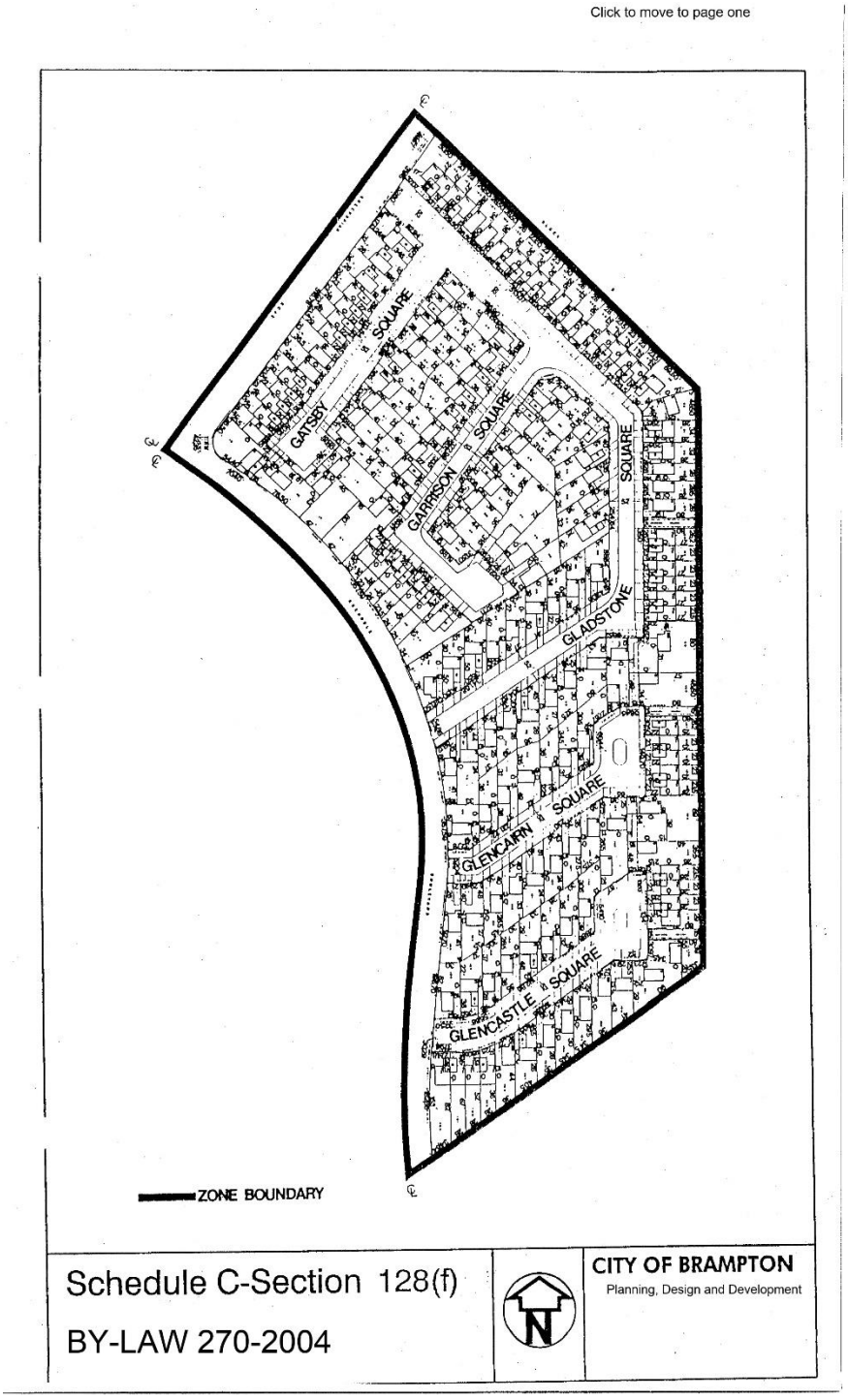

Click to move to page one
GATSBY
SQUARE
GARRISON
SQUARE
SQUARE
GLADSTONE
GLENCAIRN
SQUARE
GLENCASTLE
SQUARE
ZONE BOUNDARY
Schedule C-Section 128(f)
BY-LAW 270-2004
CITY OF BRAMPTON
Planning, Design and Development

Figure 1 (g)

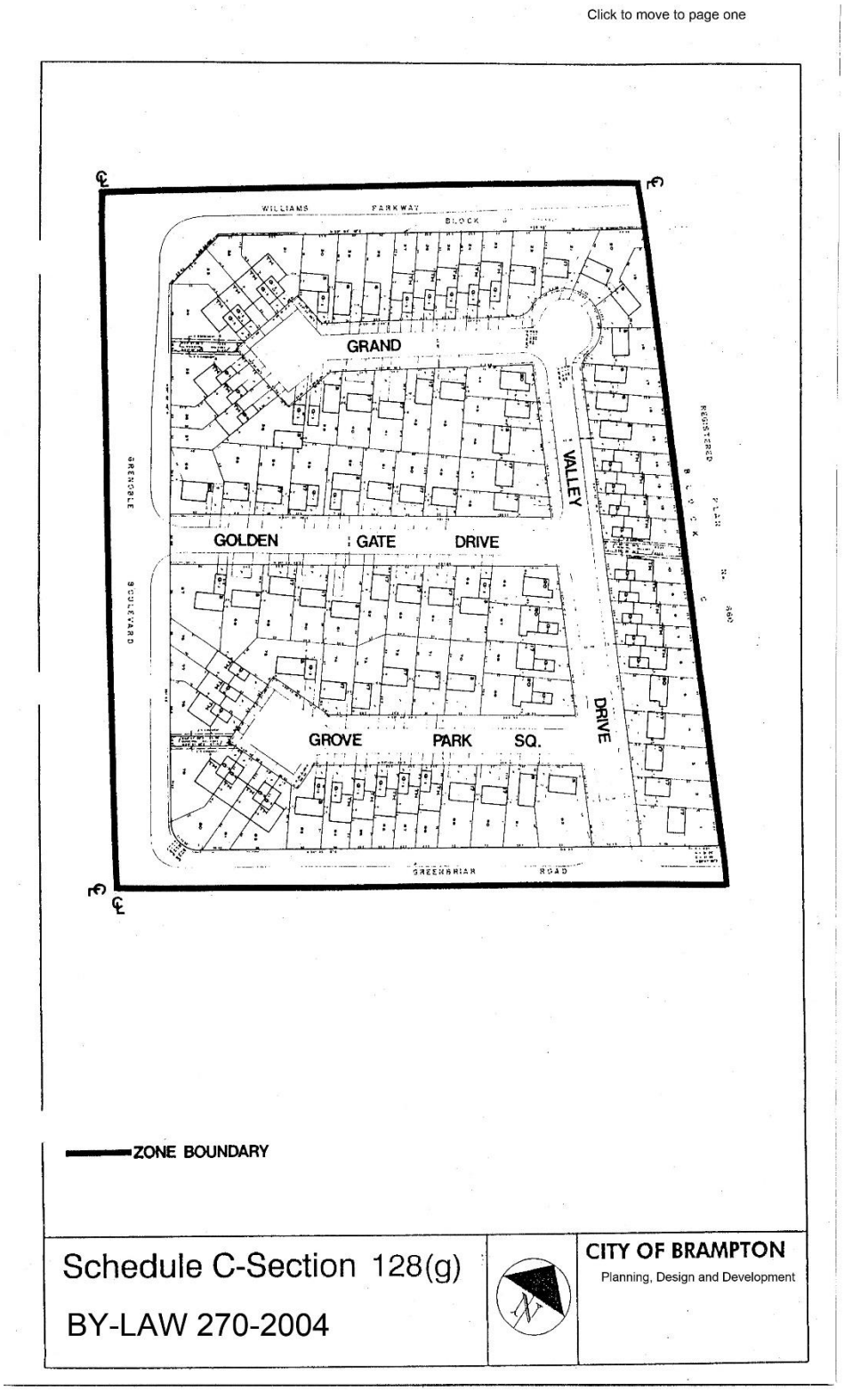

Click to move to page one
WILLIAMS
PARKWAY
BLOCK
GRAND
VALLEY
GOLDEN
GATE
DRIVE
GROVE
PARK
SQ.
DRIVE
GREENBRIAR
ROAD
ZONE BOUNDARY
Schedule C-Section 128(g)
BY-LAW 270-2004
CITY OF BRAMPTON
Planning, Design and Development

Figure 1 (h)

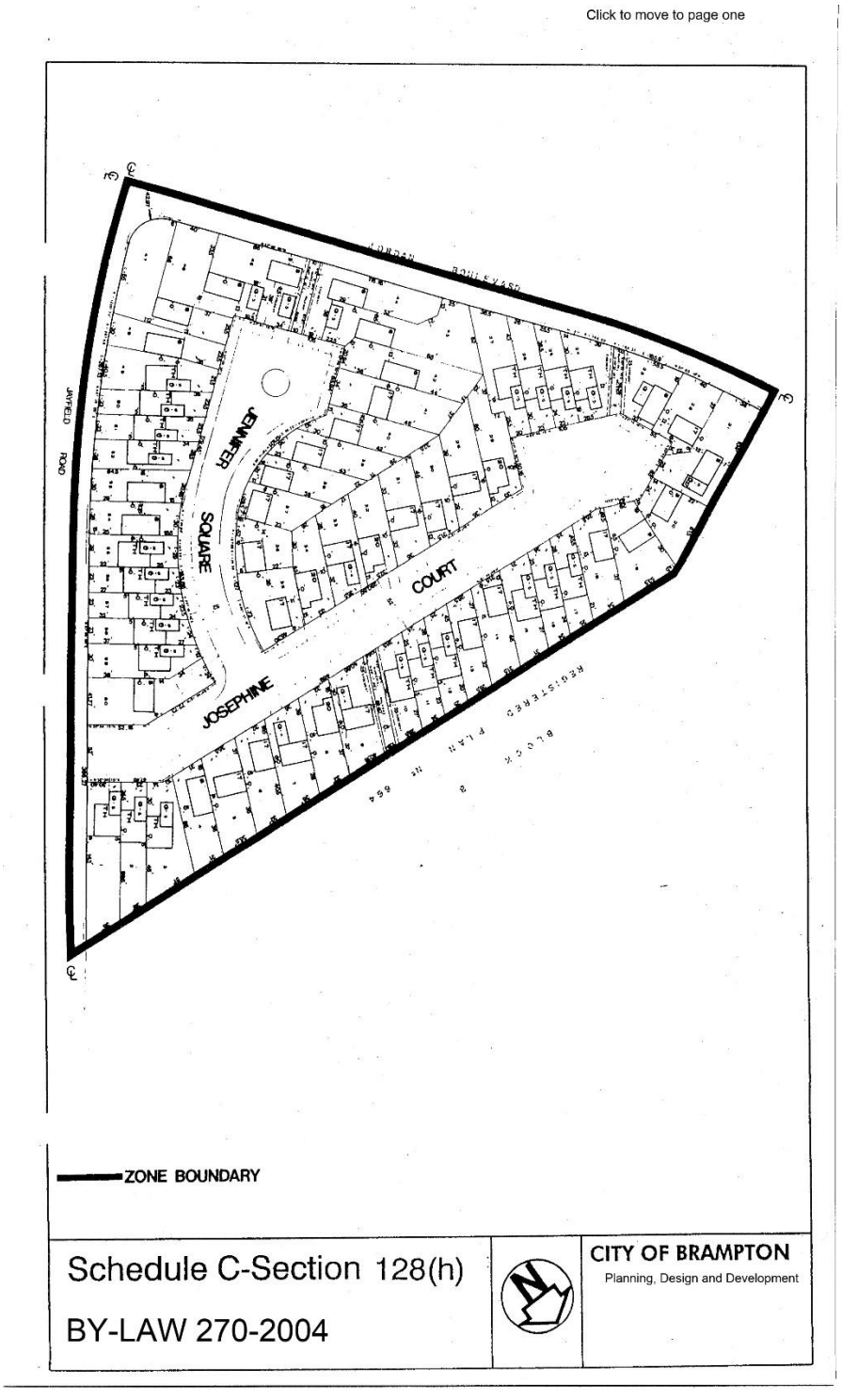

Click to move to page one
JENNIFER
SQUARE
COURT
JOSEPHINE
ZONE BOUNDARY
Schedule C-Section 128(h)
BY-LAW 270-2004
CITY OF BRAMPTON
Planning, Design and Development

Figure 1 (i)

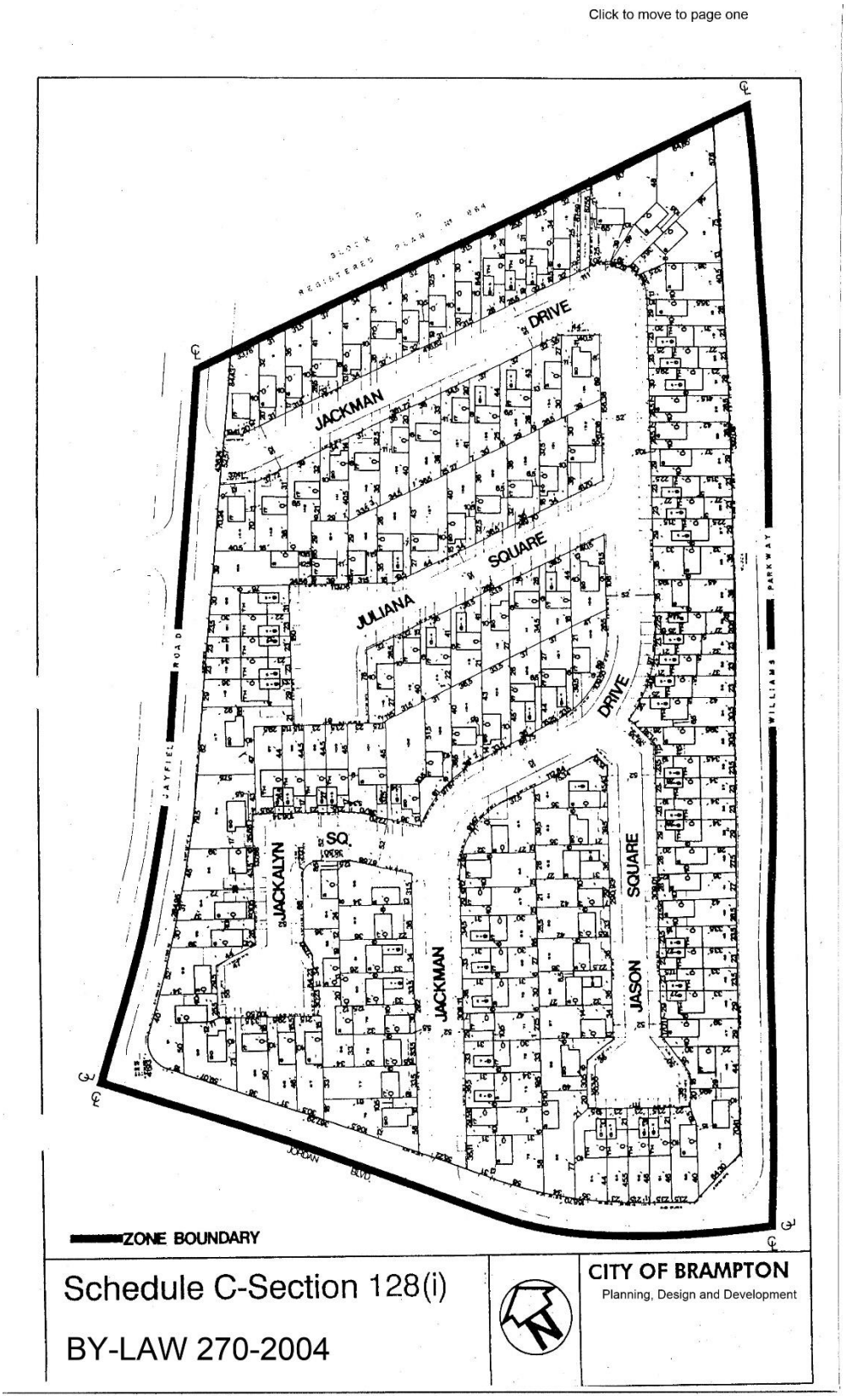
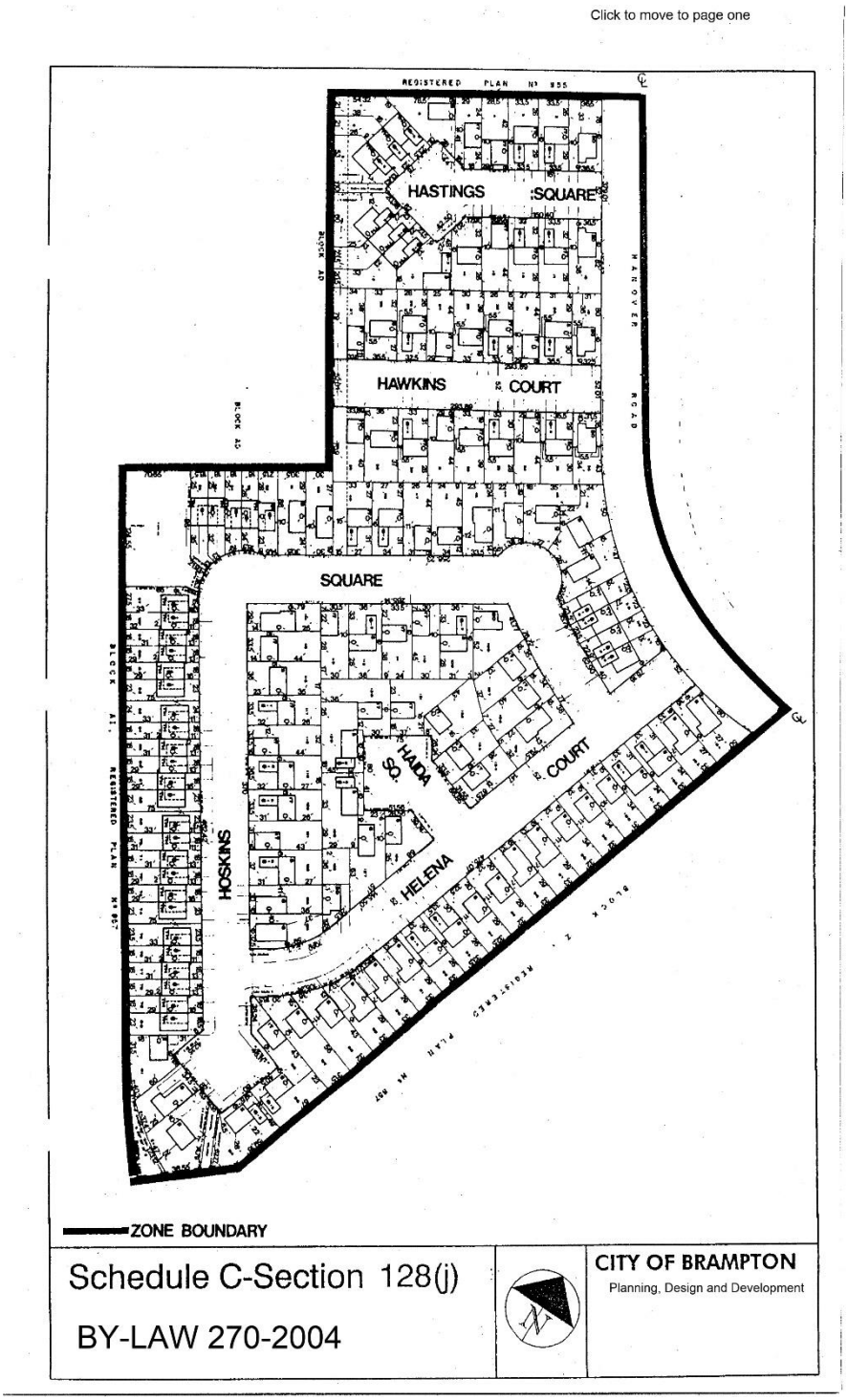

Click to move to page one
JACKMAN
DRIVE
SQUARE
JULIANA
DRIVE
JACKALYN
SQ.
JACKMAN
SQUARE
JASON
ZONE BOUNDARY
Schedule C-Section 128(i)
BY-LAW 270-2004
CITY OF BRAMPTON
Planning, Design and Development

Figure 1 (j)


Click to move to page one
HASTINGS SQUARE
HAWKINS COURT
SQUARE
HOSKINS
HELENA
ZONE BOUNDARY
Schedule C-Section 128(j)
BY-LAW 270-2004
CITY OF BRAMPTON
Planning, Design and Development

12.129 Exception 129

12.129.1 The lands shall only be used for the following purposes:

.1 Residential:

.a a single detached dwelling;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.129.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be used in accordance with Figure 1 and also the following requirements and restrictions:

.a Maximum Number of Dwellings: 76

.b Maximum Lot Coverage: 50 percent

.c Garages shall be permitted in the locations identified on Figure 1

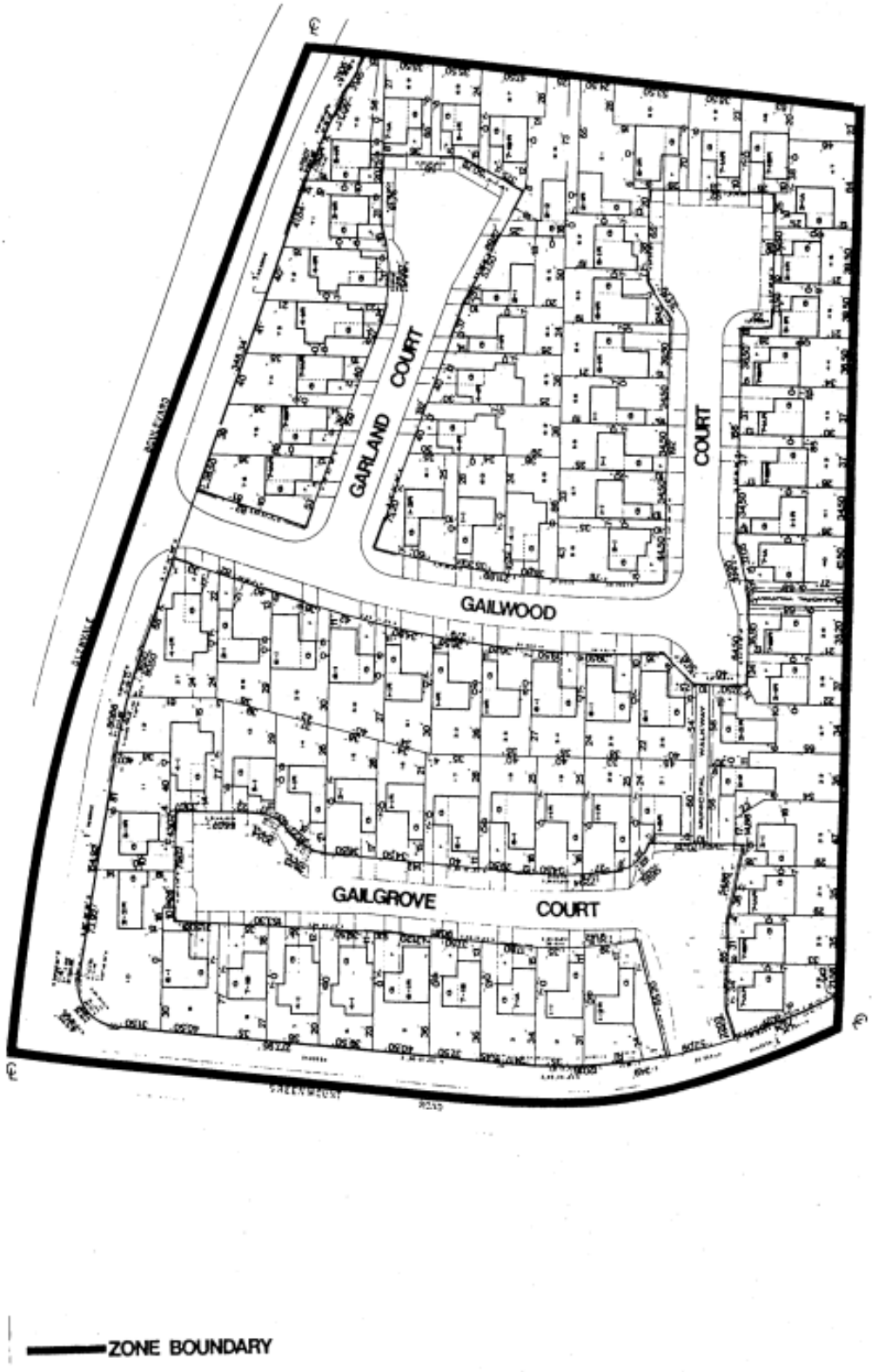
.d a minimum of two parking spaces shall be provided, one of which shall be in a garage and one at an off-street location

.e Minimum Driveway Width: 3.0 metres

.f Maximum Building Height: 7.6 metres

.g Minimum Distance between dwellings: 1.5 metres

Figure 1


GARLAND COURT
COURT
GAILWOOD
GAILGROVE
COURT
ZONE BOUNDARY

12.130 Exception 130

12.130.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwelling;

.b a townhouse dwelling;

.c a group home within a single detached dwelling; and,

.d an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.130.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwellings: 29.6 units per hectare.

.2 Minimum Driveway Width: 3.0 metres.

.3 Maximum Building Height: 7.6 metres.

.4 Minimum Distance between dwellings: 1.5 metres.

.5 where two abutting garages are situated on adjacent lots, the following shall apply:

.a the garages for both lots shall be designed as one building; and,

.b a common wall shall divide the garages.

12.131 Exception 131

12.131.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 Zone.

12.131.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 37 units per hectare.

.2 Minimum Number of Parking Spaces: 1.6 for each dwelling unit.

.3 all buildings shall be located within the areas identified as BUILDING AREA on Figure 1 and Figure 2.

.4 Landscaped Open Space shall be provided and maintained within the areas identified as LANDSCAPED OPEN SPACE on Figure 1 and Figure 2.

.5 all parking areas and driveways shall be located within the areas identified as PARKING AND DRIVEWAY AREA on Figure 1 and Figure 2.

Figure 1

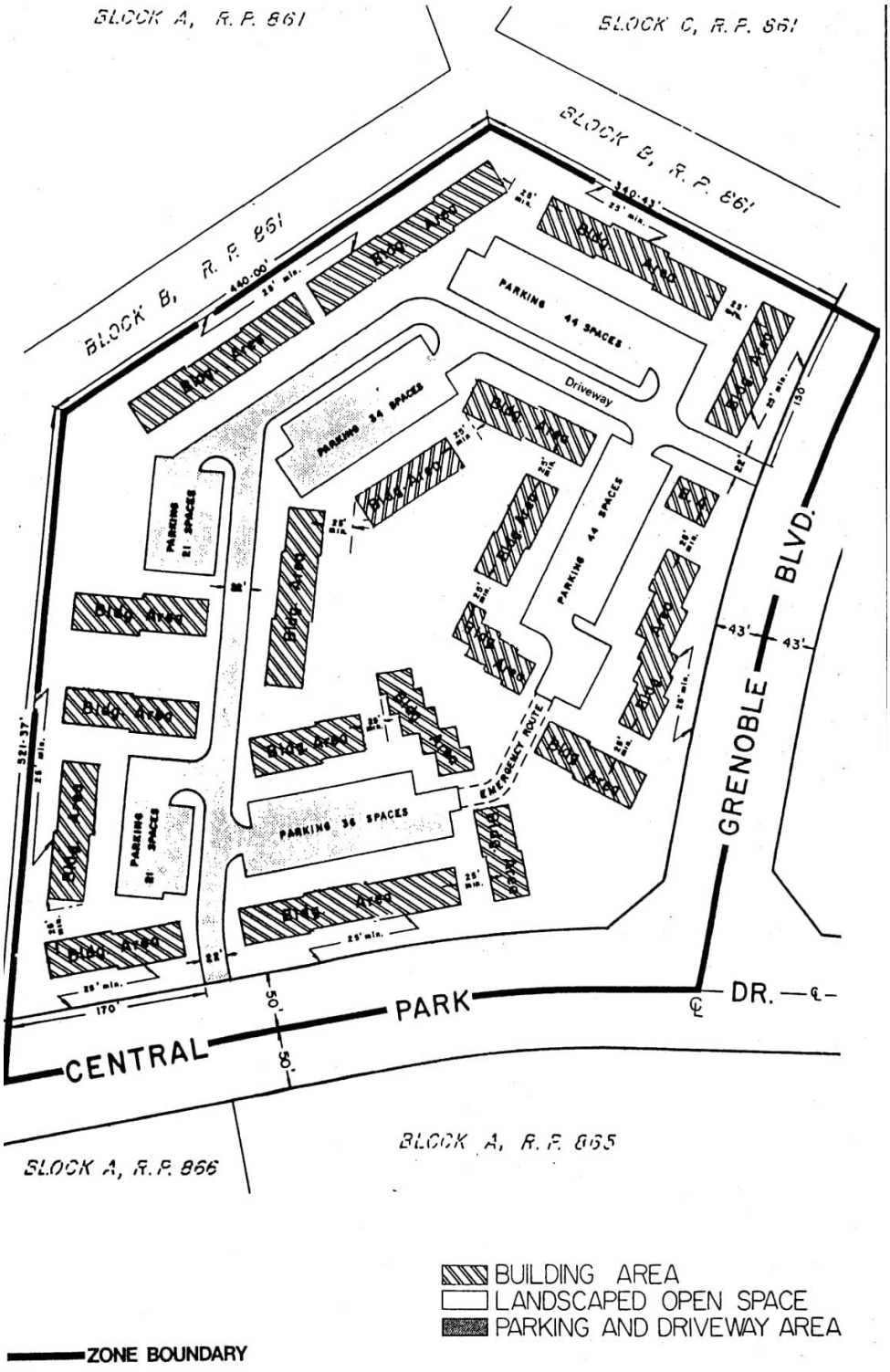
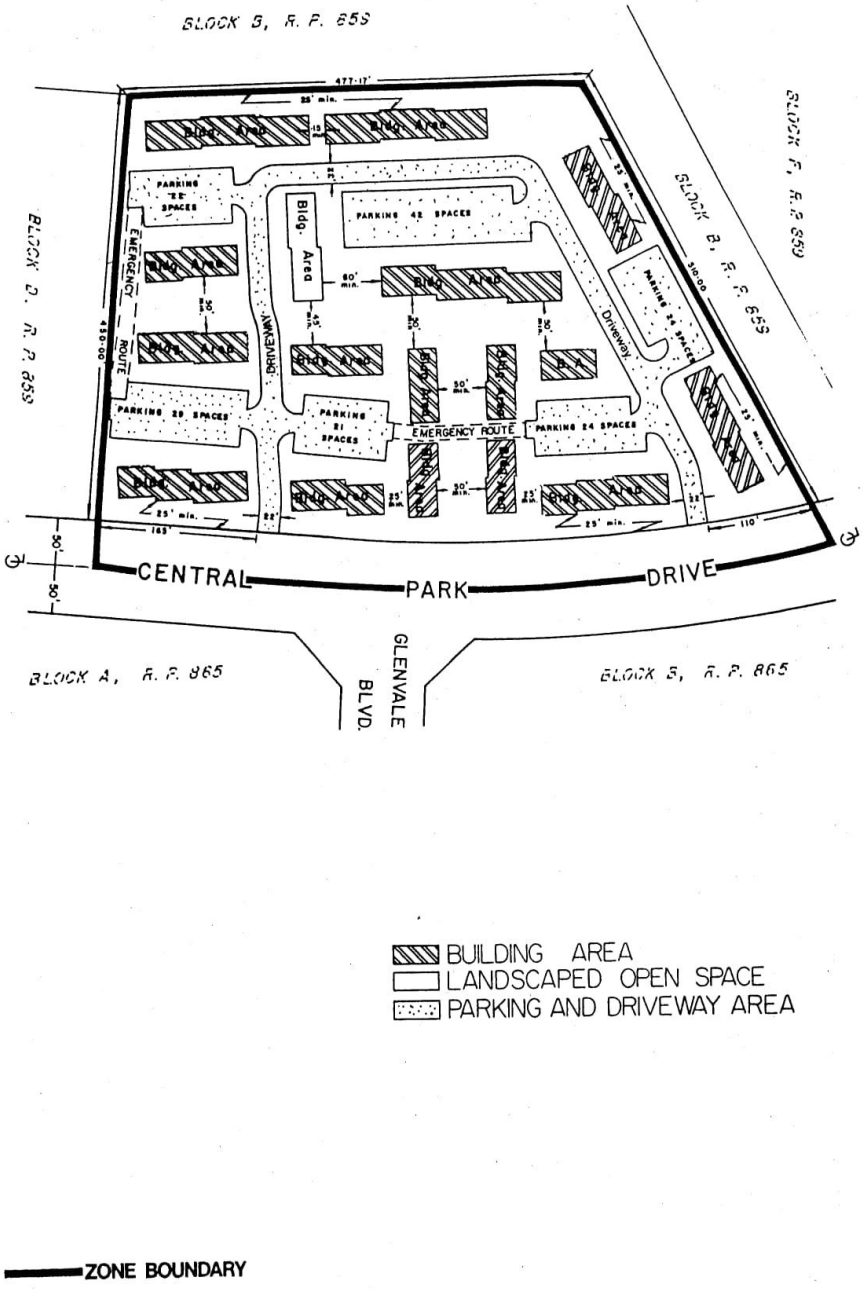

BLOCK A, R.P. 861
BLOCK C, R.P. 861
BLOCK B, R.P. 861
BLOCK B, R.P. 861
PARKING 44 SPACES
Driveway
PARKING 34 SPACES
PARKING 21 SPACES
PARKING 44 SPACES
PARKING 36 SPACES
PARKING 21 SPACES
EMERGENCY ROUTE
GRENOBLE BLVD.
CENTRAL PARK DR.
BLOCK A, R.P. 866
BLOCK A, R.P. 865
BUILDING AREA
LANDSCAPED OPEN SPACE
PARKING AND DRIVEWAY AREA
ZONE BOUNDARY

Figure 2


BLOCK B, R. P. 858
BLOCK C, R. P. 853
BLOCK E, R. P. 859
BLOCK B, R. P. 859
CENTRAL PARK DRIVE
BLOCK A, R. P. 865
GLENVALE BLVD.
BLOCK B, R. P. 865
EMERGENCY ROUTE
Driveway
BUILDING AREA
LANDSCAPED OPEN SPACE
PARKING AND DRIVEWAY AREA
ZONE BOUNDARY

12.132 Exception 132

12.132.1 The lands shall only be used for the following purposes:

.1 shall be used only for the purposes permitted in the R2 Zone.

12.132.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 42 units per hectare.

.2 Maximum Lot Coverage: 28 percent.

.3 Minimum Number of Parking Spaces: 2.0 spaces for each dwelling unit, one of which shall be located in a garage.

.4 Minimum Number of Visitor Parking Spaces: 1.0 spaces for every 5 dwelling units

.5 no dwelling unit shall be located closer to the streetlines of Dixie Road and Clark Boulevard than 13.7 metres. A Landscaped Buffer Area with a minimum width of 6.0 metres shall be provided abutting Dixie Road at Clark Boulevard and shall not be considered in determining the maximum number of dwelling units per hectare.

12.133 Exception 133

12.133.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted in the R1 Zone.

12.133.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 555.0 square metres.

.2 Minimum Lot Width: 18.2 metres.

.3 Minimum Rear Yard Depth: 13.5 metres.

12.134 Exception 134

12.134.1 The lands shall only be used for the following purposes:

.1 Residential:

.a a single detached dwelling;

.b semi-detached dwellings;

.c a group home, within a single detached dwelling; and,

.d an auxiliary group home.

.2 Non-Residential:

.a a home occupation, within a single detached dwelling; and,

.b purposes accessory to the other permitted purposes.

12.134.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the following requirements and restrictions with respect to single detached dwellings:

.a Minimum Lot Width:

.i for an Interior Lot: 9.0 metres.

.ii for an Exterior Lot: 12.0 metres.

.b Minimum Lot Area: 270.0 square metres.

.c Minimum Side Yard Width: a side yard other than an exterior side yard may be reduced to zero metres, provided that:

.i the minimum distance between detached buildings shall not be less than 1.8 metres;

.ii the total width of side yards on any lot shall not be less than 1.8 metres; and,

.iii where the space between the exterior walls of two buildings is less than 2.4 metres in width, no door window below grade shall be permitted in any wall abutting that space.

.2 shall be subject to the following requirements and restrictions with respect to semi-detached dwellings:

.a Minimum Lot Width:

.i for an Interior Lot: 9.0 metres.

.ii for a Corner Lot: 12.0 metres.

.b Minimum Lot Area:

.i for an Interior Lot: 270.0 square metres.

.ii for a Corner Lot: 360.0 square metres.

.c Minimum Side Yard Width: 1.5 metres.

.3 shall be subject to the following requirements and restrictions with respect to single detached and semi-detached dwellings:

.a Minimum Lot Depth: 30.0 metres.

.b Minimum Front Yard Depth: 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of a garage and the front lot line.

.c Minimum Rear Yard Depth: 7.6 metres.

.d Minimum Exterior Side Yard Width: 3.0 metres.

.e Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

.f Maximum Building Height: 10.6 metres.

.g Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

.h Minimum Landscaped Open Space: 40 percent of the front yard area.

12.135 Exception 135

12.135.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 Zone.

12.135.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 37 units per hectare.

.2 Maximum Lot Coverage: 28 percent.

.3 Minimum Number of Parking Spaces: 2.0 spaces for each dwelling unit, one of which shall be located in a garage.

.4 Minimum Number of Visitor Parking Spaces: 1.0 spaces for every 5 dwelling units or part thereof.

.5 Minimum Street Line Setback from Williams Parkway for a dwelling: 13.7 metres.

12.136 Exception 136

12.136.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling;

.2 a community building; and,

.3 purposes accessory to the other permitted purposes.

12.136.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 164

.2 Maximum Building Height: 10.6 metres

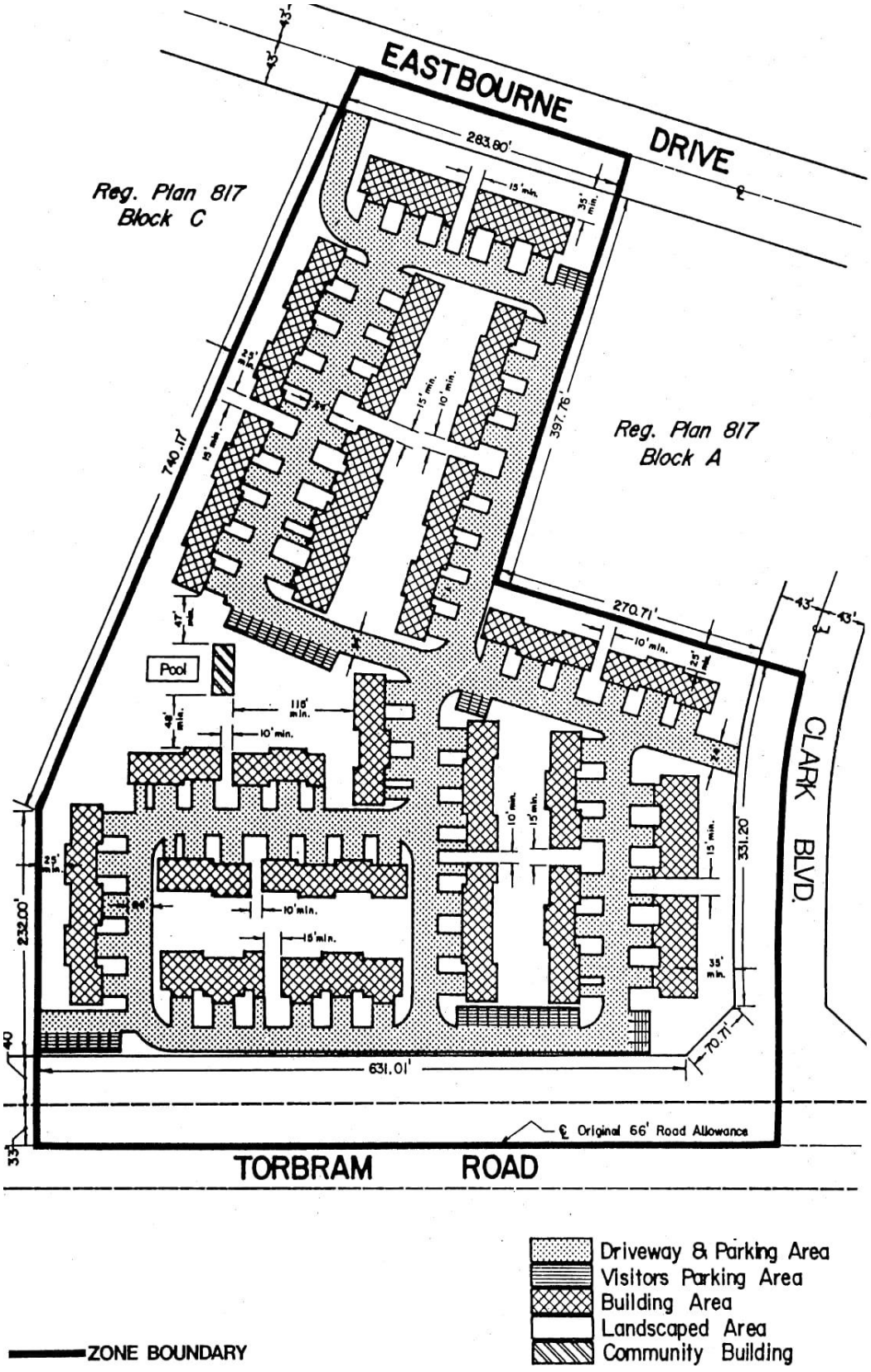
.3 the community building shall not exceed 116.0 square metres of gross floor area.

.4 Minimum Number of Visitor Parking Spaces: 41

.5 the minimum front, side and rear yards, and the distance between buildings shall be determined in accordance with Figure 1;

.6 Landscaped Open Space shall be provided and maintained in the locations outlined on Figure 1.

Figure 1


EASTBOURNE DRIVE
Reg. Plan 817
Block C
Reg. Plan 817
Block A
283.80'
397.76'
740.11'
270.71'
331.20'
232.00'
631.01'
70.71'
Pool
CLARK BLVD.
TORBRAM ROAD
℄ Original 66' Road Allowance
Driveway & Parking Area
Visitors Parking Area
Building Area
Landscaped Area
Community Building
ZONE BOUNDARY

12.137 Exception 137

12.137.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 Zone.

12.137.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units:

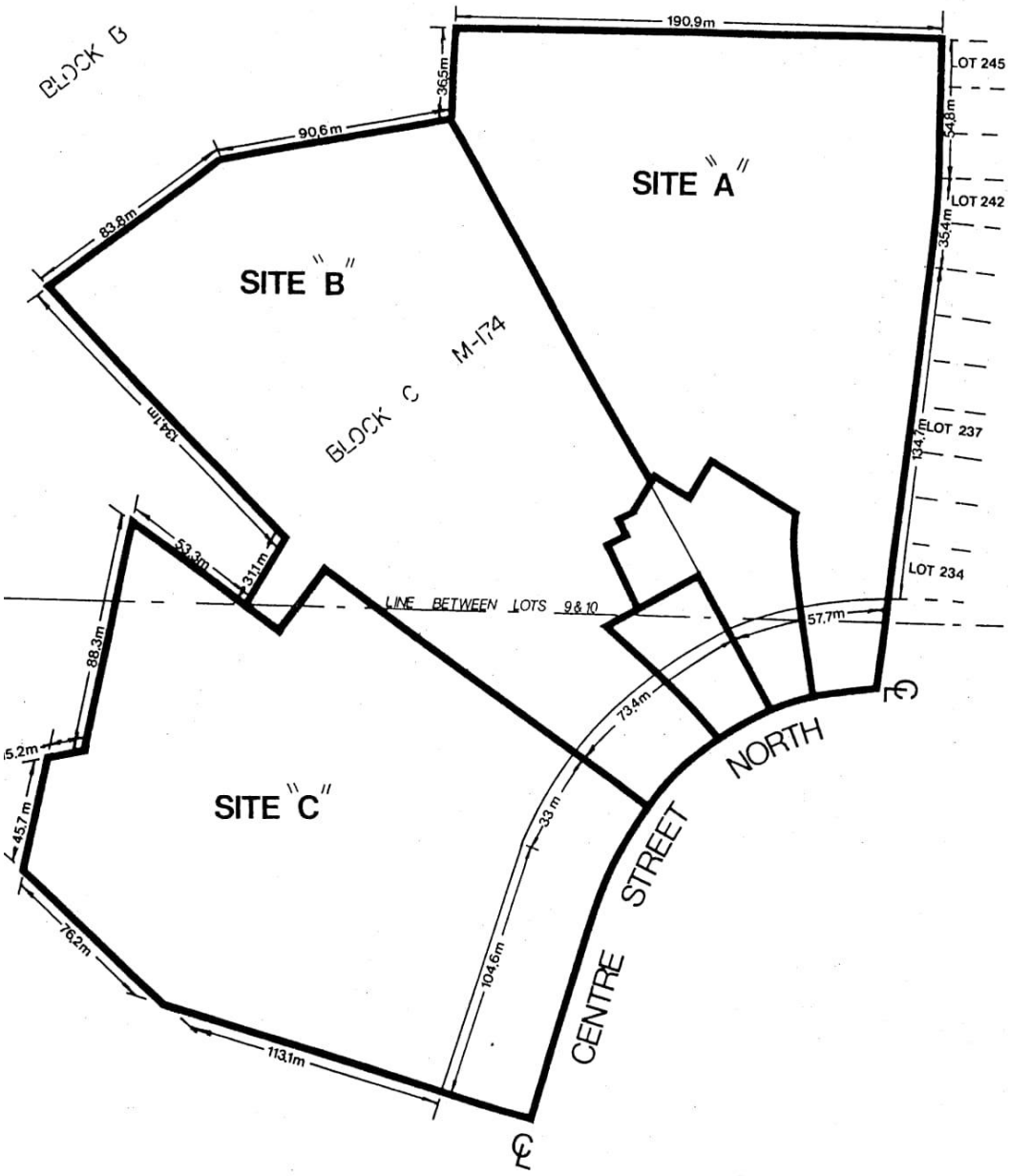
- .a 122 dwelling units on Site A shown on Figure 1;
- .b 119 dwelling units on Site B shown on Figure 1; and,
- .c 106 dwelling units on Site C shown on Figure 1.

.2 Maximum Lot Coverage: 28 percent for sites A, B and C shown on Figure 1.

.3 Minimum Number of Parking Spaces: 2.0 spaces for each dwelling unit one of which shall be located in a garage or carport.

.4 Minimum Number of Visitor Parking Spaces: 1.0 spaces for every 5 dwelling units or part thereof.

Figure 1


BLOCK B
190.9m
36.5m
90.6m
83.8m
SITE "A"
SITE "B"
BLOCK C M-174
LOT 245
54.8m
LOT 242
354.1m
LOT 237
134.7m
LOT 234
124.1m
53.3m
31.1m
LINE BETWEEN LOTS 9 & 10
57.7m
88.3m
73.4m
SITE "C"
45.7m
76.2m
113.1m
104.6m
33m
CENTRE STREET NORTH
ZONE BOUNDARY

12.138 Exception 138

12.138.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 Zone.

12.138.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 39.5 units per hectare.

.2 Minimum Number of Parking Spaces: 1.75 spaces for each dwelling unit or part thereof.

.3 Minimum Number of Visitor Parking Spaces: 1.0 spaces for every 4 dwelling units or part thereof.

12.139 Exception 139

12.139.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwelling;

.b semi-detached dwellings;

.c a group home, within a single detached dwelling; and,

.d an auxiliary group home.

.2 Non-Residential:

.a a home occupation, within a single detached dwelling; and,

.b purposes accessory to the other permitted purposes.

12.139.1 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the following requirements and restrictions with respect to single detached dwellings:

.a Minimum Lot Width:

.i for an Interior Lot: 7.6 metres.

.ii for a Corner Lot: 10.6 metres.

.b Minimum Lot Area: 225.0 square metres.

.c Minimum Side Yard Width: a side yard other than an exterior side yard may be reduced to zero metres, provided that:

.i the minimum distance between detached dwellings shall not be less than 1.8 metres;

.ii to total width of side yards on any lot shall not be less than 1.8 metres; and,

.iii where the space between the exterior walls of two buildings is less than 2.4 metres in width, no door or window below grade shall be permitted in any wall abutting that space.

.2 shall be subject to the following requirements and restrictions with respect to semi-detached dwelling units:

.a Minimum Lot Width:

.i for an Interior Lot: 9.0 metres.

.ii for a Corner Lot: 12.0 metres.

.b Minimum Lot Area:

.i for an Interior Lot: 270.0 square metres.

.ii for a Corner Lot: 360.0 square metres.

.c Minimum Side Yard Width: 1.5 metres.

.3 shall be subject to the following requirements and restrictions with respect to single detached and semi-detached dwellings:

.a Minimum Lot Depth: 30.0 metres.

.b Minimum Front Yard Depth: 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of a garage and the front lot line.

.c Minimum Rear Yard Depth: 7.6 metres.

.d Minimum Exterior Side Yard Width: 3.0 metres.

.e Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

.f Maximum Building Height: 10.6 metres.

.g Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

.h Minimum Landscaped Open Space: 40 percent of the front yard area.

12.140 Exception 140

12.140.1 The lands shall only be used for the following purposes:

.1 Residential:

.a a single detached dwelling, subject to the requirements and restrictions of R1;

.b a semi-detached dwelling, subject to the requirements and restrictions of R1;

.c a townhouse dwelling, subject to the requirements and restrictions of Exception 140.2;

.d a group home, within a single detached dwelling; and,

.e an auxiliary group home.

.2 Non-Residential:

.a a home occupation, within a single detached dwelling; and,

.b purposes accessory to the other permitted uses.

12.140.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Exterior Side Yard Width: 3.0 metres

.2 Minimum Rear Yard Depth: 4.5 metres provided that:

.a the centre of the rear wall of any dwelling unit shall not be closer than 13.5 metres from the rear lot line;

.b no part of any dwelling unit shall be closer than 22.9 metres to the widened limit of Highway Number 410; and,

.c a Landscaped Buffer Area with a minimum width of 6.0 metres shall be provided and maintained abutting Heart Lake Road and shall not be considered in determining the rear lot area.

.3 shall also be subject to the following requirements and restrictions for corner lots:

.a Minimum Lot Area: 278.5 square metres

.b Minimum Landscaped Open Space: 60 percent of the front yard, and 80 percent of the exterior side yard

12.141 Exception 141

12.141.1 The lands shall only be used for the following purposes:

.1 Residential:

.a a single detached dwellings;

.b semi-detached dwellings;

.c townhouse dwellings;

.d a group home, within a single detached dwelling; and,

.e an auxiliary group home.

.2 Non-Residential:

.a a home occupation, within a single detached dwelling; and,

.b purposes accessory to the other permitted uses.

12.141.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the following requirements and restrictions:

.a Minimum Rear Yard Depth: 13.5 metres

.b Minimum Lot Depth: 30.0 metres

.2 shall, with respect to single detached dwellings, be subject to the following requirements and restrictions:

.a Minimum Lot Area:

.i for an Interior Lot: 270.0 square metres.

.ii for a Corner Lot: 360.0 square metres.

.b Minimum Lot Width:

.i for an Interior Lot: 9.0 metres.

.ii for an Exterior Lot: 12.0 metres.

.c Minimum Side Yard Width: a side yard other than a side yard flanking a street, or a public walkway may be reduced to zero metres, provided that:

.i the minimum distance between dwellings shall not be less than 1.8 metres; and,

.ii the total width of side yards on any lot shall not be less than 1.8 metres.

.3 shall, with respect to semi-detached dwellings, be subject to the following requirements and restrictions:

.a Minimum Lot Width:

.i for an Interior Lot: 18.0 metres.

.ii for a Corner Lot: 21.0 metres.

.b Minimum Lot Area:

.i for an Interior Lot: 540.0 square metres.

.ii for a Corner Lot: 630.0 square metres.

.c Minimum Side Yard Width: 1.5 metres.

.4 shall, with respect to single detached and semi-detached dwellings, be subject to the following requirements and restrictions:

.a Minimum Front Yard Depth: 6.0 metres.

.b Minimum Exterior Side Yard Width: 3.0 metres.

.c Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

.d Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

.e Minimum Front Yard Landscaped Open Space: 40 percent of the front yard area.

.f no windows below grade and no steps to a door from the established grade shall be located in a side yard less than 3.0 metres in width.

.5 shall, with respect to townhouse dwellings, be subject to the following additional requirements and restrictions:

.a Minimum Lot Area:

.i for a Corner Lot: 278.0 square metres.

.ii for an Interior Lot: 185.0 square metres.

.b Minimum Lot Width:

.i for a Corner Lot: 9.1 metres per dwelling unit

.ii for an Interior Lot: 6.0 metres per dwelling unit

.c Minimum Front Yard Depth: 4.5 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line.

.d Minimum Side Yard Width for End Units: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

.e Minimum Exterior Side Yard Width: 3.0 metres.

.f Minimum Rear Yard Depth: 4.5 metres, but in no event shall the centre of the rear wall of any dwelling unit be loser than 7.6 metres to the rear lot line.

.g no more than 6 townhouse dwelling units shall be attached.

12.142 Exception 142

12.142.1 The lands shall only be used for the following purposes:

.1 the shall only be used for the purposes permitted in an R2 Zone.

12.142.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for a Corner Lot: 278.5 square metres.

.2 Minimum Lot Width:

.a for a Corner Lot: 9.0 metres per dwelling unit.

.3 Minimum Exterior Side Yard Width: 3.0 metres

.4 Minimum Landscaped Open Space:

.a for an Interior Lot: 50 percent of the required front yard depth.

.b for a Corner Lot: 60 percent of the required front yard depth; and, 80 percent of the required exterior side yard width.

12.143 Exception 143

12.143.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in an R1 Zone; and,

.2 a link house dwelling subject to the requirements and restrictions of Exception 143.2.

12.143.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 278.5 square metres per dwelling unit.

.2 Minimum Lot Width: 9.0 metres per dwelling unit.

.3 Minimum Front: 6.0 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line.

.4 Minimum Interior Side Yard Width: 1.2 metres for the first storey plus 0.6 metres for each additional storey or part thereof.

.5 Minimum Exterior Side Yard Width: 3.0 metres.

.6 Minimum Rear Yard Depth: 7.6 metres provided that:

- .a no dwelling unit shall be located closer than 13.7 metres to the streetline of Williams Parkway; and,

.7 Maximum Building Height: 10.6 metres.

.8 Maximum Lot Coverage: 50 percent.

.9 Accessory Buildings:

- .a Maximum Floor Area: 10 percent of lot area but not exceeding 11.0 square metres.
- .b Maximum Building Height: 2.1 metres.

12.144 Exception 144

12.144.1 The lands shall only be used for the following purposes:

.1 Residential:

.a a single detached dwelling, subject to the requirements and restrictions of R1;

.b a semi-detached dwelling subject to the requirements and restrictions of Exception 144.2(1);

.c a townhouse dwelling containing street townhouse dwellings, subject to the requirements and restrictions of Exception 144.2(1);

.d a group home, within a single detached dwelling; and,

.e an auxiliary group home.

.2 Non-Residential:

.a a home occupation, within a single detached dwelling; and,

.b purposes accessory to the other permitted uses.

12.144.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the following requirements and restrictions with respect to semi-detached and townhouse dwellings permitted by Exception 144.1(1)(b) and 144.1(1)(c):

.a Minimum Lot Area: 185.8 square metres per dwelling unit.

.b Minimum Lot Width: 6.0 metres per dwelling unit.

.c Minimum Outdoor Living Area: 45.0 square metres for each dwelling unit. That portion of the roof of the garage which has a noise level low enough to be considered as, and is designed to be utilized as an outdoor living area may be considered as part of this requirement.

.d Minimum Side Yard for an end unit: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

.e Direct Access through dwelling unit: each townhouse dwelling unit must have a direct access at grade from the front yard to the rear yard without passing through any habitable room.

.f Maximum Building Height: 10.6 metres.

.2 shall be subject to the following requirements and restrictions with respect to single detached dwelling units permitted by Exception 144.1(1)(a):

.a Minimum Lot Area: 270.0 square metres.

.b Minimum Lot Width: 9.0 metres.

.c Minimum Outdoor Living Area: 55.0 square metres for each dwelling unit. That portion of the roof of the garage which has a noise level low enough to be considered and as and is designed to be utilized as an outdoor living area may be considered as part of this requirement.

.d Minimum Side Yard: a side yard other that a side yard flanking a road allowance or public walkway may be reduced to zero metres, provided that:

.i the minimum distance between detached buildings shall not be less than 1.8 metres; and,

.ii the total width of the side yards on any lot shall not be less than 2.1 metres.

.e Minimum Side Yard flanking a public walkway: 1.2 metres plus 0.6 metres for each additional storey above the first.

.f Maximum Building Height: 10.5 metres.

.3 shall be subject to the following requirements and restrictions with respect to townhouse dwellings, semi-detached dwelling units and single detached units:

.a Minimum Lot Depth: 30.0 metres.

.b Minimum Front Yard Depth: 6.0 metres.

.c Minimum Rear Yard Depth: 7.6 metres.

.d Minimum Exterior Side Yard Width: 3.0 metres.

.e Landscaped Buffer Area:

.i if the outdoor living area is to be provided in the rear yard and a noise attenuation barrier is placed in the vicinity of the rear lot line a landscaped buffer area need not be provided;

.ii if the outdoor living area is provided in the front yard and a noise attenuation barrier is placed in the vicinity of the rear lot line in order to be consistent with streetscape or noise attenuation barriers on an adjacent lot where the outdoor living area is provided in the rear yard, a landscaped buffer area need not be provided; and

.iii if the outdoor living area is provided in the front yard and a chain link fence is provided on the rear lot line a strip of land not less than 3.0 metres in width abutting the rear lot line shall be used for no purpose other than landscaped buffer area.

.f Corner Lot Measurements: where corner roundings or visibility triangles exist, width, depth and side yard requirements for a corner lot shall be measured from the point of intersection of the front and side lot lines

.g Driveway Location: no driveway on a corner lot shall be closer than 3.0 metres to the intersection of street lines as projected.

.h Minimum Floor Area of Dwelling Units: 100.0 square metres.

.i Fencing, other than a noise attenuation barrier:

.i maximum height of 1.9 metres except as indicated in (ii) below;

.ii along the rear lot line and along the side lot lines a distance of 6.0 metres from the rear lot line a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted unless a noise attenuation barrier approved by the City is provided adjacent to the rear lot line, in which case, any type of fencing may be provided along the side lot lines a distance of 6.0 metres from the rear lot line to a maximum height of the approved noise attenuation barrier; and

.iii in the front yard within 2.0 metres of the front lot line, a fence constructed of bricks shall be the only fencing permitted.

12.145 Exception 145

12.145.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 Zone;

12.145.2 The lands shall be subject to the following requirements and restrictions:

.1 all townhouse dwellings shall be located within the areas shown as BUILDING AREA on Figure 1;

.2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1;

.3 a cabana, having a maximum gross floor area of 57 square metres, shall be located within the area shown as ACCESSORY BUILDING AREA on Figure 1;

.4 Visitor Parking Spaces and recreational vehicle parking spaces shall be located within the areas shown as VISITOR and RECREATIONAL VEHICLE PARKING AREA on Figure 1;

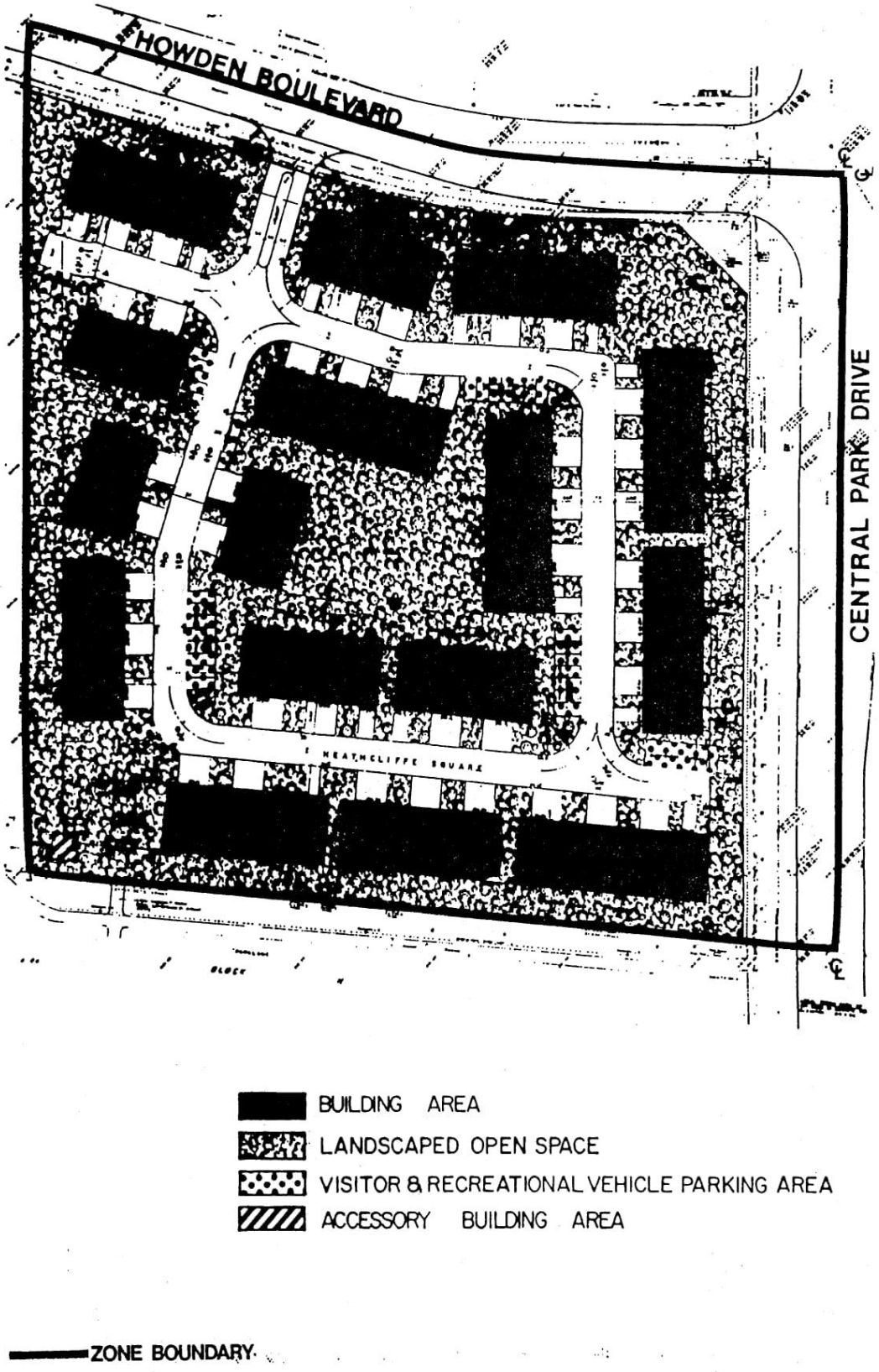
.5 the Maximum Number of Townhouse Dwelling Units shall be 92;

.6 the Maximum Height of any structure shall not exceed 8.0 metres;

.7 the minimum distance between any structure and the property line on Central Park Drive and Howden Boulevard shall be 7.6 metres; and

.8 the maximum number of dwelling units in a townhouse dwelling shall not exceed 8.

Figure 1


HOWDEN BOULEVARD
CENTRAL PARK DRIVE
HEATHCLIFFE SQUARE
BUILDING AREA
LANDSCAPED OPEN SPACE
VISITOR & RECREATIONAL VEHICLE PARKING AREA
ACCESSORY BUILDING AREA
ZONE BOUNDARY

12.146 Exception 146

12.146.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R3M Zone.

12.146.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 152.

.2 Maximum Gross Floor Area: 14,353.0 square metres.

.3 Maximum Building Height: 38.0 metres.

.4 no motor vehicle shall be parked closer to Clark Boulevard than a minimum distance of 3.0 metres.

12.147 Exception 147

12.147.1 The lands shall only be used for the following purposes:

.1 Shall be used for purposes permitted in the OC- Exception 2027 zone.

12.147.2 The lands shall be subject to the following requirements and restrictions:

.1 Shall be subject to the requirements and restrictions of the OC – Exception 2027 zone except that the following shall also apply, notwithstanding and in addition to any provision to the contrary set out in Exception 2027:

.a Despite any division of the lands, including a public street network, all lands zoned OC-147, R3H- 185, R3H- 169, R3M - 164 and R2 - 163 shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned OC - 147 shall be treated as one lot.

.b For the purposes of this section, the lot line abutting Mississauga Road shall be deemed to be the front yard, the lot line abutting Olivia Marie Road shall be deemed to be the flankage lot line, the lot line opposite Mississauga Road shall be deemed to be the rear lot line, and the lot line opposite Olivia Marie Road shall be deemed to be the interior side lot line.

.c Minimum Exterior Side Yard Width: 7.0 metres

.d Minimum Rear Yard Depth: 40 metres

.e Minimum Interior Side Yard Width: 23.0 metres

.f Minimum Building Setback to a Daylight Triangle: 0 metres

.g Minimum Building Height - 5 storeys to a minimum height of 17.5 metres

.h Maximum Building Height - 12 storeys to a maximum height of 42 metres.

12.147.3 for the purposes of Exception 147:

.1 All lands zoned OC-147 and the lands zoned OS to this By-law shall be permitted to share parking below grade.

12.148 Exception 148

12.148.1 The lands shall only be used for the following purposes:

.1 An apartment dwelling

.2 Only in conjunction with an apartment dwelling, and located within an apartment dwelling, the following uses are permitted:

- .a The uses permitted by the Local Commercial (LC) Zone;
- .b A day nursery;
- .c A commercial school;
- .d Purposes accessory to other permitted purposes, except that a drive-through facility shall not be permitted.

12.148.2 The lands shall be subject to the following requirements and restrictions:

.1 All lands zoned R3H-Exception 148 shall be treated as one lot for Zoning purposes;

.2 For the purpose of this section, the lot line abutting Steeles Avenue West shall be deemed the front lot line;

.3 Maximum number of residential units: 2,400;

.4 Minimum front yard setback: 3 metres to Steeles Avenue West and 0 metres to a daylight rounding or triangle;

.5 Minimum rear yard setback: 3 metres;

.6 Minimum easterly interior side yard setback: 9 metres;

.7 Minimum westerly interior side yard setback:

- .i 9 metres;
- .ii 20 metres for any portion of a building greater than 25 metres in height but equal to or less than 30 metres in height;
- .iii 35 metres for any portion of a building greater than 30 metres in height.

.8 Balconies, stairs, and patios may encroach 3.0 metres into any minimum required yard;

.9 Minimum setback to an underground parking garage: 0 metres;

.10 Maximum Lot Coverage: 50%;

.11 Maximum Building Height:

- .a 22 metres for any portion of a building located within 12 metres of the easterly interior side lot line yard;

.b 127 metres for any portion of a building located 12 metres or greater from the easterly interior side yard and 6 metres from the rear lot line;

.c 25 metres for any portion of a building located within 25 metres of the westerly side lot line and within 25 metres of the front lot line;

.d 50 metres for any portion of a building that is setback 35 metres or more from the westerly lot line, but less than 100 metres from the westerly side lot line;

.e Maximum building height: 45 storeys (138 metres).

.12 Mechanical equipment on the roof of a building shall be screened from view from the street;

.13 Minimum Tower Separation Distance:

.a Those portions of all buildings greater than 30 metres in height shall be separated from each other a minimum of 19.5 metres;

.b Those portions of all buildings greater than 50 metres in height shall be separated from each other a minimum of 24 metres.

.14 Maximum Floor Space Index (FSI): 4.2;

.15 Maximum floor plate area for the portion of a building exceeding 50 metres in height: 800 square metres;

.16 Minimum amenity area per dwelling unit: 4.0 square metres;

.a For the purpose of this section, amenity area shall be those areas used for amenity and open space purposes located at grade, on any rooftop/terrace, or within a building.

.17 Minimum number of bicycle parking spaces: 0.5 spaces/unit.

12.149 Exception 149

12.149.1 The lands shall only be used for the following purposes:

.1 The uses permitted by the MM Zone, except for Residential Uses;

.2 Medical Offices and related Medical Diagnostics Facilities;

.3 Rehabilitation Facilities;

.4 Pharmacy;

.5 Day Nursery.

12.149.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Gross Floor Area: 14,400 square metres.

.2 Maximum Building Height: 34 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by section 3.5).

.3 Minimum Building Height: 15 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by section 3.5).

.4 Minimum Front Yard Depth along a Public Street (North Side): 3.0 metres

.5 Minimum Interior Side Yard Width (West Side): 3.0 metres

.6 Minimum Interior Side Yard Width (East Side): 7.5 metres

.7 Minimum Rear Yard Depth (South Side): 3.0 metres

.8 Minimum Setback Below Grade Parking Garage to a Lot Line: 0.0 metres.

12.149.3 The Holding (H)

.1 shall only be used for the following purposes while the Holding (H) symbol is in place:

- .a Purposes permitted in the MM- Exception 2778 zone subject to the requirements and restrictions of the MM- Exception 2778 zone.

.2 That the Holding (H) symbol shall not be removed until such time as the following have been provided:

- .a Confirmation that a Functional Servicing report has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- .b Confirmation that the Draft Plan of Subdivision (025-2023-00441 21T-230108) is registered to the satisfaction of the Commissioner of Planning, Building and Growth Management.

.c Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report, that includes phasing and staging requirements for water and wastewater servicing has been received.

.d Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactorily Waste collection and access plan been received.

.e Confirmation that the Draft Plan of Subdivision (025-2023-00441 21T-230108) is registered to the satisfaction of the Commissioner of Planning, Building and Growth Management.

12.150 Exception 150

12.150.1 The lands shall only be used for the following purposes:

.1 The uses permitted by the MH Zone;

.2 Apartment Dwelling;

.3 Residential Care Home;

.4 Student Residence;

.5 Day Nursery.

12.150.2 The lands shall be subject to the following requirements and restrictions:

.1 The lands zoned MM – Exception 151 and MH - Exception 150 are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private roads, strata title arrangements, or other permissions, and any easements or registrations that are granted.

.2 Maximum Gross Floor Area: 48,000 square metres for all uses

.3 Minimum Gross Floor Area for all non-residential uses: 400 square metres.

.4 Maximum Building Heights: 10 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by section 3.5).

.5 Maximum Number of Dwellings: 800.

.6 For the purpose of this zone, Queen Street East shall be deemed to be the front lot line.

.7 Minimum Rear Yard Depth to a Public Street: 3.0 Meters;

.8 Minimum Interior Side Yard Width (West Side): 3.0 Metres

.9 Minimum Interior Side Yard Width (East Side): 6.0 Metres

.10 Minimum tower separation distance: 25 metres

.11 Minimum podium separation distance: 10 metres

.12 Notwithstanding Section 4.6 of this By-law, loading spaces may be shared between retail commercial uses and office uses. A minimum of one loading space shall be provided for each building.

.13 Notwithstanding any other sections of this By-law, parking spaces for visitor parking, retail commercial and office uses may be shared.

.14 Minimum Setback for a Below Grade Parking Garage to a Lot Line:

.a 0.0 metres,

.15 Minimum total Interior Amenity Space for each building: 300 square metres.

.16 Minimum total Exterior Amenity Space for each building: 700 square metres.

.17 Maximum Floor Space Index for all uses combined: Not Applicable

12.150.3 for the purposes of Exception 150:

.1 Podium: Shall mean any of the various building elements that form the lower part of a building and does not include the tower.

.2 Student Residence: Shall mean premises operated by a public school, private school, commercial school, post-secondary school or educational facility, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation.

12.150.4 The Holding (H)

.1 shall only be used for the following purposes while the Holding (H) symbol is in place:

- .a Purposes permitted in the MM- Exception 2778 zone subject to the requirements and restrictions of the MM- Exception 2778 zone.

.2 That the Holding (H) symbol shall not be removed until such time as the following have been provided:

- .a Confirmation that a Functional Servicing report has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- .b Confirmation that a satisfactory Noise Feasibility Study to designate the lands as a Class 4 Noise Area under Provincial Noise Guidelines (NPC-300) has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- .c Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report, that includes phasing and staging requirements for water and wastewater servicing has been received.
- .d Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactorily Waste collection and access plan been received.
- .e Confirmation that the Draft Plan of Subdivision (025-2023-00441 21T-230108) is registered to the satisfaction of the Commissioner of Planning, Building and Growth Management.

12.151 Exception 151

12.151.1 The lands shall only be used for the following purposes:

.1 The uses permitted by the MM Zone;

.2 Apartment Dwelling;

.3 Residential Care Home;

.4 Student Residence;

.5 On the ground floor of an Apartment Dwelling, the following additional uses shall be permitted:

.a Medical offices and related medical diagnostics facilities;

.b Pharmacy.

12.151.2 The lands shall be subject to the following requirements and restrictions:

.1 The lands zoned MM – Exception 151 and MH – Exception 150 are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private roads, strata title arrangements, or other permissions, and any easements or registrations that are granted.

.2 For the purpose of this zone, Queen Street East shall be deemed to be the front lot line.

.3 Maximum Gross Floor Area: 48,000 square metres for all uses.

.4 Minimum Gross Floor Area for all non-residential uses: 900 square metres.

.5 Maximum Building Height: 110 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by Section 3.5).

.6 Maximum Number of Dwellings: 800

.7 Notwithstanding the maximum gross floor area, maximum building height and maximum number of dwelling units set out in 151.2(3), (5) and (6), if a 3-storey podium, having a minimum height of 10 metres, is provided, the following provisions shall apply:

.a The maximum building height may be increased to 120 metres;

.b The Maximum Gross Floor Area may be increased to 52,500 square metres; and

.c The Maximum Number of Dwellings: 850.

.8 Minimum Front Yard Depth along Queen Street East: 3.0 Meters

.9 Minimum Interior Side Yard Width (West Side): 3.0 Metres

.10 Minimum Interior Side Yard Width (East Side): 6.0 Metres

.11 Minimum Rear Yard Depth: Not Applicable

.12 Minimum tower separation distance: 25 metres

.13 Minimum podium separation distance: 13 metres

.14 Notwithstanding Section 4.6 of this By-law, loading spaces may be shared between retail commercial uses and office uses. A minimum of one loading space shall be provided for each building.

.15 Notwithstanding any other sections of this By-law, required parking spaces for visitor parking, retail commercial and office uses may be shared.

.16 Minimum Setback for a Below Grade Parking Garage to a Lot Line:

.a 0.0 metres,

.17 Minimum total Interior Amenity Space for each building: 300 square metres.

.18 Minimum total Exterior Amenity Space for each building: 700 square metres.

.19 Maximum Floor Space Index for all uses combined: Not Applicable

12.151.3 for the purposes of Exception 151:

.1 Podium: Shall mean any of the various building elements that form the lower part of a building and does not include the tower.

.2 Student Residence: Shall mean premises operated by a public school, private school, commercial school, post-secondary school or educational facility, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation.

12. 151.4 The Holding (H)

.1 shall only be used for the following purposes while the Holding (H) symbol is in place:

.a Purposes permitted in the MM - Exception 2778 zone subject to the requirements and restrictions of the MM - Exception 2778 zone.

.2 That the Holding (H) symbol shall not be removed until such time as the following have been provided:

.a Confirmation that a Functional Servicing report has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.

.b Confirmation that a satisfactory Noise Feasibility Study to designate the lands as a Class 4 Noise Area under Provincial Noise Guidelines (NPC-300) has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.

.c Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report, that includes phasing and staging requirements for water and wastewater servicing has been received.

.d Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Waste collection and access plan been received.

12.152 Exception 152

12.152.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in an R1 Zone; and,

.2 a semi-detached dwelling subject to the requirements and restrictions of Exception 152.2.

12.152.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 557.0 square metres and not less than 278.0 square metres per dwelling unit.

.2 Minimum Lot Width: 18.0 metres and 9.0 metres per dwelling unit.

.3 Minimum Front Yard Depth: 6.0 metres provided that the front of any garage or carport shall not be any closer than 7.0 metres to the front lot line.

.4 Minimum Interior Side Yard Depth: 1.2 metres for the first storeys, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport in which case 2.4 metres shall be required.

.5 Minimum Exterior Side Yard Width: 3.0 metres.

.6 Minimum Rear Yard Depth: 7.6 metres, provided that:

.a no part of any semi-detached dwelling shall be located closer than 13.7 metres to the streetline of Williams Parkway.

.7 Maximum Building Height: 10.6 metres.

.8 Maximum Lot Coverage: 55 percent.

12.153 Exception 153

12.153.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.153.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 7.6 metres, provided that:

.a no part of a single detached dwelling shall be situated closed than 13.5 metres to the streetline of Kennedy Road North and Williams Parkway.

12.154 Exception 154

12.154.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the PE Zone; and,

.2 subject to all special wastes being treated on site the manufacture and assembly of products such as:

- .a synthetic or organic textiles or fabrics or any products manufactured from them;
- .b food processing (excluding meats, poultry or fish);
- .c paper and allied products;
- .d furniture and finished lumber products; and small goods and wares.

12.154.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 1858 square metres.

.2 Minimum Front Yard Depth: 18.0 metres.

.3 Minimum Interior Side Yard: 7.6 metres, except for any lot having a width in excess of 76.2 metres, in which case the side yard shall be a minimum of 10 percent of lot width to a maximum of 15.0 metres.

.4 Minimum Exterior Side Yard Width: 7.6 metres, except for any lot having a width in excess of 7.62 metres, in which case the side yard shall be a minimum of 10 percent of lot width to a maximum of 15.0 metres.

.5 Minimum Rear Yard Depth: 12.0 metres.

.6 Maximum Building Height:

- .a 2 storeys for a manufacturing use; and,
- .b 3 storeys for an office use.

.7 Minimum Landscaped Open Space: 50 percent of the required front yard area.

.8 Outdoor Storage:

- .a no storage shall be permitted outside a building; and,
- .b tanks for the storage of materials incidental to the manufacturing operation may be located outside the buildings provided that storage tanks are confined to the area enclosed by the rear face of the building, and the projection of the side lines of the building to the point where the same meet the rear lot line.

12.155 Exception 155

12.155.1 The lands shall only be used for the following purposes:

.1 purposes permitted in the GE Zone;

.2 the manufacturing, filling, storing and distribution of the following industrial and medical gases:

- .a oxygen;
- .b nitrogen;
- .c carbon dioxide;
- .d helium;
- .e acetylene;
- .f argon;
- .g freon;
- .h mapp gas;
- .i hydrogen;
- .j krypton;
- .k xeon;
- .l nitrous oxide;
- .m neon; and,
- .n cyclopropane.

.3 the manufacture, purchasing, storing and distribution of welding goods and equipment and of goods and equipment in connection with the purposes permitted in Exception 155.1(2).

.4 an outdoor pond for the storage of calcium hydroxide by-products from acetylene manufacturing operations.

12.155.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 24.0 metres.

.2 Minimum Lot Area: 27,870 square metres.

.3 Minimum Rear Yard Depth: 15.0 metres, except where it abuts a rail line, in which case there is no minimum requirement.

.4 Minimum Side Yard Width: 7.6 metres.

.5 no buildings or structures shall be erected within 15.0 metres of any acetylene plant or map gas filling station or sludge pond.

.6 Minimum Number of Parking Spaces: one (1) space per 55.74 square metres of gross floor area.

.7 the part of the lot used for the purposes permitted by Exception 155.1(2), 155.1(3) and 155.1(4) shall be completely fenced by a 1.5 metre high chain link fence except in front of a building facing the street in which case the said fence shall be attached to the building. All sludge ponds shall be fenced with a 1.5 metre high chain link fence and shall carry at least one sign reading "Warning-Keep-Out."

.8 Outdoor Storage: storage of incoming or outgoing materials shall be permitted outside buildings and permanent storage structures but not in the front yard, provided that such storage shall not be visible from the street or highway running by the frontage of the zoned lot. Notwithstanding anything herein contained, no loose materials of any description shall be stored in open stock piles so as to be disturbed by the action of the elements, save and except for calcium hydroxide by-products from acetylene manufacturing operations which shall be stored in sludge ponds.

12.156 Exception 156

12.156.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the GE Zone; and,

.2 business offices.

12.157 Exception 157

12.157.1 The lands shall only be used for the following purposes:

.1 the uses permitted in the PE Zone;

.2 the manufacturing, assembly, storage and distribution of semi-finished and finished products;

.3 dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use;

.4 dairy products plants and bakeries;

.5 builders supply yard or yard including a repair and assembly shop but excluding any scrap metal storage or salvage yards; and,

.6 any use accessory to the foregoing uses.

12.157.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth:

- .a 15.0 metres for a building not exceeding 8.0 metres in height;
- .b 18.0 metres for a building not exceeding 10.0 metres in height;
- .c 21.0 metres for a building not exceeding 12.0 metres in height; and,
- .d 24.0 metres for a building not exceeding 15.0 metres in height;

.2 Minimum Lot Area: 2,000 square metres.

.3 Minimum Rear Yard: 8.0 metres, except where the rear lot line abuts a rail line in which case no side yard shall be required;

.4 Minimum Side Yard: 8.0 metres, except where the side lot lines abuts a rail line, in which case no side yard shall be required.

.5 Maximum Building Height:

- .a 4 storeys for a manufacturing use; and,
- .b 5 storeys for the office use.

.6 Minimum Landscaped Open Space: 50 percent of the required front yard area.

.7 Outside Storage: outside storage is permitted subject to the following conditions:

- .a the storage area is not located in the front yard or in any required side yard which abuts a street or on any portion of the lot required for parking, or closer to any side lot line, except in the rear yard, than the required setback for a building. Provided, however, that where the rear yard abuts a street, the storage shall not be located closer to any rear lot line than the required setback for a building;

.b the storage area is enclosed by a fence or wall not less than 2.4 metres in height constructed of metal, wood or masonry and if constructed of wood or metal it is painted and maintained provided no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or spur line. Where the storage areas face a street or abut a zone other than any industrial zone, a landscaped strip 20.0 metres in width containing plant material with suitable screening characteristics shall be provided and maintained along the affected property line(s).

.8 the provisions of Exception 12.157.2(7) shall not prevent the display in the open of new products produced or distributed by any of the permitted industrial purposes provided that:

.a the total area used does not exceed 5 percent of the lot area; and,

.b such area shall not be closer to any street line than the minimum distance required for buildings and structures.

.9 at least one parking space for each 70 square metres of gross floor area shall be provided on the same lot, and such parking spaces shall be used only for the vehicles required in connection with the main use of the lot;

.10 every building to be constructed on the lands designated Exception 157 for the purposes permitted by Exception 12.157.1 shall be set back a minimum of 55.0 metres from the boundary of any lot used for residential purposes at the time construction is to commence;

.11 a Landscaped Buffer Area having a minimum width of 30.0 metres shall be provided and maintained between any building on the lands designated Exception 157 and lands being used for residential purposes. Such buffer areas shall be landscaped and bermed so as to screen the buildings from the lands used for residential purposes.

12.158 Exception 158

12.158.1 The lands shall only be used for the following purposes:

.1 Single Detached and Semi-Detached Dwellings fronting onto a Private Road.

.2 Purposes accessory to other permitted uses.

12.158.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Yard Setback for a Principle Building:

- .a The front wall of a dwelling unit: 3.5 metres to a private road, 1.2 metres to a daylight rounding or common amenity area and 3.5 metres in all other situations.
- .b 6 metres to a garage door;
- .c The rear wall of a dwelling unit: 7 metres, and 3.35 metres to the lot line abutting Torbram road.

.2 Maximum Building Height: 11 metres

.3 Minimum Parking for Visitors: 6 Parking Spaces inclusive of Barrier Free Parking

.4 The maximum height of a fence in a yard abutting Torbram Road shall be 1.2 metres.

.5 Section 4.2.B.1 of the Zoning By-law shall not apply.

12.158.3 for the purposes of Exception 158:

.1 Trans Canada Pipeline Easement Requirements:

- .a A minimum setback of 7.0 m shall be required from any part of a principal building or structure from the edge of the TransCanada pipeline right-of-way.
- .b A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline right-of-way.
- .c With the exception of the cul-de-sac, a private road, six (6) on-street visitor parking spaces, and a noise wall; a minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline right-of-way shall apply to any parking area or loading area, including stacking spaces, bicycle parking spaces, and any associated aisle or driveway.

.2 shall also be subject to the requirements and restrictions relating to the R2 zone and residential general provisions of this by-law which are not in conflict with those set out in Exception 158.2.

12.158.4 The Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

.a Confirmation that arrangements have been made amongst the owner and the City to purchase Part 9 on 43R-19607, or, that satisfactory alternative arrangements are made should Part 9 on 43R-19607 not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

12.159 Exception 159

12.159.1 The lands shall only be used for the following purposes:

.1 Residential Uses:

.a A townhouse dwelling;

.b A back-to-back stacked townhouse dwelling;

.2 Non-residential Uses:

.a Purposes accessory to the other permitted purposes

.b Uses permitted in the OS Zone.

12.159.2 The lands shall be subject to the following requirements and restrictions:

.1 Despite any division of the lands, including a public street network, all lands zoned R2-159 and R3H-181, shall be treated as one lot for the purpose of providing required parking. For all other zoning purposes, the lands zoned R2-159 shall be treated as one lot.

.2 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.

.1 For the purposes of this section, the lot line abutting Financial Drive shall be deemed to be the front lot line, the curb of a private lane shall be deemed to be the flankage lot line, the lot line abutting lands zoned R2-1476 shall be deemed to be the interior side lot line, and the lot line opposite Financial Drive shall be deemed to be the rear lot line.

.2 Minimum Lot Area - 70 square metres per dwelling unit

.3 Minimum Lot Depth - No requirement

.4 Minimum Rear Yard Depth: 6.0 metres

.5 Minimum Lot Width - 4.5 metres

.6 Maximum Building Height - 4 storeys, to a maximum height of 12 metres.

.7 Minimum Building Height - 3 storeys, to a minimum height of 9 metres

.8 Notwithstanding Exception 159.2 (6), maximum building height excludes any mechanical equipment and architectural features, including those listed in Section 3.5 of the by-law.

.9 Minimum FSI - 1.1

.10 Minimum Landscape Open Space - 30%

.11 Maximum lot coverage – 65%

.12 For the purposes of this section, the following requirements and restrictions shall apply for Townhouse Dwellings:

.a Minimum dwelling unit width: 6.1 metres

.b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres

.c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres

.d Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway shall consist of landscape open space. The maximum cumulative garage door width shall be:

.i 2.5 metres if the lot width for the dwelling unit is less than 8.2 metres;

.ii 3.1 metres if the lot width for the dwelling unit is less than 9.2 metres but greater than or equal to 8.2 metres;

.iii 3.7 metres if the lot width for the dwelling unit is greater than or equal to 9.2 metres;

.e The maximum interior garage width shall be 0.6 metres wider than the permitted maximum cumulative garage door width.

.f The maximum driveway width shall not exceed the width of this garage;

.g A garage shall only be accessed by a Private Lane or Private Street.

.13 For the purposes of this section, the following requirements and restrictions shall apply for Back-to- Back Stacked Townhouse Dwelling:

.a Minimum dwelling unit width: 4.5 metres

.b Minimum setback from the front wall of a dwelling to the curb of private street or lane: 4.0 metres

.c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres

.d Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.10 of this By-law and the permitted driveway shall consist of landscape open space.

.e Parking shall be provided in a layby lane, a private lane or private street. Parking may also be provided in below grade parking structure. Parking shall not be permitted in an individual garage or driveway.

.14 All lands described zoned R2-159 and the lands zoned OS, shall be permitted to share parking below grade.

12.159.3 for the purposes of Exception 159:

.1 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R2-159 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

12.160 Exception 160

12.160.1 The lands shall only be used for the following purposes:

.1 the retailing and indoor and outdoor storage of building equipment and supplies.

12.161 Exception 161

12.161.1 The lands shall only be used for the following purposes:

.1 the retailing and indoor and outdoor storage of nursery stock and garden equipment and supplies.

12.162 Exception 162

12.162.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the PE Zone.

12.162.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Side Yard Width: 7.6 metres, except:

.a for any lot having a frontage in excess of 50.3 metres, the minimum side yard width shall be 15 percent of the lot width, up to a maximum of 30.5 metres; and,

.b where a side lot line abuts a railway right-of-way in which case no side yard shall be required.

12.163 Exception 163

12.163.1 The lands shall only be used for the following purposes:

.1 Residential Uses:

.a A townhouse dwelling;

.b A back-to-back stacked townhouse dwelling;

.2 Non-residential Uses:

.a Purposes accessory to the other permitted purposes

.b Uses permitted in the Open Space (OS) Zone.

12.163.2 The lands shall be subject to the following requirements and restrictions:

.1 Despite any division of the lands, including a public street network, all lands zoned OC-147, R3H-185, R3H- 169, R3M-164 and R2-163 shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes the lands zoned R2-163 shall be treated as one lot.

.2 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.

.3 For the purposes of this section, the lot line abutting Olivia Marie Road shall be deemed to be the front lot line, the lot line abutting Financial Drive and the extensions of Sky Harbour Boulevard shall be deemed to be the flankage lot lines and the curb of a private lane opposite Olivia Marie Road or Financial Drive shall be deemed to be the rear lot line.

.4 Minimum Lot Area - 70 square metres per dwelling unit

.5 Minimum Exterior Side Yard Width to Financial Drive - 5.0 metres

.6 Minimum Rear Yard Depth to the curb of a private lane - 6.0 metres

.7 Minimum Exterior Side Yard Width to the extension of Sky Harbour Boulevard - 5.0 metres .

.8 Minimum Building Setback to a Daylight Triangle or rounding - 0 metres

.9 Minimum Building Height - 3 storeys, to a minimum height of 9 metres

.10 Maximum Building Height - 4 storeys, to a maximum height of 12 metres

.11 Maximum building height excludes any mechanical equipment and architectural features, including those listed in Section 3.5 of the by-law.

.12 Minimum FSI - 1.5

.13 Maximum lot coverage - 65%

.14 Minimum Landscaped Open Space – 30% of the lot area

.15 For the purposes of this section, the following requirements and restrictions shall apply for Townhouse Dwellings:

.a Minimum dwelling unit width: 6.1 metres

.b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres

.c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres

.d Minimum building separation distance: 9 metres

.e Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and shall consist of landscaped open space.

.f The maximum cumulative garage door width shall be:

.i 2.5 metres if the lot width for the dwelling unit is less than 8.2 metres;

.ii 3.1 metres if the lot width for the dwelling unit is less than 9.2 metres but greater than or equal to 8.2 metres;

.iii 3.7 metres if the lot width for the dwelling unit is greater than or equal to 9.2 metres;

.g The maximum interior garage width shall be 0.6 metres wider than the permitted maximum cumulative garage door width.

.h The maximum driveway width shall not exceed the width of the garage.

.16 For the purposes of this section, the following requirements and restrictions shall apply for Back-to-Back Stacked Townhouse Dwelling

.a Minimum dwelling unit width: 4.5 metres

.b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres

.c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres

.d Minimum building separation distance: 9 metres

.e Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway shall consist of landscape open space.

.f Parking shall be provided in a layby lane, a private lane or private street. Parking may also be provided in below grade parking structure. Parking shall not be permitted in an individual garage or driveway.

.17 All lands zoned R2-163 and OS shall be permitted to share parking below grade.

12.163.3 for the purposes of Exception 163:

.1 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R2-163 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

12.164 Exception 164

12.164.1 The lands shall only be used for the following purposes:

.1 Residential Uses:

.a An apartment dwelling.

.2 Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:

.a a retail establishment having no outside storage;

.b a personal service shop;

.c a bank, trust company and finance company;

.d a dry cleaning and laundry distribution station;

.e a parking lot;

.f a restaurant including dining room, convenience or take-out with or without an outdoor patio;

.g a commercial, technical or recreational school;

.h a community club;

.i an amusement arcade;

.j a place of commercial recreation but not including a billiard hall;

.k a health or fitness centre;

.l a tavern;

.m a custom workshop;

.n an animal hospital;

.o an office, including an office of a physician, dentist or drugless practitioner.

.p a day nursery;

.q purposes accessory to the other permitted uses; and,

.r Uses permitted in the Open Space (OS) Zone.

12.164.2 The lands shall be subject to the following requirements and restrictions:

.1 Despite any division of the lands, including a public street network, all lands zoned OC- Exception 147, R3H - Exception 185, R3H - Exception 169, R3M - Exception 164, and R2 - Exception 163

shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned R3M- Exception 164 shall be treated as one lot.

.2 For the purposes of this Exception, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.

.3 For the purposes of this Exception, the lot line abutting the OS Zone shall be deemed to be the front lot line, the lot lines adjacent to Financial Drive and the extension of Sky Harbour Boulevard shall be deemed to be the flankage lot lines and the curb of a private lane opposite the OS Zone shall be deemed to be the rear lot line.

.4 Minimum Front Yard Depth to an Open Space (OS) Zone: 8.0 metres

.5 Minimum Exterior Side Yard Width adjacent to Financial Drive 5.0 metres

.6 Minimum Exterior Side Yard Width to Sky Harbour Boulevard extension: 2.5 metres

.7 Minimum Rear Yard Depth to the curb of a private lane: 6.5 metres

.8 Minimum Lot Width - no requirement

.9 Minimum Building Height - 6 storeys to a minimum height of 21 metres

.10 Maximum Building Height - 12 storeys to a maximum height of 42 metres

.11 Notwithstanding Exception 164.2 (10), maximum building height excludes any mechanical equipment and architectural features, including those listed in Section 3.5.

.12 Maximum tower floor plate area for buildings with a height of 12 storeys or less - 1 ,100 square metres

.13 Minimum tower step back from the lower podium - 1.5 metres

.14 For the purposes of this Exception, the tower portion of a building is any portion above 6 storeys in height.

.15 Minimum Building Separation

.a Minimum separation distance between buildings for first six storeys - 20.0 metres

.b Minimum separation distance between buildings or portions thereof above the first six storeys - 25.0 metres

.16 Maximum lot coverage – 65%

.17 Minimum Density - 3.0 FSI

.18 Minimum Landscape Open Space – 35% of the lot area

.19 All lands zoned R3M- Exception 164 and the lands zoned OS shall be permitted to share parking below grade.

12.164.3 for the purposes of Exception 164:

.1 Notwithstanding any Exception of the By-law, the erection or use of buildings or structures on lands zoned R3M- Exception 164 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

12.165 Exception 165

12.165.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the PE Zone.

12.165.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 6.0 metres.

.2 Maximum Gross Floor Area: 92.9 square metres.

.3 Outdoor Storage: no storage shall be permitted outside a building

12.166 Exception 166

12.166.1 The lands shall only be used for the following purposes:

.1 egg and poultry processions;

.2 agricultural uses;

.3 waste treatment facilities, including sewage ponds and lagoons, serving the egg and poultry processing operation;

.4 a single residential dwelling for a caretaker; and,

.5 purposes accessory to the other permitted purposes

12.166.2 The lands shall be subject to the following requirements and restrictions:

.1 only one single residential dwelling shall be permitted;

.2 all buildings or structures shall be set back at least 32.0 metres from the centre line of Winston Churchill Boulevard.

12.167 Exception 167

12.167.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the GE Zone.

12.167.2 The lands shall be subject to the following requirements and restrictions:

.1 no storage shall be permitted outside a building within 15.2 metres of the northerly limit of Orenda Road; and,

.2 no storage shall be permitted outside a building except where such storage is totally enclosed with a solid fence screening having a minimum height of 3.0 metres. In cases where solid fence screening is required because of outside storage, the height of the outside storage shall not exceed the height of the solid fence screening.

12.168 Exception 168

12.168.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the GE Zone.

12.168.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Side Yard Width: 7.6 metres, except where a side lot line abuts a railway right-of-way, in which case no side yard shall be required.

12.169 Exception 169

12.169.1 The lands shall only be used for the following purposes:

.1 Residential Uses:

.a An apartment dwelling.

.2 Office/Commercial Uses:

.a All uses permitted in the OC- Exception 2027 zone.

12.169.2 The lands shall be subject to the following requirements and restrictions:

.1 Despite any division of the lands, including a public street network, all lands zoned OC- Exception 147, R3H- Exception 185, R3H- Exception 169, R3M- Exception 164, and R2- Exception 163 shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned R3H-Exception 169 shall be treated as one lot.

.2 For the purposes of this Exception, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.

.3 For the purposes of this Exception, the lot line abutting Steeles Avenue West shall be deemed to be the front lot line.

.4 Minimum Front Yard Depth to Steeles Avenue West: 3.0 metres

.5 Minimum Side Yard Width to lands zoned R3H- Exception 185: 10 metres

.6 Minimum Side Yard Width to lands zoned GC:2 metres

.7 Minimum Yard Depth to lands zoned OC- Exception 147: 7.5 metres

.8 Minimum Rear Yard Depth to lands zoned R3H- Exception 185: 7.5 metres

.9 Minimum Lot Width - no requirement

.10 Minimum Building Height - 6 storeys, to a minimum height of 21 metres

.11 Maximum Building Height - 25 storeys, to a maximum height of 85 metres

.12 Notwithstanding Exception 169.2 (11), maximum building height excludes any mechanical equipment and architectural features including those listed in Section 3.5 of the by-law.

.13 Maximum tower floor plate area for buildings with a height of 12 storeys or less - 1,100 square metres

.14 Maximum tower floor plate area for buildings with a height of more than 12 storeys - 800 square metres

.15 Minimum tower step back from the lower podium - 1.5 metres

.16 For the purposes of this Exception, the tower portion of a building is any portion above 6 storeys in height.

.17 Minimum Building Separation

.a Minimum separation distance between buildings for first six storeys - 20.0 metres

.b Minimum separation distance between buildings or portions thereof above the first six storeys - 25.0 metres

.18 Maximum lot coverage - 65%

.19 Minimum Density - 3.0 FSI

.20 Minimum Landscape Open Space – 35% of the lot area

.21 All lands described in Exception 169.2(1) and the lands zoned OS shall be permitted to share parking below grade.

12.169.3 for the purposes of Exception 169:

.1 Notwithstanding any Exception of the By-law, the erection or use of buildings or structures on lands zoned R3H- Exception 169 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

12.171 Exception 171

12.171.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.171.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a for Corner Lots: 18.2 metres.

.2 Minimum Lot Area:

.a for an Interior Lot: 464.0 square metres.

.b for a Corner Lot: 557.0 square metres.

.3 Minimum Front Yard Depth: 7.0 metres.

12.172 Exception 172

12.172.1 The lands shall only be used for the following purposes:

.1 Residential:

.a a semi-detached dwelling; and,

.b an auxiliary group home.

.2 Non-Residential

.a purposes accessory to the other permitted purposes.

12.172.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a for Corner Lots: 21.3 metres.

.2 for Lots abutting Bovaird Drive or Kennedy Road:

.a a minimum outdoor living area of 46.5 square metres for each unit of the semi-detached dwelling shall be provided;

12.173 Exception 173

12.173.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the R1 Zone; and,

.2 a day nursery as a temporary use, but only as an accessory use to a single dwelling.

12.173.2 The lands shall be subject to the following requirements and restrictions:

.1 a day nursery shall be located only within the BUILDING AREA as shown on Figure 1;

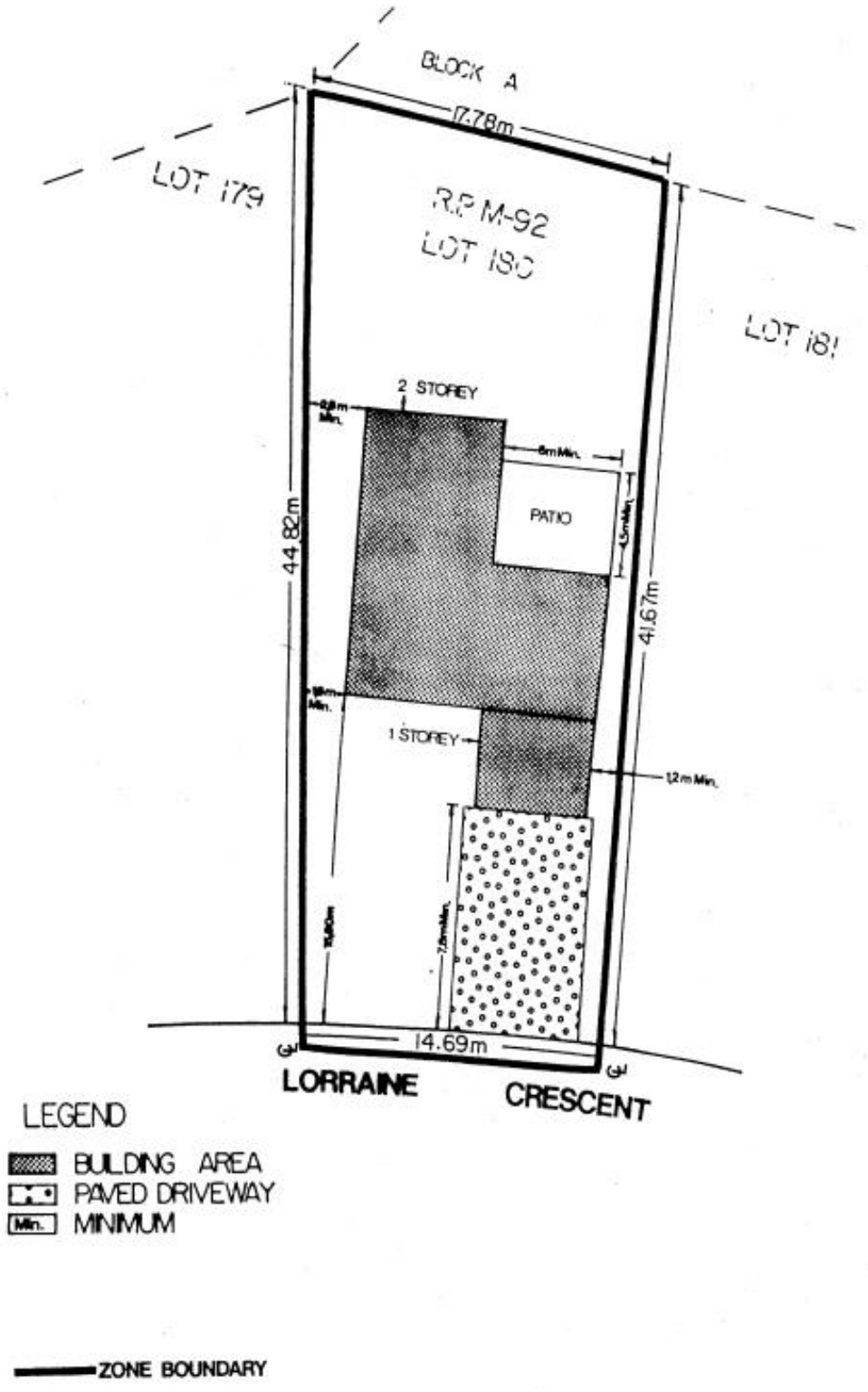
.2 the minimum depth of the front and rear yards, and the minimum width of the side yards, shall be shown on Figure 1;

.3 the Maximum Building Height shall be as shown on Figure 1;

.4 at least 1 parking space shall be provided for every 20.0 square metres of floor area used for day nursery purposes, and shall be located only on the paved driveway shown on Figure 1; and,

.5 the day nursery use shall no longer be permitted after June 21, 1990.

Figure 1


BLOCK A
17.78m
LOT 179
R.P M-92
LOT 180
LOT 181
2 STOREY
PATIO
44.82m
41.67m
1 STOREY
12m Min.
14.69m
LORRAINE
CRESCENT
LEGEND
BUILDING AREA
PAVED DRIVEWAY
Min. MINIMUM
ZONE BOUNDARY

12.174 Exception 174

12.174.1 The lands shall only be used for the following purposes:

.1 Residential:

.a a single detached dwelling; and,

.b a group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.174.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Setback to main wall of building: 3.0 metres

.2 Maximum Front Yard Setback to main wall of building: 6.1 metres

.3 Minimum Front Yard Setback to front of garage: 6.1 metres

.4 Minimum Rear Yard Depth: 7.5 metres

12.175 Exception 175

12.175.1 The lands shall only be used for the following purposes:

.1 Residential:

.a a single detached dwelling; and,

.b a group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.175.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 7.5 metres

12.177 Exception 177

12.177.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings:

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.177.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.4 hectares.

.2 Minimum Lot Width: 30.5 metres.

.3 Minimum Front Yard Depth: 12.2 metres.

.4 Minimum Interior Side Yard Width: 3.1 metres.

.5 Minimum Exterior Side Yard Width: 4.6 metres.

.6 Minimum Rear Yard Depth: 12.2 metres.

12.178 Exception 178

12.178.1 The lands shall only be used for the following purposes:

.1 Residential:

.a semi-detached dwellings;

.b purposes permitted in the R1 Zone.

12.178.1 The lands shall be subject to the following requirements and restrictions:

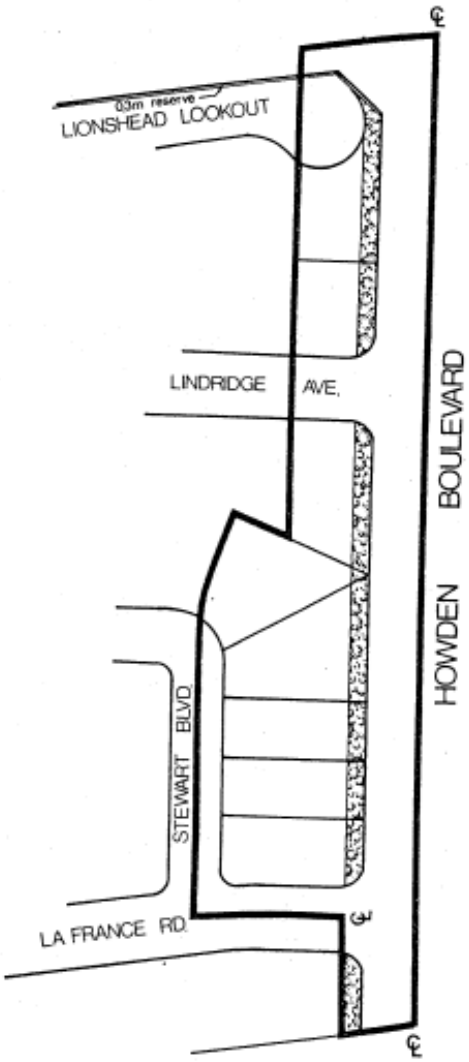
.1 Landscaped Buffer Area:

.a a landscaped buffer area of not less than 3.0 metres in width abutting the 0.3 metre reserve and as shown on Figure 1 shall be provided on each lot.

.b a landscaped buffer area shall not be used for a vegetable garden or any buildings or structures.

.2 Fencing: along these portions of lot lines which abut a landscaped buffer space, a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted.

Figure 1



Landscaped Buffer Area

ZONE BOUNDARY

12.179 Exception 179

12.179.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwelling units;

.b semi-detached dwelling units;

.c a townhouse dwelling containing street townhouse dwellings;

.d a group home, within a single detached dwelling; and,

.e an auxiliary group home.

.2 Non-Residential:

.a a home occupation, within a single detached dwelling; and,

.b purposes accessory to the other permitted uses.

12.179.2 The lands shall be subject to the following requirements and restrictions:

.1 shall, in respect of single detached dwelling units, be subject to the requirements and restrictions relating to the R1 Zone.

.2 shall, in respect of semi-detached dwelling units, be subject to the requirements and restrictions relating to R1 Zone;

.3 shall, in respect of street townhouse dwelling units, be subject to the following requirements and restrictions:

.a Direct Access through dwellings: each street townhouse dwelling unit must have a direct access at grade from the front yard to the rear yard without passing through any habitable room.

12.180 Exception 180

12.180.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.180.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres

.2 Minimum Interior Side Yard Width:

.a in the case where there is an attached garage or carport, 1.2 metres for the first storey or part thereof plus 0.6 metres for each additional storey or part thereof; and,

.b in the case where there is no attached garage or carport, the minimum width of one side yard shall not be less than 3.0 metres, and the other side yard shall be in accordance with Exception 180.2(2)(a).

12.181 Exception 181

12.181.1 The lands shall only be used for the following purposes:

.1 Residential Uses:

.a An apartment dwelling.

.2 Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:

.a a retail establishment having no outside storage;

.b a personal service shop;

.c a bank, trust company and finance company;

.d a dry cleaning and laundry distribution station;

.e a parking lot;

.f a restaurant including dining room, convenience or take-out with or without an outdoor patio;

.g a commercial, technical or recreational school;

.h a community club;

.i an amusement arcade;

.j a place of commercial recreation but not including a billiard hall;

.k a health or fitness centre;

.l a tavern;

.m a custom workshop;

.n an animal hospital;

.o an office, including an office of a physician, dentist or drugless practitioner.

.p a day nursery;

.q purposes accessory to the other permitted uses; and,

.r Uses permitted in the Open Space (OS) Zone.

12.181.2 The lands shall be subject to the following requirements and restrictions:

.1 Despite any division of the lands, including a public street network, all lands zoned R3H - Exception 181, and R2 - Exception 159 shall be treated as one lot for zoning purpose of providing

required parking. For all other zoning purposes, the lands zoned R3H - Exception 181 shall be treated as one lot.

.2 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.

.3 For the purposes of this section, the lot line abutting Steeles Avenue West shall be deemed to be the front lot line, the lot line abutting Financial Drive and the extension of Shediac Road shall be deemed to be the flankage lot lines, the lot line opposite Steeles Avenue West shall be deemed to be the rear lot line, and the lot line opposite Financial Drive shall be deemed to be the interior side lot line.

.4 Minimum Front Yard Depth to Steeles Avenue: 2.5 metres

.5 Minimum Exterior Side Yard Width to Financial Drive: 5.0 metres

.6 Minimum Interior Side Yard Width: 5.5 metres

.7 Minimum Rear Yard Depth: 10 metres

.8 Minimum Building Setback to a Daylight Triangle: 0 metres

.9 Minimum Lot Width - no requirement

.10 Minimum Building Height - 6 storeys, to a minimum height of 21 metres.

.11 Maximum Building Height - 25 storeys, to a maximum height of 85 metres

.12 Notwithstanding Exception 181.2(12), maximum building height excludes any mechanical equipment and architectural features including those listed in Section 3.5 of the by-law.

.13 Maximum tower floor plate area for buildings with a height of 12 storeys or less - 1 ,100 square metres

.14 Maximum tower floor plate area for buildings with a height of more than 12 storeys - 800 square metres

.15 Minimum tower step back from the lower podium - 1.5 metres

.16 For the purposes of this Section, the tower portion of a building is any portion above 6 storeys in height.

.17 Minimum Building Separation

.a Minimum separation distance between buildings for first six storeys - 20.0 metres

.b Minimum separation distance between buildings or portions thereof above the first six storeys - 25.0 metres

.18 Maximum Lot Coverage - 45%

.19 Minimum Density - 2.1 FSI

.20 Minimum Landscaped Open Space - 35% of the lot area

.21 Minimum Gross Commercial Floor Area for non-residential uses in the R3H - Exception 181 zone: 600 square metres

.22 All lands described in 181.2(1) and the lands zoned OS, shall be permitted to share parking below grade.

12.181.3 for the purposes of Exception181:

.1 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R3H-Exception 181 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

12.182 Exception 182

12.182.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.182.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres

.2 Minimum Side Yard Width:

.a in the case where there is an attached garage or carport, 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof; and,

.b in the case where there is no attached garage or carport, the minimum width of one side yard shall not be less than 3.0 metres and the other side yard shall be in accordance with Exception 182.2(2)(a).

.3 Minimum Rear Yard Depth: 7.5 metres.

.4 Driveways: driveways on corner lots shall not be located closer than 3.0 metres to the intersection of the street lines as projected.

12.183 Exception 183

12.183.1 The lands shall only be used for the following purposes:

.1 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

.2 a printing establishment;

.3 a warehouse;

.4 a radio or television broadcasting and transmission establishment;

.5 a furniture and appliance store;

.6 an associated educational use;

.7 an associated office;

.8 a retail outlet operated in connection with a particular purpose permitted by Exception 183.1(1), 183.1(2) and 183.1(3), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,

.9 a retail outlet for new gardening equipment operated in connection with a gardening equipment repair and service operation provided that the total gross commercial floor area of the retail outlet when combined with the retail outlet permitted by Exception 183.1(8) is not more than 15 percent of the total gross industrial floor area of the repair and service operation or 28 square metres whichever is the greater, and

.10 purposes accessory to the other permitted purposes.

12.183.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings shall be located within the areas shown as BUILDING AREA on Figure 1;

.2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1;

.3 the Gross Industrial Floor Area of all structures shall not exceed 12,740 square metres;

.4 the Maximum Height of all structures shall not exceed 1 storey;

.5 a minimum of 3 loading spaces shall be provided;

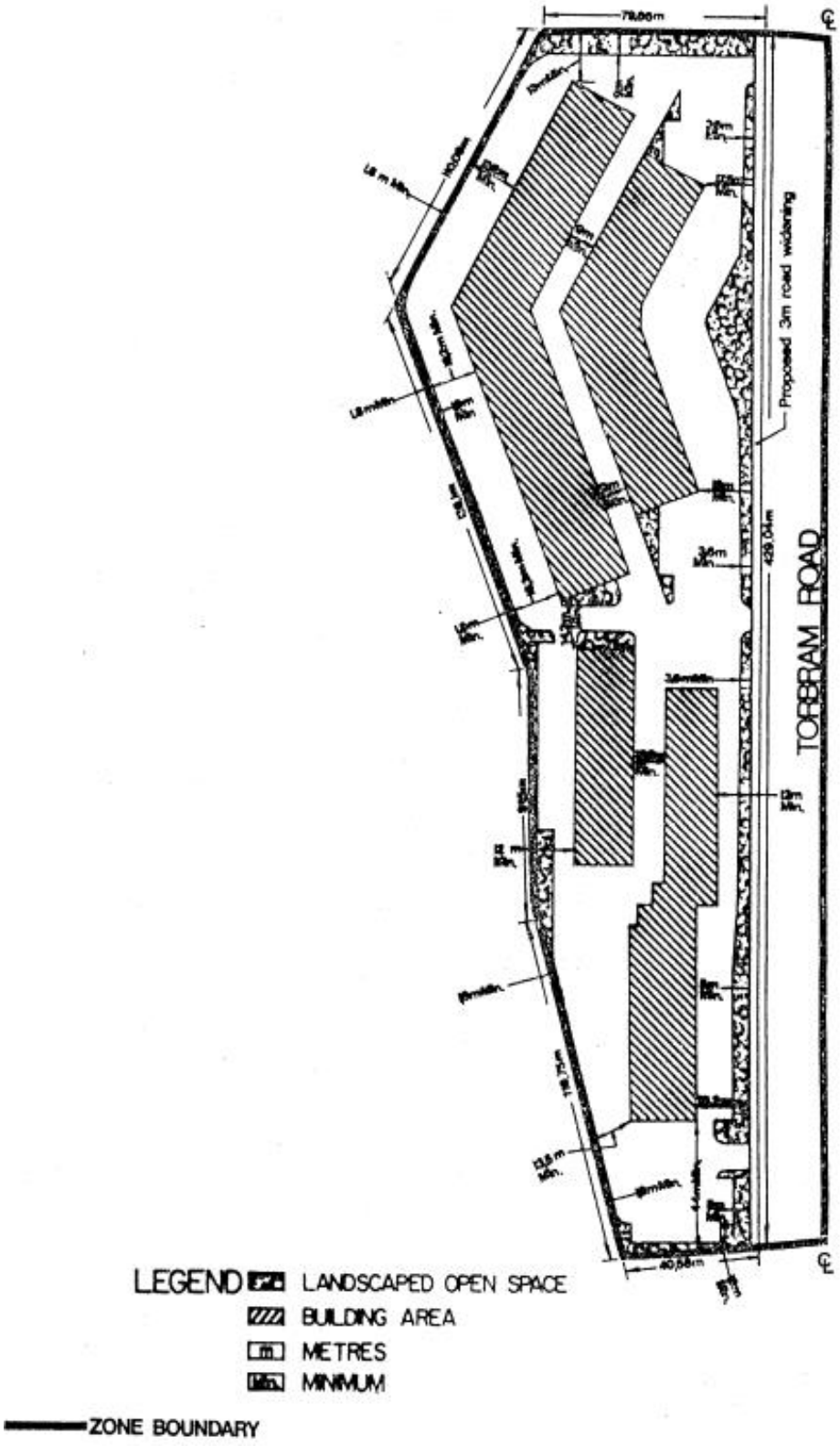
.6 all garbage and refuse storage containers shall be located within the structures on the site;

.7 obnoxious industrial uses shall not be permitted;

.8 no storage or display of goods shall be permitted outside the buildings; and,

.9 the sale of farm equipment shall not be permitted.

Figure 1


78.00m
Proposed 3m road widening
TORBRAM ROAD
429.04m
40.58m
LEGEND
LANDSCAPED OPEN SPACE
BUILDING AREA
METRES
MINIMUM
ZONE BOUNDARY

12.184 Exception 184

12.184.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 Zone.

12.184.2 The lands shall be subject to the following requirements and restrictions:

.1 all townhouse dwellings shall be located within the BUILDING AREA shown on Figure 1-Exception 184;

.2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 184;

.3 Visitor Parking Spaces and recreational vehicle parking spaces shall be located within the areas shown as VISITOR AND RECREATIONAL VEHICLE PARKING AREA on Figure 1-Exception 184;

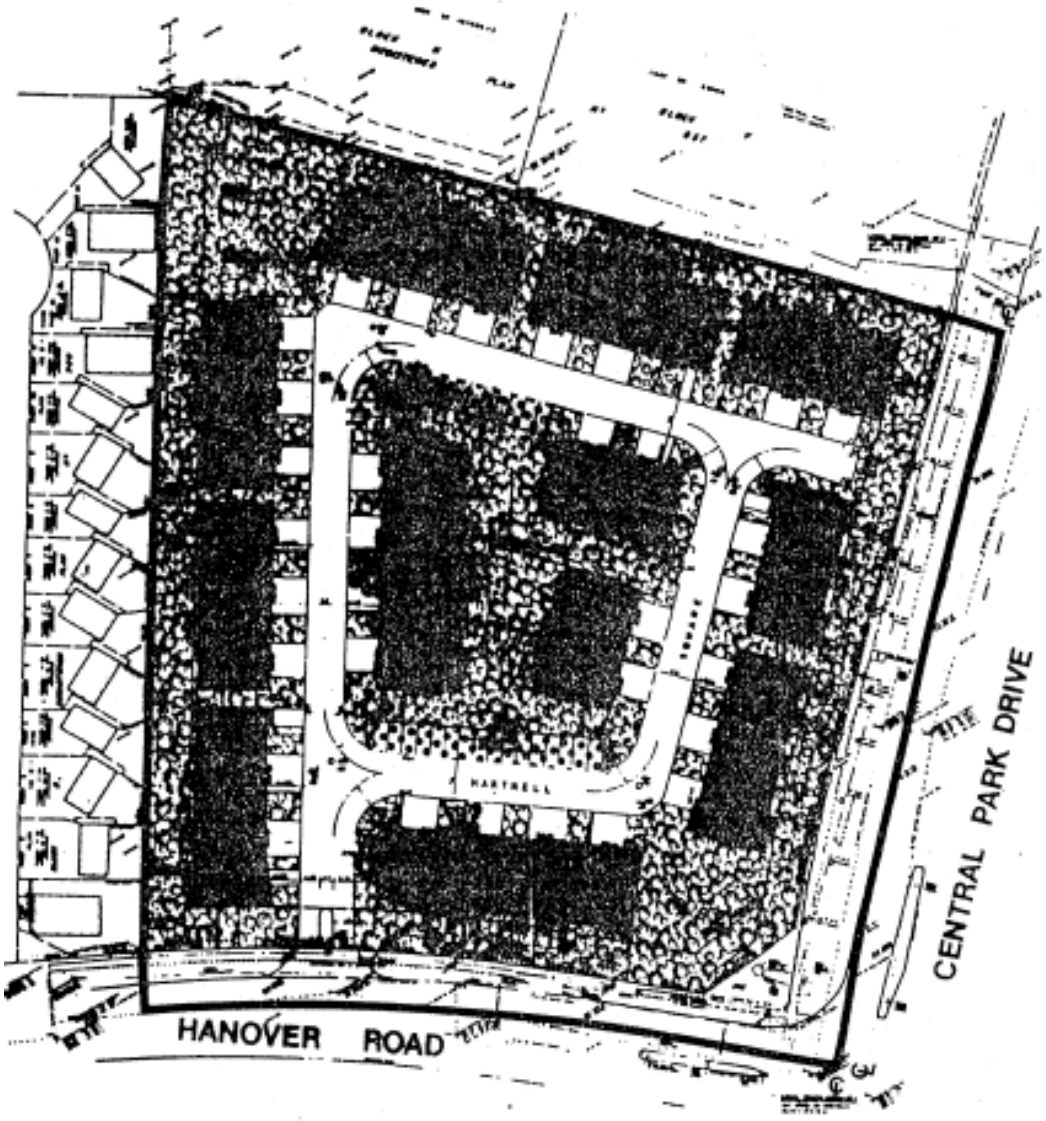
.4 the number of townhouse dwelling units shall not exceed 70;

.5 the Maximum Height of any structure shall not exceed 8.0 metres;

.6 the minimum distance between any structure and the property line on Central Park Drive and Hanover Road shall be 7.6 metres; and,

.7 the maximum number of dwelling units in a townhouse dwelling shall not exceed 8.

Figure 1


HANOVER ROAD
CENTRAL PARK DRIVE
BUILDING AREA
LANDSCAPED OPEN SPACE
VISITOR & RECREATIONAL VEHICLE PARKING AREA
ZONE BOUNDARY

12.185 Exception 185

12.185.1 The lands shall only be used for the following purposes:

.1 Residential Uses:

.a An apartment dwelling.

.2 Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:

.a a retail establishment having no outside storage;

.b a personal service shop;

.c a bank, trust company and finance company;

.d a dry cleaning and laundry distribution station;

.e a parking lot;

.f a restaurant including dining room, convenience or take-out with or without an outdoor patio;

.g a commercial, technical or recreational school;

.h a community club;

.i an amusement arcade;

.j a place of commercial recreation but not including a billiard hall;

.k a health or fitness centre;

.l a tavern;

.m a custom workshop;

.n an animal hospital;

.o an office, including an office of a physician, dentist or drugless practitioner.

.p a day nursery;

.q purposes accessory to the other permitted uses; and,

.r Uses permitted in the Open Space (OS) Zone.

12.185.2 The lands shall be subject to the following requirements and restrictions:

.1 Despite any division of the lands, including a public street network, all lands zoned OC- Exception 147, R3H- Exception 185, R3H- Exception 169, R3M – Exception 164, and R2 – Exception 163

be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned R3H – Exception 185 shall be treated as one lot.

.2 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.

.3 For the purposes of this section, the lot line abutting Steeles Avenue West shall be deemed to be the front lot line, the lot line abutting Financial Drive shall be deemed to be the flankage lot line, the lot line abutting R3H – Exception 169 shall be the interior lot line, and the lot line abutting an Open Space and R3M – Exception 164 zone shall be deemed the rear lot line.

.4 Minimum Lot Width - no requirement

.5 Minimum Front Yard Depth to Steeles Avenue: 3.0 metres

.6 Minimum Exterior Side Yard Width to Financial Drive: 5.0 metres

.7 Minimum Interior Side Yard Width to an R3H- Exception 169 zone: 8.5 metres

.8 Minimum Rear Yard Depth to an OS and R3M – Exception 164 zone: 5.0 metres.

.9 Minimum Building Setback to a Daylight Triangle or Rounding: 0 metres

.10 Minimum Building Height - 6 storeys, to a minimum height of 21 metres

.11 Maximum Building Height - 25 storeys, to a maximum height of 85 metres

.12 Notwithstanding Exception 185.1(2)(11), maximum building height excludes any mechanical equipment and architectural features including those listed in Section 3.5 of the by-law.

.13 Maximum tower floor plate area for buildings with a height of 12 storeys or less - 1 ,100 square metres

.14 Maximum tower floor plate area for buildings with a height of more than 12 storeys - 800 square metres

.15 Minimum tower step back from the lower podium - 1.5 metres

.16 For the purposes of this Section, the tower portion of a building is any portion above 6 storeys in height.

.17 Minimum Building Separation

.a Minimum separation distance between buildings for first six storeys - 20.0 metres

.b Minimum separation distance between buildings or portions thereof above the first six storeys - 25.0 metres

.18 Maximum Lot Coverage - 65%

.19 Minimum Density - 4.0 FSI

.20 Minimum Landscape Open Space - 35To of the lot area

.21 Minimum Gross Commercial Floor Area for non-residential uses in the R3H - Exception 185 zone: 2,000 square metres

.22 Parking shall be provided in a layby lane, surface parking or in below grade parking structure.

12.185.3 for the purposes of Exception 185:

.1 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R3H- Exception 185 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

12.186 Exception 186

12.186.1 The lands shall only be used for the following purposes:

.1 the warehousing and storage of goods and products and materials within an enclosed building;

.2 the manufacture and assembly of the following products:

- .a clothing and finished textile or fabric products;
- .b printing and bookbinding and lithographing;
- .c die castings involving the use of plastics and light metals including aluminium and zinc; and
- .d light manufacturing activities including the manufacturing of tubing, pipes, tools and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products.

.3 shops for the repair or manufacturing of small goods and wares;

.4 business, professional and administrative offices connected with another permitted use of the land;

.5 exhibition and conference halls;

.6 radio, television broadcasting and transmission facilities;

.7 one dwelling unit as part of an industrial building for the use only of a caretaker or night watchman employed in connection therewith:

.8 any public use of the same general character as the other permitted use: and,

.9 any use accessory to any of the foregoing uses.

12.186.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 20.0 metres.

.2 Minimum Lot Area: 2,000 square metres.

.3 Minimum Side Yard Width: 8.0 metres, except for a lot having a width greater than 50.0 metres, the minimum side yard shall be 8.0 metres plus 12 percent of the lot width in excess of 50.0 metres to a maximum of 14.0 metres.

.4 Maximum Lot Coverage: 50 percent of the lot area.

.5 Minimum Rear Yard Depth: 20.0 metres.

.6 Minimum Landscaped Open Space: all required front yard, and all required side yards from the front lot line, to the depth of the rear building line from the front lot line, shall be landscaped, such

landscaping being paving of driveways and parking areas, lawns and planting strips, provided however that paved areas shall not exceed 50 percent of the front yard area.

.7 Truck Loading Facilities:

.a no outdoor truck loading facilities are permitted in the front yard;

.b if the building depth is less than 60.0 metres, no outdoor truck loading facilities are permitted within the front half of the building depth;

.c if the building depth is greater than 60.0 metres, no outdoor truck loading facilities are permitted within the first 30.0 metres of the building depth;

.8 Minimum Number of Parking Spaces: one parking space for each 55.0 square metres of gross floor area.

.9 Outside Storage: outside storage shall not be permitted.

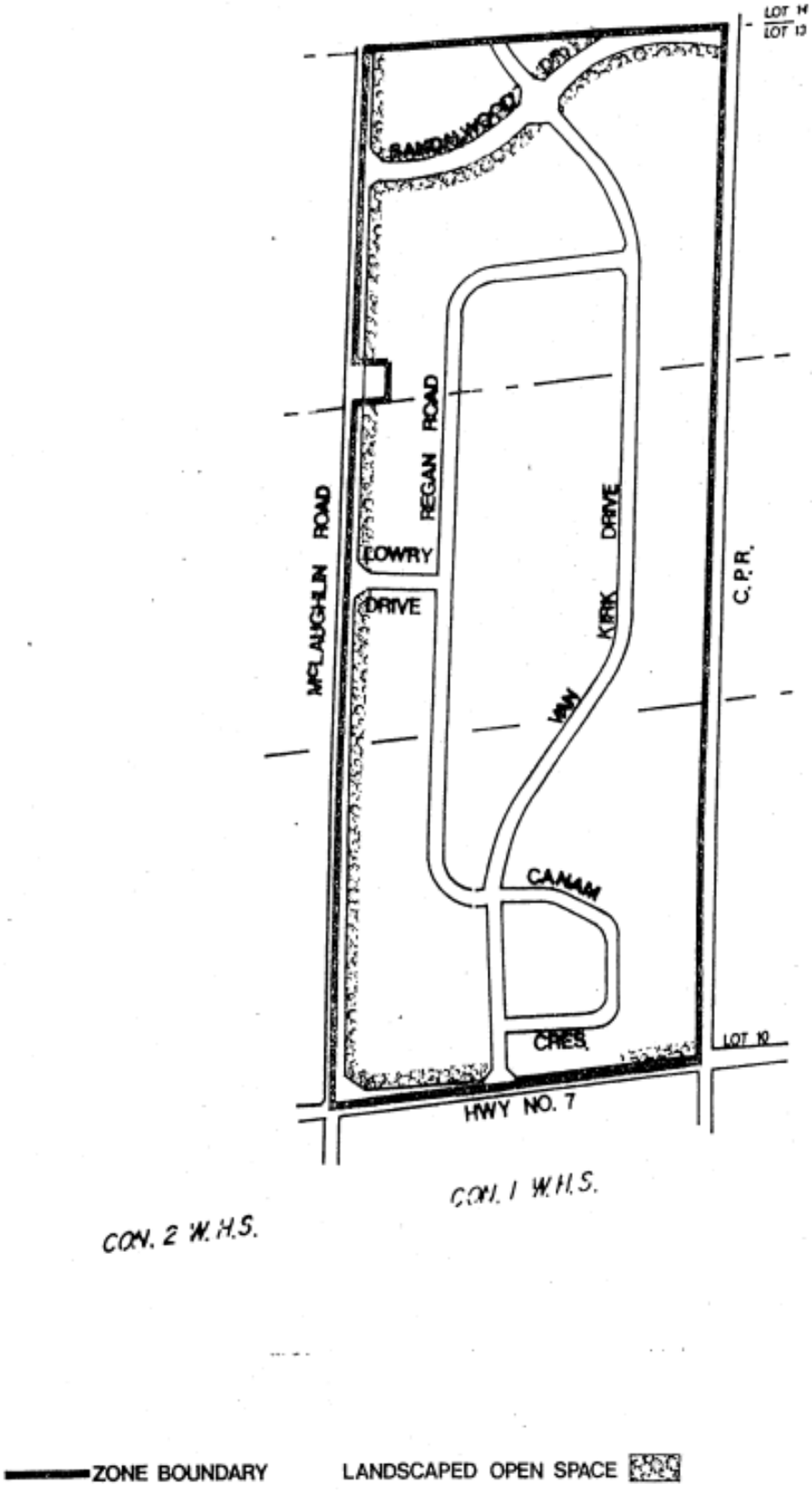
.10 Maximum Building Height:

.a two storeys in height for manufacturing uses; and,

.b five storeys in height for office space.

.11 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1.

Figure 1


LOT 14
LOT 13
SANDALWOOD
REGAN ROAD
LOWRY
DRIVE
McLAUGHLIN ROAD
KIRK
DRIVE
C.P.R.
CANAAN
CRES.
LOT 10
HWY NO. 7
CON. 1 W.H.S.
CON. 2 W.H.S.
ZONE BOUNDARY
LANDSCAPED OPEN SPACE

12.187 Exception 187

12.187.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.187.1 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the following requirements and restrictions with respect to single detached dwellings:

- .a Minimum Lot Width:
  - .i for an Interior Lot: 9.0 metres.
  - .ii for a Corner Lot: 12.0 metres.
- .b Minimum Lot Area:
  - .i for an Interior Lot: 261.0 square metres.
  - .ii for a Corner Lot: 348.0 square metres.
- .c Minimum Side Yard Width: a side yard other than an exterior side yard, may be reduced to zero, provided that:
  - .i the minimum distance between detached dwellings shall not be less than 1.8 metres; and,
  - .ii the total width of side yards on any lot shall not be less than 1.8 metres.

.2 shall be subject to the following requirements and restrictions with respect to single detached dwellings:

- .a Minimum Lot Width:
  - .i for an Interior Lot: 9.0 metres.
  - .ii for a Corner Lot: 12.0 metres.
- .b Minimum Lot Area:
  - .i for an Interior Lot: 261.0 square metres.
  - .ii for a Corner Lot: 348.0 square metres.
- .c Minimum Side Yard Width: 1.5 metres.

.3 shall be subject to the following requirements and restrictions with respect to single detached and semi-detached dwellings:

- .a Minimum Lot Depth: 29.0 metres.

.b Minimum Front Yard Depth: 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of a garage and the front lot line.

.c Minimum Rear Yard Depth: 7.5 metres.

.d Minimum Landscaped Open Space: 50 percent of the front yard area.

.e no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

12.188 Exception 188

12.188.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a A warehouse;

.b the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;

.c A printing establishment.

.2 Non-Industrial:

.a An office;

.b One restaurant (dining room restaurant or convenience restaurant or take-out) having a maximum floor area of 300 square metres;

.c Only in conjunction with industrial uses permitted in Exception 188.1(1)(a), (b), (c) to a maximum of 15 percent of the total gross floor area of the building gross, the following uses shall be permitted:

.i a bank, trust company or financial institution;

.ii a retail establishment;

.iii a convenience store;

.iv a dry cleaning and laundry establishment;

.v a service shop;

.vi a personal service shop, but excluding a massage or body rub parlour;

.vii a commercial school;

.viii a community club;

.ix a health and fitness centre; and,

.x a day nursery;

.d Purposes accessory to other permitted purposes

12.188.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Landscape Open Space:

.a Except at approved driveway locations, a minimum 3.0 metre wide strip shall be provided along the lot line abutting a street.

.b a minimum 3.0 metre wide strip is required along a lot line that abuts a Residential or Natural System zone.

.c 0 metre wide strip is required along a lot line that abuts an Industrial zone.

.2 Building setbacks to utility uses including gas meter, hydro transformer and generator shall not apply;

.3 Except for restaurant waste, which shall be contained in a climate controlled area within a building, garbage and refuse storage for other commercial and industrial uses shall be only permitted in the rear yard and shall be located within a fenced enclosure and screened.

.4 No loading spaces shall be required.

12.190 Exception 190

12.190.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R3M Zone.

12.190.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Density: 86.5 units per net hectare.

12.191 Exception 191

12.191.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.191.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 288.0 square metres.
- .b Corner Lot: 384.0 square metres.

.2 Minimum Lot Frontage:

- .a Interior Lot: 9.0 metres.
- .b Corner Lot: 12.0 metres.

.3 Minimum Lot Depth:

- .a for Lots 37 and 38, as shown on Figure 1 to this by-law: 26.0 metres.
- .b for all other lots: 32.0 metres.

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres.
- .b to the front of a garage or carport: 6.0 metres.

.5 Minimum Side Yard Width:

- .a for an exterior side yard:
  - .i 3.0 metres where a dwelling unit and garage both face the front lot line; and,
  - .ii 3.0 metres for the dwelling unit, and 6.0 metres of the garage, where the garage faces a side lot line.
- .b for a side yard flanking a public walkway or lands zoned OS or NS: 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .c zero metres for all other side yards, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres;
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  - .iii the total width of the side yards on any lot is not less than 1.8 metres.

.6 Minimum Rear Yard Depth: 7.6 metres.

.7 Maximum Building Height: 2 storeys.

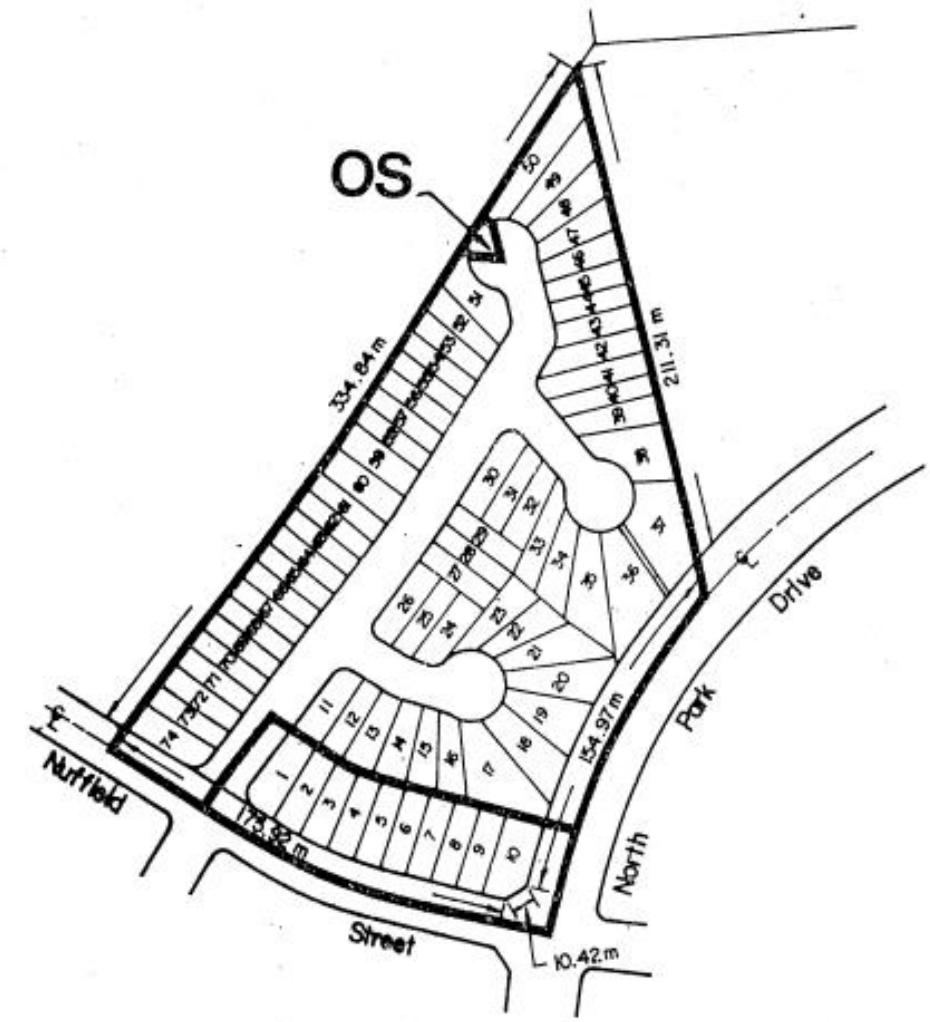
.8 Minimum Landscaped Open Space:

.a 40 percent of the front yard area of an interior lot;

.b 50 percent of the front yard area of a corner lot; and,

.c 30 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

Figure 1


OS
334.84 m
211.31 m
154.97m
North Park Drive
Nuffield
Street
10.42m
ZONE BOUNDARY

12.192 Exception 192

12.192.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by the R1 Zone.

12.192.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 352.0 square metres.
- .b Corner Lot: 448.0 square metres.

.2 Minimum Lot Frontage:

- .a Interior Lot: 11.0 metres.
- .b Corner Lot: 14.0 metres.

.3 Minimum Lot Depth: 32.0 metres.

.4 Minimum Front Yard Depth:

- .a 4.5 metres to the main wall of the building; and,
- .b 6.0 metres to the front of a garage or carport.
  - .i for a side yard flanking a road allowance:
    - .1 3.0 metres where the dwelling unit and garage both face the front lot line; and,
    - .2 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
  - .ii for a side yard flanking a public walkway or lands zoned OS or NS: 1.2 metres, plus 0.6 metres for each additional storey above the first.
  - .iii zero metres for all other side yards provided that:
    - .1 the distance between the walls of two dwellings is not less than 1.8 metres;
    - .2 where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
    - .3 the total width of the side yards or any lot is not less than 1.8 metres.

.5 Minimum Rear Yard Depth: 7.6 metres.

.6 Maximum Building Height: 2 storeys.

.7 Minimum Landscaped Open Spaces:

.a 40 percent of the front yard area of an interior lot;

.b 50 percent of the front yard area of a corner lot; and,

.c 30 percent of the front yard area of a lot where the side lot lines converge towards the front lot line.

12.193 Exception 193

12.193.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the HC Zone;

.2 an office;

.3 a personal service shop;

.4 a bowling alley, billiard or pool room; and,

.5 purposes accessory to the other permitted purposes.

12.193.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Number of Parking Spaces: 1 parking spaces for every 23.0 square metres of gross floor area.

12.194 Exception 194

12.194.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.194.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 555.0 square metres.

.2 Minimum Lot Width: 18.2 metres.

12.195 Exception 195

12.195.1 The lands shall only be used for the following purposes:

.1 semi-detached dwellings; and,

.2 purposes permitted in the R1 Zone.

12.195.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard: 6.0 metres.

12.196 Exception 196

12.196.1 The lands shall only be used for the following purposes:

.1 semi-detached dwellings; and,

.2 purposes permitted in a R1 Zone.

12.196.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Landscaped Buffer Area:

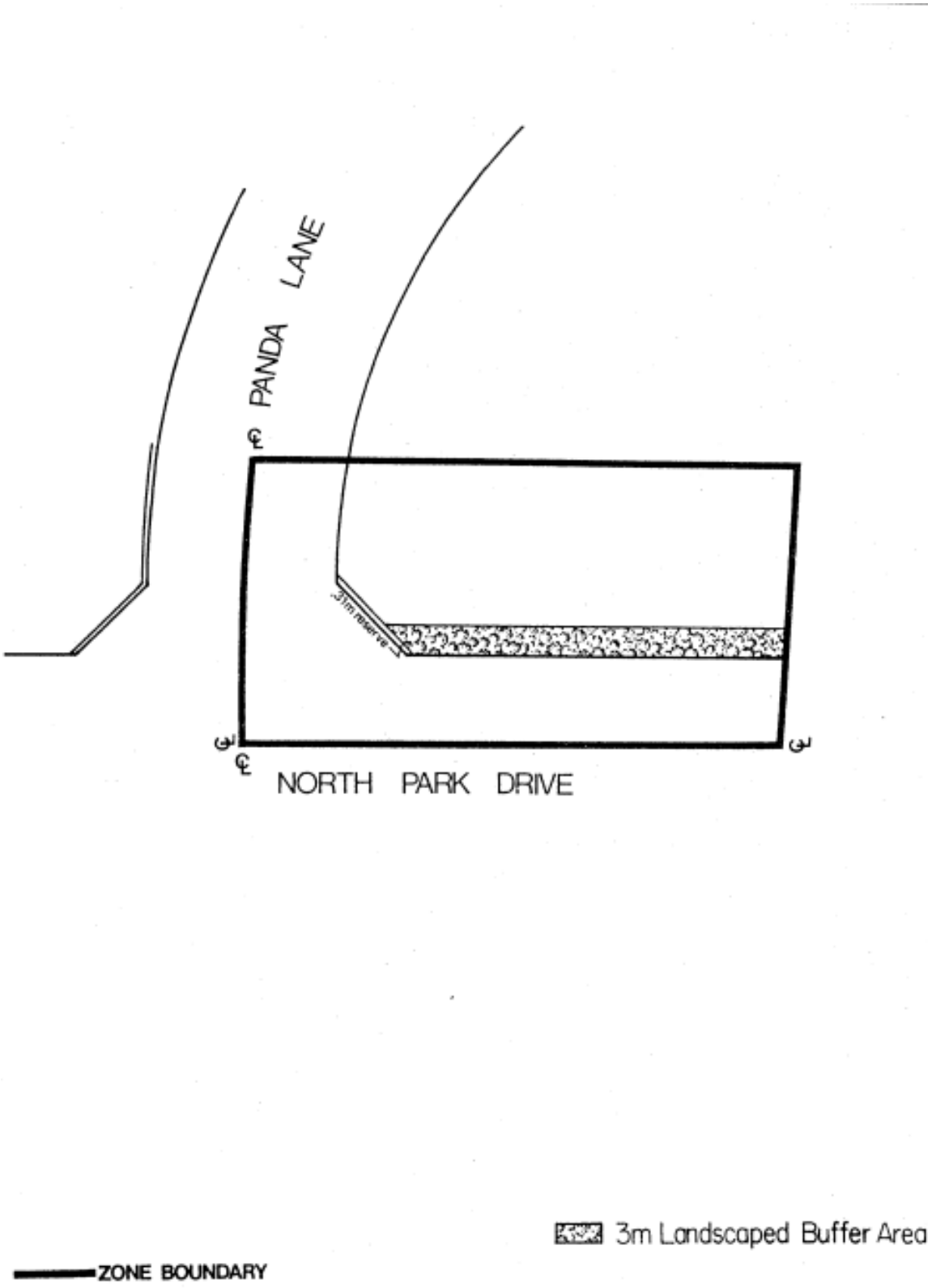
.a a landscaped buffer area of not less than 3.0 metres in width abutting the 0.3 metre reserve and as shown on Figure 1, shall be provided and maintained on each lot.

.b a landscaped buffer area shall not be used for a vegetable garden or any buildings or structures.

.2 Fencing: along those portions of lot lines which abut a landscaped buffer space, a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted.

.3 Minimum Front Yard: 6.0 metres.

Figure 1


PANDA LANE
NORTH PARK DRIVE
3m Landscaped Buffer Area
ZONE BOUNDARY

12.197 Exception 197

12.197.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a retail establishment having no outside storage;
- .b a convenience store;
- .c a personal service shop;
- .d a bank, trust company, finance company;
- .e an office;
- .f a dry cleaning and laundry distribution station;
- .g an animal hospital;
- .h purposes accessory to the other permitted purposes.

.2 Non-Commercial:

- .a two apartment dwelling units.

12.197.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 31.0 metres;

.2 Minimum Lot Area: 1200 square metres;

.3 Minimum Front Yard Depth: 5.5 metres;

.4 Minimum Interior Side Yard Width: 7.0 metres;

.5 Minimum Exterior Side Yard Width: 1.0 metres;

.6 Minimum Rear Yard Depth: 14.0 metres.

12.198 Exception 198

12.198.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwelling units;

.b semi-detached dwelling units;

.c a group home, within a single detached dwelling; and,

.d an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted uses.

12.198.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 223.2 square metres.

.2 Minimum Lot Width: 7.6 metres.

.3 Minimum Lot Depth: 29.0 metres.

.4 Minimum Front Yard: 6.0 metres.

.5 Minimum Rear Yard: 7.6 metres.

.6 Minimum Side Yard:

.a an interior side yard may be reduced to zero metres provided that:

.i the minimum distance between detached dwellings shall not be less than 1.8 metres; and,

.ii the total width of side yards on any lot shall not be less than 1.5 metres.

.b Minimum Exterior Side Yard Width: 3.0 metres.

.c Minimum Side Yard Width flanking a public walkway: 1.0 metres.

.7 Maximum Building Height: 8.0 metres.

.8 Minimum Floor Area of each dwelling unit: 95.0 square metres.

.9 where the space between the walls of two buildings is less than 3.6 metres in width, no window below grade shall be permitted in any wall facing that space.

.10 no driveway shall be located within 3.0 metres of the intersection of two streets.

12.199 Exception 199

12.199.1 The lands shall only be used for the following purposes:

.1 a cinema;

.2 a retail establishment having no outside storage;

.3 a retail warehouse;

.4 a garden centre only in conjunction with a retail warehouse;

.5 a building supplies outlet;

.6 a dining room restaurant, a take-out restaurant, a convenience restaurant;

.7 a convenience store;

.8 a personal service shop;

.9 an office;

.10 a bank, trust company and finance company;

.11 a hotel;

.12 a motel;

.13 a dry cleaning and laundry distribution station;

.14 a place of commercial recreation but not including a billiard hall;

.15 a service shop;

.16 a printing or copying establishment;

.17 purposes accessory to the other permitted purposes.

12.199.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum setback to Regional Road 107: 9 metres;

.2 Minimum setback to Gateway Boulevard and Summerlea Road: 3 metres;

.3 Maximum building height: no restrictions;

.4 Minimum landscaped open space, except at approved access locations, shall be provided as follows:

.a 9 metres abutting Regional Road 107; and,

.b 3 metres abutting Gateway Boulevard and Summerlea Road.

.5 An outside garden centre associated with a retail warehouse shall not be located within 50 metres of Regional Road 107;

.6 An outside garden centre associated with a retail warehouse shall not exceed an area of 20 percent of the gross leasable commercial floor area of the retail warehouse;

.7 Outside storage of goods, materials or machinery is prohibited except those associated with the permitted garden centre;

.8 An adult video store or adult bookstore shall not be permitted;

.9 All garbage and refuse storage areas, including any containers for recycling materials, shall be screened from public roads;

.10 All restaurant refuse storage shall be enclosed in a climate controlled area within the building;

12.199.3 for the purposes of Exception 199:

.1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user, where the principal use is the sale of products displayed and stored in a warehouse format.

12.200 Exception 200

12.200.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 Zone.

12.200.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the following requirements and restrictions with respect to street townhouse dwelling units and semi-detached units:

- .a Minimum Lot Area: 185.0 square metres for each dwelling unit.
- .b Minimum Lot Width: 6.1 metres.
- .c Minimum Side Yard for an end unit: 1.2 metres plus 0.6 metres for each additional storey above the first storey.
- .d Direct Access through a dwelling unit: each townhouse dwelling unit must have a direct access at grade from the front yard to the rear yard without passing through any habitable room.
- .e Maximum Building Height: 10.6 metres.

.2 shall be subject to the following requirements and restrictions with respect to single detached dwelling units:

- .a Minimum Lot Area: 270.0 square metres.
- .b Minimum Lot Width: 9.0 metres.
- .c Minimum Side Yard: a side yard other than a side yard flanking a road allowance or public walkway may be reduced to zero metres, provided that:
  - .i the minimum distance between detached dwellings shall not be less than 1.8 metres; and,
  - .ii the total width of side yards on any lot shall not be less than 2.1 metres.
- .d Minimum Side Yard flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
- .e Maximum Building Height: 10.6 metres.

.3 shall be subject to the following requirements and restrictions with respect to street townhouse dwelling units, semi-detached dwelling units and single detached units:

- .a Minimum Lot Depth: 30.0 metres.
- .b Minimum Front Yard Depth: 6.0 metres.
- .c Minimum Rear Yard Depth: 7.6 metres.

.d Minimum Exterior Side Yard: 3.0 metres.

.e Corner Lot Measurements: where corner roundings or visibility triangles exist, width, depth and side yard requirements for a corner lot shall be measured for the point of intersection of the front and side lot lines.

.f Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

.g Minimum Floor Area of dwelling units: 100.0 square metres.

12.201 Exception 201

12.201.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.201.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a Interior Lot- 225.0 square metres;
- .b Corner Lot - 270.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot - 9.0 metres;
- .b Corner Lot - 10.8 metres;

.3 Minimum Front Yard

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the front lot line
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;

.4 Minimum Exterior Side Yard

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

.d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps

.e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to 0.0 metres of a daylight rounding/triangle; and

.g a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.5 Minimum Rear Yard Depth

.a 6.5 metres;

.b 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Natural System zone, Institutional zone, a Stormwater Pond, a Park;

.c 3.5 metres for a deck;

.d 4.5 metres for open, roofed porch and or uncovered terrace;

.e a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Interior Side Yard

.a Where the minimum interior lot width is less than 12.5 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Where the minimum interior lot width for lots which have side lot lines converging towards the front or rear is less than 13.0 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.c Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.d 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.8 Maximum Building Height: 13 metres;

.9 The following provisions shall apply to garages

.a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.b The maximum cumulative garage door shall be 5.0 metres if the lot is less than 12.5 metres but greater than or equal to 10.4 metres;

.c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;

.d the garage door width restriction does not apply to a garage door facing the exterior lot line;

.e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.

.f No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)

.g The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage width.

.10 The Following shall apply to a bay, bow or box window

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

12.202 Exception 202

12.202.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the GE Zone.

12.202.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 24.0 metres.

.2 Minimum Landscaped Open Space:

- .a 35 percent of the minimum required front yard area; and,
- .b 50 percent of all of the following:
  - .i minimum required exterior side yard area;
  - .ii minimum required interior side yard area abutting a lot in a Residential or Institutional zone; and,
  - .iii minimum required rear yard area abutting a street or a lot in a Residential or Institutional Zone.

12.203 Exception 203

12.203.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the GE Zone.

12.203.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 24.0 metres.

.2 Minimum Landscaped Open Space: 50 percent of all of the following:

- .a minimum required front yard area;
- .b minimum required exterior side yard area;
- .c minimum required interior side yard area abutting a lot in a Residential or Institutional Zone; and,
- .d minimum required rear yard area abutting a street or a lot in a Residential or Institutional Zone.

12.204 Exception 204

12.204.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the PE Zone.

12.204.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 24.0 metres.

.2 Minimum Landscaped Open Space: 50 percent of all of the following:

- .a minimum required front yard;
- .b minimum required exterior side yard;
- .c minimum required interior side yard area abutting a lot in a Residential or Institutional Zone; and,
- .d minimum required rear yard area abutting a street or a lot in a Residential or Institutional Zone.

12.205 Exception 205

12.205.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwelling units; and,

.b a group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.205.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 270.0 square metres.

.2 Minimum Lot Depth: 30.0 metres.

.3 Minimum Lot Width: 9.0 metres.

.4 Minimum Front Yard Depth: 4.0 metres, provided that a minimum distance of 6.0 metres is provided between the front wall of a garage and the front lot line.

.5 Minimum Side Yard Width: a side yard other than a side yard flanking on a street or public walkway may be reduced to zero metres, provided that:

.a the minimum distance between detached buildings shall not be less than 1.8 metres; and,

.b the total width of both side yards on any lot shall not be less than 2.1 metres.

.6 Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

.7 Minimum Exterior Side Yard: 3.0 metres.

.8 Minimum Rear Yard Depth: 7.5 metres.

.9 Maximum Building Height: 10.5 metres.

.10 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of the street boundaries as projected.

.11 Minimum Front Yard Landscaped Open Space: 40 percent of the front yard area.

12.206 Exception 206

12.206.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a a convenience store.

.2 Non-Commercial:

.a one dwelling unit, as a use accessory to the above.

12.206.2 The lands shall be subject to the following requirements and restrictions:

.1 the main building shall be located within the Building Area outlined on Figure 1-Exception 206;

.2 an accessory building shall not exceed a gross floor area of 15.0 square metres;

.3 Minimum Front Yard Depth: 13.7 metres.

.4 Maximum Building Height:

.a main building: 2 storeys.

.5 an accessory building shall not be less than 3.0 metres from any side or rear lot line.

.6 a swimming pool shall:

.a be permitted only in the rear or side yard;

.b be a minimum distance of 3.0 metres from any side or rear lot line; and,

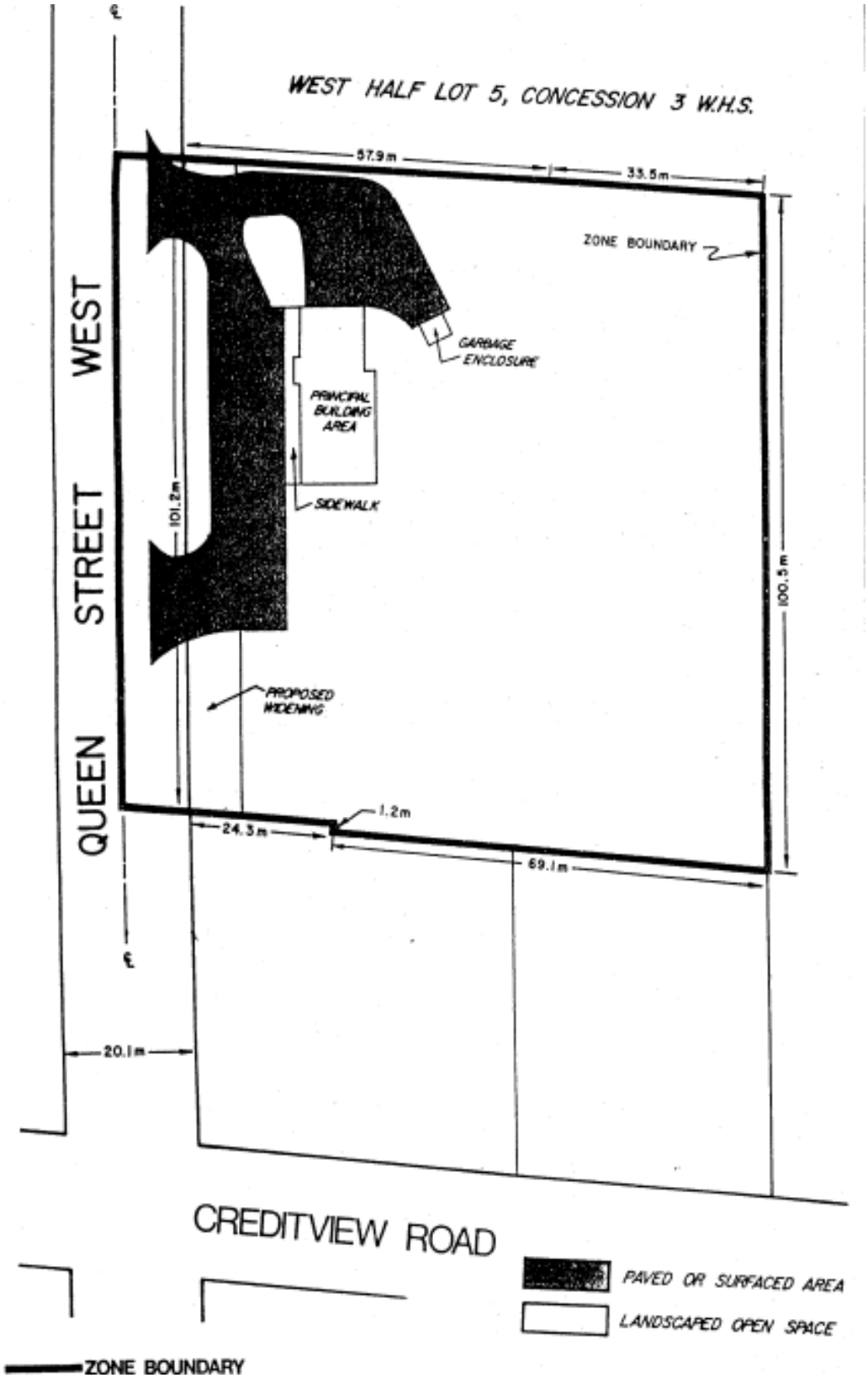
.c shall not exceed a maximum area of 140.0 square metres.

.7 Parking facilities shall be provided as follows:

.a for each dwelling unit, 2 parking spaces, one or both of which may be located in an attached garage; and,

.b for other permitted uses, one parking space for each 19.0 square metres of gross floor area.

Figure 1


WEST HALF LOT 5, CONCESSION 3 W.H.S.
57.9m
33.5m
ZONE BOUNDARY
GARBAGE ENCLOSURE
PRINCIPAL BUILDING AREA
SIDEWALK
101.2m
100.5m
PROPOSED WIDENING
1.2m
24.3m
69.1m
WEST STREET
QUEEN
20.1m
CREDITVIEW ROAD
PAVED OR SURFACED AREA
LANDSCAPED OPEN SPACE
ZONE BOUNDARY

12.207 Exception 207

12.207.1 The lands shall only be used for the following purposes:

.1 commercial purposes permitted in the GC Zone, including automobile parts or accessory sales establishment and related automobile repair shop, but not including automobile body shop or automobile sales establishment.

.2 business offices;

.3 any operation of a public authority;

.4 an automobile service station and car wash facility; and,

.5 purposes accessory to the other permitted purposes.

.6 movie theatres

12.207.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Leasable Floor Area used for commercial purposes shall not exceed 23,240 square metres.

.2 the Gross Leasable Floor Area used for business offices shall not exceed 8,600 square metres.

.3 no more than one automobile service station and one car wash facility shall be permitted;

.4 the minimum distance from each property line shall be 12.0 metres, except the pumps of the automobile service station which shall be located:

.a a minimum of 6.0 metres from any street line; and,

.b a minimum of 7.6 metres from any lot line adjoining a residential zone.

.5 no building or part thereof used for commercial purposes shall exceed 2 storeys in height, and no building or part thereof used for business offices shall exceed 4 storeys in height.

.6 Parking shall be provided and maintained in accordance with the following requirements and restrictions:

.a a minimum of 59 parking spaces shall be provided for every 1,000 square metres of gross leasable floor area used for commercial purposes;

.b for business offices, a minimum of 27 parking spaces shall be provided for every 1,000 square metres of gross leasable floor area remaining after subtracting from the gross leasable floor area used for business offices 20 percent of the gross leasable floor area used for commercial purposes.

.c for each bus loading area provided on the site, within 60.0 metres of a building used for commercial purposes, the total parking space requirement for the development may be reduced by 25 parking spaces; and,

.d a minimum of 3 parking spaces shall be provided for the automobile service station and car wash facility, and two additional parking spaces shall be provided for each service bay.

.7 for each building used for commercial purposes, loading spaces shall be provided and maintained in accordance with the following:

.a 418 square metres or less of Gross Leasable Floor Area of Building - None

.b 418 square metres to 2323 square metres of Gross Leasable Floor Area of Building - 1

.c 2323 square metres to 4646 square metres of Gross Leasable Floor Area of Building - 2

.d 4646 square metres to 4646.1 square metres and over of Gross Leasable Floor Area of Building - 3

.8 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

12.208 Exception 208

12.208 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 zone; and

.a Dwelling, Back-to-Back Townhouse

12.208 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a Interior Lot – 6 metres;

.b End Lot – 7.2 metres;

.c Corner Lot – 9 metres;

.2 Minimum Lot Area per dwelling unit:

.a Interior Lot – 70 square metres;

.b End Lot – 85 square metres;

.c Corner Lot – 100 square metres;

.3 Minimum Lot Depth: 12 metres;

.4 Minimum Front Yard Depth:

.a 3.0 metres, but 6.0 metres to a garage door;

.b a porch and / or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; and,

.c a bay window, bow window, box window with or without foundation may encroach 1.0 metres into the minimum front yard.

.5 Minimum Rear Yard Depth:

.a 0 metres;

.6 Maximum Building Height:

.a 14 metres;

.7 The following provisions shall apply to garages:

.a Notwithstanding any other provision on the By-law, on corner lots, a garage door may face the flankage lot line;

.b minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width; and,

.c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.

.8 The following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

.9 Encroachments:

.a permitted yard encroachment of exterior stairs below grade may encroach into rear yard 2.5 metres;

.b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

.c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps; and,

.d a bay window, bow window or box window with or without foundation may encroach 1 .0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.10 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided

.11 Maximum Lot Coverage – No Requirements

.12 Minimum Amenity Area – 3.5 square metre shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard at ground level.

.13 For Back-to-Back Townhouses, a maximum of 12 dwellings units may be attached in a contiguous structure, and the structure is to only be 6 units wide and 2 units deep.

12.209 Exception 209

12.209.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone; and

.2 Dwelling, Rear Lane Single Detached.

12.209.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width

- .a Interior Lot: 9.8 metres
- .b Corner Lot: 12.8 metres

.2 Minimum Lot Area

- .a Interior Lot: 240 square metres
- .b Corner Lot: 300 square metres

.3 Minimum Front Yard

- .a 3.0 metres;
- .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; and,
- .c a bay window, bow window, box window with or without foundation may encroach 1.0 metres into the minimum front yard.

.4 Minimum Exterior Side Yard

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps; and,
- .e a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.5 Minimum Rear Yard Depth

- .a 3.0 metres to dwelling

.b 6.0 metres to garage

.6 Minimum Interior Side Yard

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots; and,

.c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.

.7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.8 Maximum Building Height: 12 metres

.9 The following provisions shall apply to garages:

.a No garage may project more than 1.5 metres beyond the porch or rear wall of a dwelling;

.b minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width.

.c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length; and,

.d Maximum cumulative garage door width for lots with a lot width less than 10.4 shall be 5.0 metres.

.10 The following shall apply to a bay, bow or box window

.a notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

.11 Encroachments

.a permitted yard encroachment of exterior stairs below grade may encroach into rear yard 2.5 metres

.12 Maximum fence height within the front yard is 1.2 metres.

.13 For zoning purposes, the front property line is deemed to be The Gore Road.

.14 Maximum Lot Coverage: No Requirements

12.210 Exception 210

12.210.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 zone;

12.210.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width

- .a Interior Lot: 6.7 metres
- .b Corner Lot: 9.7 metres
- .c End Lot: 8.4 metres

.2 Minimum Lot Area per dwelling unit

- .a Interior Lot: 160 square metres
- .b End Lot: 200 square metres
- .c Corner lot: 210 square metres

.3 Minimum Front Yard

- .a 3.0 metres but 6.0 metres to a garage door;
- .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; and,
- .c a bay window, bow window, box window with or without foundation may encroach 1.0 metres into the minimum front yard.

.4 Minimum Rear Yard Depth: 6.0 metres

.5 Maximum Building Height: 14 metres

.6 The following provisions shall apply to garages

- .a Notwithstanding any other provision of the By-law, for corner lots, a garage door may face the flankage lot line;
- .b minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width; and,
- .c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.

.7 The following shall apply to a bay, bow or box window

- .a notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

.8 Encroachments

.a permitted yard encroachment of exterior stairs below grade may encroach into rear yard 2.5 metres;

.b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

.c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps; and,

.d a bay window, bow window or box window with or without foundation may encroach 1 .0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.9 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided.

.10 Maximum Lot Coverage: No Requirements

.11 Minimum Amenity Area: 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or at ground level.

12.211 Exception 211

12.211.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.211.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Distance between dwellings: the minimum distance between the main wall of dwellings on adjacent lots shall not be less than 2.43 metres.

12.212 Exception 212

12.212.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 zone; and,

.2 Dwelling, Rear Lane Townhouse.

12.212.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width

- .a Interior Lot: 7.8 metres
- .b End Lot: 9.5 metres
- .c Corner Lot: 9.8 metres

.2 Minimum Lot Area

- .a Interior Lot: 190 square metres
- .b End Lot: 210 square metres
- .c Corner Lot: 215 square metres

.3 Minimum Lot Depth: 23.0 metres

.4 Minimum Front Yard

- .a 3.0 metres;
- .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; and,
- .c a bay window, bow window, box window with or without foundation may encroach 1.0 metres into the minimum front yard.

.5 Minimum Rear Yard Depth

- .a 3.0 metres to dwelling
- .b 6.0 metres to garage

.6 Maximum Building Height: 14 metres

.7 The following provisions shall apply to garages

- .a Notwithstanding any other provision of the By-law, for corner lots, a garage door may face the flankage lot line;
- .b Minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width; and,

.c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.

.8 The following shall apply to a bay, bow or box window

.a notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.9 Encroachments

.a permitted yard encroachment of exterior stairs below grade may encroach into rear yard 2.5 metres

.b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

.c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps; and,

.d a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.10 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided.

.11 Maximum Lot Coverage: No Requirements

.12 Minimum Amenity Area

.a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or at ground level.

12.213 Exception 213

12.213.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a a gas bar;

.b a convenience store, and

.c a convenience restaurant.

.2 Accessory:

.a purposes accessory to the other permitted purposes.

12.213.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Gross Commercial Floor Area of all buildings shall not exceed 375.0 square metres;

.2 the Maximum Gross Commercial Floor Area of the gas bar kiosk shall not exceed 7.5 square metres;

.3 the Maximum Gross Commercial Floor Area of the convenience store shall not exceed 128.0 square metres;

.4 the Maximum Gross Commercial Floor Area of the convenience restaurant shall not exceed 239.5 square metres;

.5 all buildings shall be located within the area shown as BUILDING AREA on Figure 1-Exception 213;

.6 Landscaped Open Space shall be provided and maintained in areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 213;

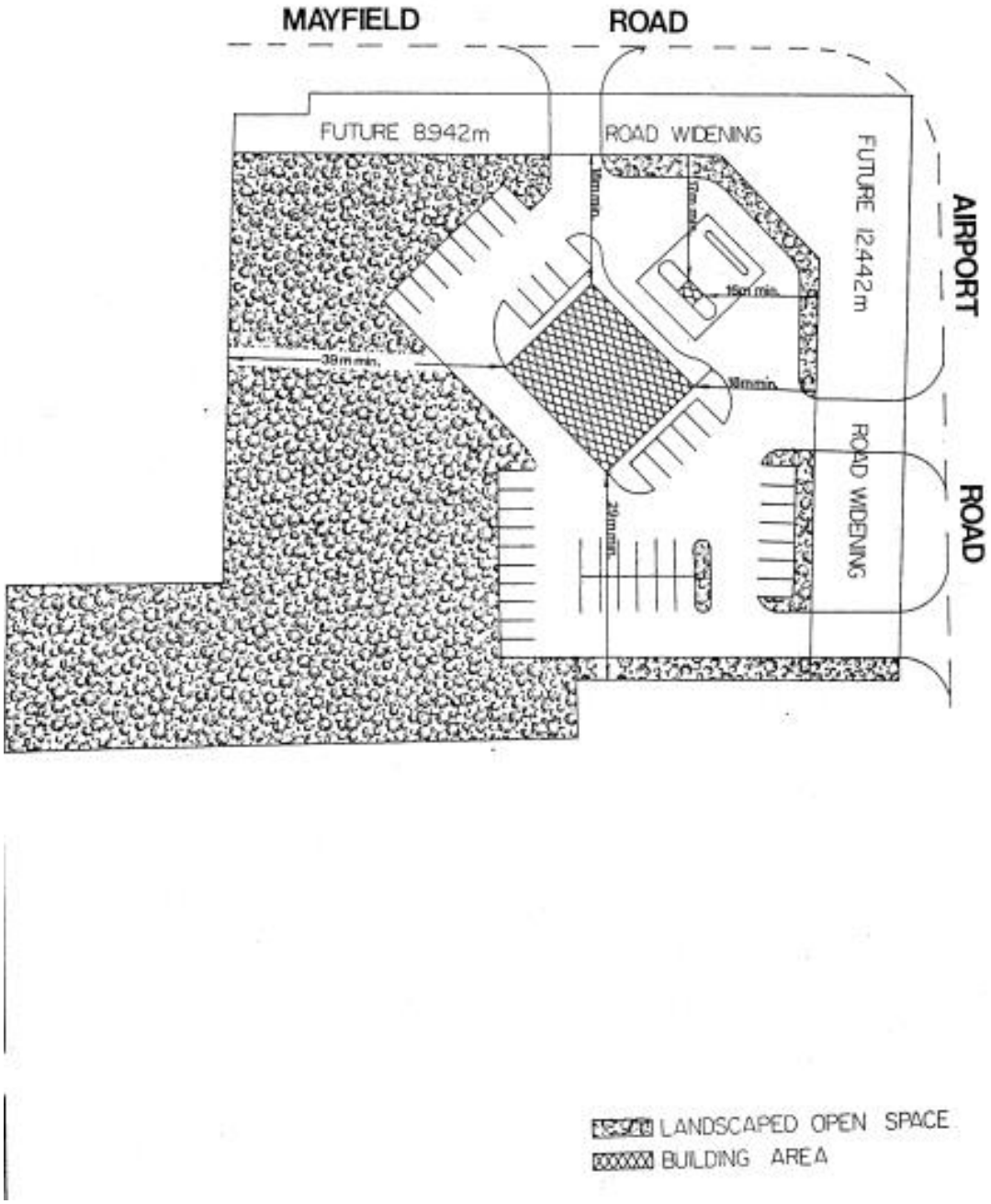
.7 the minimum front yard depth, the minimum side yard width and the minimum rear yard depth shall be as shown on Figure 1-Exception 213;

.8 the Maximum Height of all buildings shall not exceed one storey;

.9 garbage and refuse storage containers for the convenience restaurant shall be located in a self-contained, temperature controlled area within one of the buildings, and

.10 an adult entertainment parlour shall not be permitted.

Figure 1


MAYFIELD
ROAD
FUTURE 8.942m
ROAD WIDENING
FUTURE 12.442m
AIRPORT
ROAD
ROAD WIDENING
38m min.
LANDSCAPED OPEN SPACE
BUILDING AREA

12.214 Exception 214

12.214.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b semi-detached dwellings;

.c a group home, within a single detached dwelling; and,

.d an auxiliary group home.

.2 Non-Residential:

.a a home occupation, within a single detached dwelling; and,

.b purposes accessory to the other permitted purposes.

12.214.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the following requirements and restrictions with respect to single detached dwellings:

.a Minimum Lot Width: 9.0 metres.

.b Minimum Lot Area: 270.0 square metres.

.c Minimum Side Yard Width: a side yard other than a side yard flanking a street or public walkway may be reduced to zero metres, provided that:

.i the minimum distance between detached buildings shall not be less than 1.8 metres; and,

.ii the total width of side yards on any lot shall not be less than 1.8 metres.

.2 shall be subject to the following requirements and restrictions with respect to semi-detached dwellings:

.a Minimum Lot Width:

.i for interior lots: 18.0 metres.

.ii for corner lots: 21.0 metres.

.b Minimum Lot Area:

.i for interior lots: 540.0 square metres.

.ii for corner lots: 630.0 square metres.

.c Minimum Side Yard Width: 1.5 metres.

.3 shall be subject to the following additional requirements and restrictions with respect to single detached and semi-detached dwellings:

.a Landscaped Buffer Area:

.i a landscaped buffer area of not less than 3.0 metres in width shall be provided and maintained abutting Dixie Road and Teresa Road; and,

.ii a landscaped buffer area shall not be used for a vegetable garden or any buildings or structures other than a noise attenuation barrier.

.b Fencing: along those portions of lot lines which abut a landscaped buffer area, a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted.

.c Minimum Lot Depth: 30.0 metres.

.d Minimum Front Yard Depth: 3.6 metres provided that a minimum distance of 6.0 metres is provided between the front wall of a garage and the front lot line.

.e Minimum Rear Yard Depth: 7.6 metres.

.f Minimum Side Yard Width:

.i Flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

.ii Exterior side yard: 3.0 metres.

.g Maximum Building Height: 10.6 metres.

.h Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of the street lines as projected.

.i Minimum Front Yard Landscaped Open Space: 50 percent of the front yard area.

12.215 Exception 215

12.215.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.215.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 9.0 metres.

.2 Minimum Lot Area: 243.0 square metres.

.3 Minimum Lot Depth: 27.0 metres.

.4 Minimum Front Yard Depth: 3.6 metres, provided that a minimum distance of 6.0 metres is provided between the front wall of a garage and the front lot line.

.5 Minimum Side Yard Width: a side yard other than a side yard flanking a road allowance or public walkway may be reduced to zero metres, provided that:

.a the minimum distance between detached buildings shall not be less than 1.8 metres; and,

.b the total width of the side yards on any lot shall not be less than 1.8 metres.

.6 Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

.7 Minimum Exterior Side Yard Width: 3.0 metres.

.8 Minimum Rear Yard Depths: 7.6 metres.

.9 Maximum Building Height: 10.6 metres.

.10 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of the street lines as projected.

.11 Minimum Landscaped Open Space: 50 percent of the front yard area.

12.216 Exception 216

12.216.1 The lands shall only be used for the following purposes:

.1 Apartment Dwellings; and,

.2 Back-to-Back Stacked Townhouse Dwellings;

.3 Accessory uses to those permitted uses;

12.216.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: No Requirement

.2 Setbacks:

- .a Minimum Building Setbacks:
  - .i 2.5 metres from Sandalwood Parkway, Conestoga Drive and Loafers Lake Lane;
  - .ii 10 metres from an Open Space Zone;
  - .iii 0.0 metres from Sandalwood Parkway, Conestoga Drive and Loafers Lake Lane for below grade parking structures and accessory structures thereto such as ventilation shafts and stair enclosures;
- .b No accessory buildings, structures, swimming pools or recreational facilities, above or below ground, shall be located within 10.0 metres of an "Open Space" zone with the exception of grade related landscaping, landscape structures and multi-purpose pathways;

.3 Encroachments: Porches, stairs, balconies, canopies or decks with or without a foundation may encroach into the stipulated building setbacks along Sandalwood Parkway, Conestoga Drive and Lofers Lake Lane up to a maximum of 1.5 metres;

.4 Minimum Building Separation: 3.0 metres;

.5 Maximum Lot Coverage: 42% of the lot;

.6 Minimum Landscaped Open Space: 40% of the Lot Area;

.7 Maximum Number of Residential Dwelling Units: 607

.8 Maximum Building Height:

- .a Apartment Dwelling – 17 metres;
- .b Back-to-Back Stacked Townhouse Dwelling – 14.7 metres;

.9 Maximum Floor Space Index – 1.47 (exclusive of building floor areas utilized for: building maintenance or service/mechanical equipment, common areas including recreational amenity areas, storage, loading and parking);

.10 Minimum Parking required:

.a Residential Spaces:

.i Bachelor – 1.10 parking spaces per unit;

.ii 1 Bedroom – 1.18 parking spaces per unit;

.iii 2 Bedroom – 1.32 parking spaces per unit;

.iv 3 Bedroom – 1.40 parking spaces per unit;

.b Visitor Spaces:

.i 0.25 parking spaces per unit;

.11 A maximum of 41 parking spaces shall be located at grade;

.12 Outdoor storage of residential waste shall be located in a screened area;

.13 Loading spaces shall be permitted to be located external to building and be located at grade;

.14 For the purposes of this by-law, Back-to-Back Stacked Townhouse Dwelling shall mean a building containing four (4) or more dwelling units where each dwelling unit is separated horizontally and vertically from another dwelling unit by a common wall and may not have side or rear yards;

.15 All lands zoned R3M - Exception 216 shall be treated as one lot for zoning purposes.

12.217 Exception 217

12.217.1 The lands shall only be used for the following purposes:

.1 Institutional:

.a a library; and,

.b a day nursery.

.2 Non-Institutional:

.a a recreation centre operated by a public authority; and,

.b any facilities or operation of a public authority involving recreation or conservation.

.3 Accessory:

.a purposes accessory to the other permitted purposes.

12.217.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 2 storeys.

.2 all buildings and structures shall have a minimum setback of 12.0 metres from the boundaries of any lots used, or to be used for single detached, semi-detached, or townhouse dwellings.

12.218 Exception 218

12.218.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b semi-detached dwellings;

.c a group home, within a single detached dwelling; and,

.d an auxiliary group home.

.2 Non-Residential:

.a a home occupation, within a single detached dwelling; and,

.b purposes accessory to the other permitted purposes.

12.218.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 278.0 square metres.

.b Corner Lot: 371.0 square metres.

.2 Minimum Lot Depth: 30.0 metres.

.3 Minimum Lot Width: 9.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Rear Yard Depth: 7.6 metres.

.6 Minimum Side Yard Width:

.a for a Single Detached Dwelling:

.i a side yard other than a side yard abutting a street, a public park or a walkway may be reduced to zero metres, provided that:

.1 the minimum distance between detached building shall not be less than 1.8 metres;

.2 the total width of both side yards or any lot shall not be less than 2.1 metres.

.ii the minimum width of a side yard abutting a public park or a walkway shall be 1.2 metres for the first storey, or part thereof, plus 0.6 metres for each additional storey or part thereof.

.b for a Semi-Detached Dwelling: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 3.0 metres.

.8 Maximum Building Height: 10.5 metres.

.9 Minimum Landscaped Open Space:

.a 50 percent of the front yard, in the case of an interior lot;

.b 60 percent of the front yard, in the case of an exterior lot;

.c 40 percent of the front yard, in the case of a lot where the side lot lines converge towards the front lot line.

.10 Driveway Location: no driveway shall be located within 3.0 metres of the intersection of two streets.

12.219 Exception 219

12.219.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 zone.

12.219.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 100 square metres per dwelling unit

.2 Minimum Front Yard Setback

- .a The front wall of a dwelling unit: 2.0 metres to a public or private road.
- .b a porch and/or balcony with or without a foundation may encroach 1.0 metres into the minimum front yard;
- .c A bay window, bow window or windows with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and,
- .d a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard within 0.0 metres of a daylight rounding/ triangles.

.3 Minimum Exterior Side Yard

- .a 1.2 metres; and,
- .b 0.6 metres abutting a parking area and a public walkway.

.4 Minimum Rear Yard Depth

- .a 3.0 meters to the wall of a dwelling; and,
- .b 6.0 metres to garage form a private laneway.

.5 Minimum Interior Side Yard Width

- .a 1.2 metres when abutting side lot line coincides with two exterior walls;
- .b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings; and,
- .c a bay window, or box window with or with foundation or cold cellar may encroach 0.5 metres into the minimum interior side yard.

.6 Maximum Building Height: 14 metres

.7 The following shall apply to a bay, bow or box window

- .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

.8 Encroachments

.a permitted yard encroachment of exterior stairs below grade may encroach into rear yard 2.5 metres; and,

.b a balcony above a garage may encroach to within 1.5 metres of the rear lot line.

.9 Minimum Landscape Open Space: No requirement

.10 Minimum Amenity Area

.a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the year at ground level.

.11 Setbacks to TransCanada Pipeline right-of-way

.a A minimum setback of 7.0 m shall be required from any part of a principal building or structure from the edge of the TransCanada pipeline right-of-way.

.b A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline right-of-way.

.c A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline right-of-way shall also apply to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.

.12 The following provisions shall apply to garages

.a minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.

.b No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;

.c The maximum cumulative garage door width shall be 5.6 metres

.13 Maximum fence height required within a front yard is 1.2 metres

.14 Section 5.2.Q.1 shall not apply.

.15 Minimum Visitor Parking Spaces: 0.25 spaces per unit.

12.220 Exception 220

12.220.1 The lands shall only be used for the following purposes:

.1 automobile service station;

.2 gas bar;

.3 motor vehicle washing establishment;

.4 groundwater treatment facility; and,

.5 purposes accessory to the other permitted purposes.

12.220.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 35 metres.

.2 Maximum Building Height: 1 storey.

.3 Maximum Gross Commercial Floor Area:

- .a Kiosk: 20 square metres.
- .b Motor Vehicle Washing Establishment: 290 square metres.
- .c Groundwater Treatment building: 30 square metres.

.4 Minimum Landscaped Open Space:

- .a minimum width of 3 metres abutting an OS zone; abutting a rear lot line; abutting Williams Parkway and Highway Number 10, except for one driveway opening on Williams Parkway and Highway 10.
- .b all other cases minimum width of 1.5 metres.

12.220.3 for the purposes of Exception 220:

.1 Lot Line, Rear, shall mean the lot line furthest and opposite the front lot line.

12.221 Exception 221

12.221.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.221.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 15.0 metres

.2 Minimum Front Yard

- .a 3.0 metres;
- .b The main wall of dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle
- .c A porch and/or balcony with or without a foundation may encroach 2.0 metres into the minimum front yard;
- .d a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .e a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and,
- .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.

.3 Minimum Exterior Side Yard

- .a 3.0 metres
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
- .d a porch or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,
- .f a bay window, bow widow or box window with or without foundation may encroach 1.0 metres into the exterior side yard.

.4 Minimum Rear Yard Depth

.a 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.b A deck may encroach 3.5 metres into the required rear yard;

.c 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;

.d Open roofed porches and or uncovered terraces may encroach into the rear yard within 3.0 metres of the rear lot line; and,

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.

.5 Minimum Interior Side Yard Width

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings; and,

.d A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard.

.6 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.7 Maximum Building Height: 12.0 metres

.8 The following provisions shall apply to garages

.a for lots 14.0 metres wide or greater, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.b Notwithstanding any other provision of this By-law, for corner lots, a garage door may face the flankage lot line;

.c the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.d the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.e minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.

.9 The following shall apply to a bay, bow or box window

.a Notwithstanding any other provision of this By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of this By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

12.222 Exception 222

12.222.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.222.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width

- .a Interior Lot - 13.7 metres
- .b Corner Lot - 15.0 metres

.2 Minimum Front Yard

- .a 3.0 metres;
- .b the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;
- .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.

.3 Minimum Exterior Side Yard

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle; and,

.f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.4 Minimum Rear Yard Depth

.a 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.b A deck may encroach 3.5 metres into the required rear yard;

.c 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;

.d Open roofed porches and or uncovered terraces may encroach into the rear yard within 3.0 metres of the rear lot line; and,

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.

.5 Minimum Interior Side Yard

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots and/or 1.2 metres and 1.2 metres per paired lots;

.c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres

.d A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard.

.6 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.7 Maximum Building Height: 12 metres

.8 The following provisions shall apply to garages

.a the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.b Notwithstanding any other provision of the By-law, for corner lots, a garage door may face the flankage lot line;

.c for lots 14.0 metres wide or greater, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.d the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.e the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.f minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.

.9 The following shall apply to a bay, bow or box window

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

12.223 Exception 223

12.223.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R3L zone;

.2 Non-market housing; and,

.3 Purposes accessory to other permitted uses

12.223.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 27 metres

.2 Minimum Front Yard: 5.4 metres;

.3 Minimum Side Yard: 3.0 metres;

.4 Minimum Rear Yard Depth: 15 metres;

.5 Maximum Building Height: 15 metres;

.6 Maximum Lot Coverage: 30 %

.7 Minimum Landscaped Strip along the Rear and Interior Side Lot Lines:3 metres

.8 Minimum Landscaped Open Space Area

- .a No requirement, except as prescribed in Exception 223.2 (7)

.9 Parking Requirements

- .a Notwithstanding the requirements of Section 4.1, parking shall be provided at a rate of 1 space per 160 square metres of gross floor area;
- .b Notwithstanding the requirements of Section 4.1, parking shall be permitted within the rear yard;
- .c No loading spaces shall be required.

.10 Bicycle Parking

- .a A minimum of 16 bicycle parking spaces are required

12.223.3 for the purposes of Excepion 223:

.1 NON-MARKET HOUSING shall mean affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative, including emergency shelters, women's shelters, youth shelters, family shelters and transitional housing.

.2 LANDSCAPE STRIP shall mean a continuous segment of landscaping used for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, which

may include a surfaced walk, patio, screening, pool or similar visual amenity, for the entirety of the property line specified except at an approved access point or driveway.)

12.223.4 The Holding (H)

.1 Uses Permitted Prior to the Removal of the H - Holding Symbol

.a Uses legally existing on the effective date of the amending by-law

.2 Conditions for Removing the H - Holding Symbol:

.a The City's Commissioner of Planning, Building and Growth Management shall be satisfied that satisfactory access arrangements have been made with respect to the planned redevelopment of the adjacent properties immediately to the East and West

12.224 Exception 224

12.224.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the I2 zone

12.224.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 14 storeys

.2 Minimum Building Setback to John Street: 5.0 metres

.3 Minimum Building Setback to All Other Lot Lines: 7.5 metres

.4 Landscaped Open Space: 3.0 metres wide landscape strip along the lot line abutting John Street except at approved driveway locations.

12.225 Exception 225

12.225.1 The lands shall only be used for the following purposes:

.1 the uses permitted in the PE Zone;

.2 building supplies sales establishments;

.3 service shops;

.4 personal service shops;

.5 banks, trust companies, financial institutions;

.6 offices, excluding the offices of medical, dental and similar practitioners;

.7 dining room and convenience restaurants, and taverns;

.8 furniture and appliance store;

.9 dry cleaning and laundry establishments and distribution stations;

.10 custom workshops; and,

.11 motor vehicle parts retail outlets or combination motor vehicle parts/accessories/sports goods/hardware stores.

12.225.2 The lands shall be subject to the following requirements and restrictions:

.1 the Total Gross Floor Area of all buildings and structures shall not exceed 18,400 square metres;

.2 the Gross Floor Area of all buildings or parts thereof used for commercial purposes shall not exceed 60 percent of the total gross floor area of all buildings and structures on the lands;

.3 all operations are to be carried out within buildings and no outside storage of material and equipment shall be permitted; and,

.4 a single commercial use shall not have a gross floor area exceeding 6,500 square metres.

12.226 Exception 226

12.226.1 The lands shall only be used for the following purposes:

.1 Purposes permitted by the I1 zone subject to the requirements and restrictions of the I1 zone;

or

.2 Purposes permitted by the R1-Exception 227 zone, subject to the requirements and restrictions of the R1-Exception 227 zone.

12.227 Exception 227

12.227.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.227.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a Interior Lot- 225.0 square metres;
- .b Corner Lot - 270.0 square metres;

.2 Minimum Lot Width

- .a Interior Lot - 9.0 metres;
- .b Corner Lot - 10.8 metres;

.3 Minimum Front Yard

- .a 3.0 metres;
- .b 6.0 metres to a garage door
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;

.4 Minimum Exterior Side Yard

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

.d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps

.e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to 0.0 metres of a daylight rounding/triangle; and

.g a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.5 Minimum Rear Yard Depth

.a 7.0 metres;

.b 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Natural System (NS) zone, Institutional zone, a Stormwater Pond, a Park;

.c 3.5 metres for a deck;

.d 4.5 metres for open, roofed porch and or uncovered terrace;

.e a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Interior Side Yard

.a Where the minimum interior lot width is less than 12.5 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Where the minimum interior lot width for lots which have side lot lines converging towards the front or rear is less than 13.0 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.c Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.d 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.8 Maximum Building Height: 13 metres;

.9 The following provisions shall apply to garages

.a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;

.d the garage door width restriction does not apply to a garage door facing the exterior lot line;

.e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.

.f No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)

.g The maximum interior garage width, of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage width.

.10 The Following shall apply to a bay, bow or box window

.a notwithstanding section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

12.228 Exception 228

12.228.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b semi-detached dwellings;

.c a group home; and,

.d an auxiliary group home.

.2 Non-Residential:

.a a home occupation, within a single detached dwelling; and,

.b purposes accessory to the other permitted purposes.

12.228.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 278.0 square metres.

.2 Minimum Lot Width: 9.0 metres.

.3 Minimum Front Yard Depth: 6.0 metres.

.4 Minimum Rear Yard Depth:

.a 15.0 metres, for these lots abutting the Canadian Pacific Railway right-of-way having a lot width of 18.0 metres; and,

.b 7.6 metres in all other cases.

.5 Minimum Interior Side Yard Width:

.a for a single detached dwelling a side yard other than a side yard abutting a street, a public park or a walkway may be reduced to zero metres, provided that:

.i the minimum distance between detached buildings shall not be less than 1.8 metres; and,

.ii the total width of both side yards on any lot shall not be less than 1.8 metres; and,

.iii the minimum width of a side yard abutting a public park or walkway shall be 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.b for a semi-detached dwelling a minimum width of 1.2 metres for a one storey dwelling, plus an additional 0.6 metres for each additional storey.

.6 where the space between the walls of two buildings is less than 3.0 metres in width, no door or window below grade shall be permitted in any wall facing that space.

.7 Minimum Exterior Side Yard Width: 3.0 metres.

.8 Maximum Building Height: 10.5 metres.

.9 Minimum Landscaped Open Space:

.a 50 percent of the front yard in the case of an interior lot;

.b 60 percent of the front yard in the case of a corner lot; and,

.c 35 percent of the front yard in the case of a lot where the side lot lines converge towards the front lot line.

.10 Driveway Location: no driveway shall be located within 3.0 metres of the intersection of two streets.

.11 there shall be no more than a total of 239 dwelling units on the site.

12.229 Exception 229

12.229.1 The lands shall only be used for the following purposes:

.1 Residential:

.a a townhouse dwelling; and,

.b an auxiliary group home.

.2 Accessory:

.a purposes accessory to the other permitted purposes.

12.229.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.4 hectares.

.2 Minimum Lot Width: 50.0 metres.

.3 Maximum Number of Dwelling Units: 18 dwelling units.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Side Yard Width: 3.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres.

.7 Maximum Height of Buildings: 2 storeys.

.8 Minimum Number of Parking Spaces: 2 parking spaces for each dwelling unit, plus 5 spaces for visitors.

.9 Minimum Distance between buildings: 3.0 metres.

.10 there shall be a minimum of 7.6 metres between the rear wall of each dwelling unit and the boundary of the site, a driveway or other dwelling unit.

.11 Maximum Coverage: 27 percent.

.12 Minimum Landscaped Open Space: 50 percent of the site area.

12.230 Exception 230

12.230.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes of a grocery store.

12.231 Exception 231

12.231.1 The lands shall only be used for the following purposes:

.1 shall only be used for purposes of a dairy bar.

12.232 Exception 232

12.232.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.232.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a Interior Lot- 325.0 square metres;
- .b Corner Lot - 370.0 square metres;

.2 Minimum Lot Width

- .a Interior Lot - 13.0 metres;
- .b Corner Lot - 14.8 metres;

.3 Minimum Front Yard

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the front lot line
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;

.4 Minimum Exterior Side Yard

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

.d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps

.e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to 0.0 metres of a daylight rounding/triangle; and

.g a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.5 Minimum Rear Yard Depth

.a 7.0 metres;

.b 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Natural System zone, Institutional zone, a Stormwater Pond, a Park;

.c 3.5 metres for a deck;

.d 4.5 metres for open, roofed porch and or uncovered terrace;

.e a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Interior Side Yard

.a Where the minimum interior lot width is less than 12.5 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Where the minimum interior lot width for lots which have side lot lines converging towards the front or rear is less than 13.0 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.c Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.d 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.e For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.7 Maximum Building Height: 13 metres;

.8 The following provisions shall apply to garages

.a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.b The maximum cumulative garage door shall be 5.0 metres if the lot is less than 12.5 metres but greater than or equal to 10.4 metres;

.c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than15.0 metres shall be 5.5 metres;

.d the garage door width restriction does not apply to a garage door facing the exterior lot line;

.e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.

.f No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)

.g The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage width.

.9 The following shall apply to a bay, bow or box window

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

12.233 Exception 233

12.233.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.233.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a Interior Lot- 225.0 square metres;
- .b Corner Lot - 270.0 square metres;

.2 Minimum Lot Width

- .a Interior Lot - 9.0 metres;
- .b Corner Lot - 10.8 metres;

.3 Minimum Front Yard

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the front lot line
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;

.4 Minimum Exterior Side Yard

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

.d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps

.e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to 0.0 metres of a daylight rounding/triangle; and

.g a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.5 Minimum Rear Yard Depth

.a 7.0 metres;

.b 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Natural System (NS) zone, Institutional zone, a Stormwater Pond, a Park;

.c 3.5 metres for a deck;

.d 4.5 metres for open, roofed porch and or uncovered terrace;

.e a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Interior Side Yard

.a Where the minimum interior lot width is less than 12.5 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Where the minimum interior lot width for lots which have side lot lines converging towards the front or rear is less than 13.0 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.c Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.d 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.8 Maximum Building Height: 13 metres;

.9 The following provisions shall apply to garages

.a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.b The maximum cumulative garage door shall be 5.0 metres if the lot is less than 12.5 metres but greater than or equal to 10.4 metres;

.c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than15.0 metres shall be 5.5 metres;

.d the garage door width restriction does not apply to a garage door facing the exterior lot line;

.e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.

.f No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)

.g The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage width.

.10 The Following shall apply to a bay, bow or box window

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

12.234 Exception 234

12.234.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a an automobile service station; and,

.b a farm equipment sales dealership.

.2 Non-Commercial:

.a one apartment on the second floor; and,

.b purposes accessory to the other permitted purposes.

12.235 Exception 235

12.235.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.235.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the following requirements and restrictions with respect to single detached dwellings;

- .a Minimum Lot Width: 10.6 metres.
- .b Minimum Lot Area: 357.6 square metres.
- .c Minimum Side Yard Width: a side yard other than an exterior side yard may be reduced to zero metres, provided that:
  - .i the minimum distance between detached dwellings shall not be less than 1.8 metres; and,
  - .ii the total width of the side yards on any lot shall not be less than 1.8 metres.
- .d where the space between the walls of two buildings is less than 1.2 metres in width, no window below grade or door shall be permitted in any wall facing that space.
- .e Minimum Front Yard Depth: 6.0 metres.
- .f Minimum Rear Yard Depth: 7.6 metres.
- .g Minimum Width of a Side Yard flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
- .h Maximum Building Height: 7.6 metres.
- .i Minimum Landscaped Open Space: 50 percent of the front yard area.

.2 shall be subject to the following requirements and restrictions with respect to semi-detached dwellings:

- .a Minimum Lot Area: 715.0 square metres.
- .b Minimum Lot Width: 21.0 metres.
- .c Minimum Front Yard Depth: 7.6 metres.
- .d Minimum Interior Side Yard Width: 3.0 metres except where:
  - .i there is an attached garage or carport, in which case 1.2 metres shall be provided for the first storey, plus 0.6 metres for each additional storey or part thereof; and,

.ii there is an attached garage or carport in an abutting side yard, in which case 1.2 metres shall be provided.

.e Minimum Exterior Side Yard Width: 3.0 metres.

.f Minimum Rear Yard Depth: 7.6 metres.

.g Maximum Building Height: 7.6 metres.

.h Maximum Lot Coverage: 33.3 percent.

.i where semi-detached dwellings are situated on corner lots and where one or both dwellings front on the flanking road allowances, the following shall apply:

.i Minimum Rear Yard Depth: 7.6 metres, except where there is an attached garage or carport, the minimum requirement shall be 3.0 metres.

.ii Minimum Interior Side Yard Width: 7.6 metres, except where there is an attached garage or carport, the minimum requirement shall be 3.0 metres; and,

.iii Minimum Exterior Side Yard Width: 4.5 metres

12.235.3 for the purposes of Exception 235:

.1 shall, with respect to semi-detached dwellings, be subject to the requirements and restrictions relating to the R1 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 235.2

12.236 Exception 236

12.236.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted by Exception 236.1(1)(a), or the purposes permitted by Exception 236.1(1)(b), but not both Exceptions and not any combination of both Exceptions:

.a Purposes permitted by the I1 zone:

or

.b Purposes permitted by the R1- Exception 270.

12.236.2 The lands shall be subject to the following requirements and restrictions:

.1 For purposes permitted in a I1 zone, the requirements and restrictions set out in the I1 zone shall apply.

.2 For those purposes permitted in a R1-Exception 270 zone, the requirements and restrictions set on in a R1-Exception 270 zone shall apply.

12.237 Exception 237

12.237.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b semi-detached dwellings;

.c a group home, within a single detached dwelling; and,

.d an auxiliary group home.

.2 Non-Residential:

.a a home occupation, within a single detached dwelling; and,

.b purposes accessory to the other permitted purposes.

12.237.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the following requirements and restrictions with respect to single detached dwellings:

.a Minimum Lot Width:

.i for an interior lot: 9.0 metres.

.ii for a corner lot: 12.0 metres.

.b Minimum Lot Area: 270.0 square metres.

.c Minimum Side Yard Width: a side yard other than an exterior side yard, may be reduced to zero metres, provided that:

.i the minimum distance between detached buildings shall not be less than 1.8 metres;

.ii the total width of side yards on any lot shall not be less than 1.8 metres; and,

.iii where the space between the exterior walls of two buildings is less than 2.4 metres in width, no door or window below grade shall be permitted in any wall abutting that space.

.2 shall be subject to the following requirements and restrictions with respect to semi-detached dwellings:

.a Minimum Lot Width:

.i for an interior lot: 9.0 metres.

.ii for a corner lot: 12.0 metres.

.b Minimum Lot Area:

.i for an interior lot: 270.0 square metres.

.ii for a corner lot: 360.0 square metres.

.c Minimum Side Yard Width: 1.5 metres.

.3 shall be subject to the following requirements and restrictions with respect to single detached and semi-detached dwellings:

.a Minimum Lot Depth: 28.9 metres.

.b Minimum Front Yard Depth: 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of the garage and the front lot line.

.c Minimum Rear Yard Depth: 7.6 metres.

.d Minimum Exterior Side Yard Width: 3.0 metres.

.e Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

.f Maximum Building Height: 10.6 metres.

.g Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

.h Minimum Landscaped Open Space: 40 percent of the front yard area.

12.238 Exception 238

12.238.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.238.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 319.5 square metres.

.2 Minimum Lot Width: 10.6 metres.

.3 Minimum Lot Depth: 30.0 metres.

.4 Minimum Front Yard Depth: 4.0 metres, provided that a minimum distance of 6.0 metres is provided between the front wall of a garage and the front lot line.

.5 Minimum Interior Side Yard Width: an interior side yard may be reduced to zero metres provided that:

.a the minimum distance between detached dwellings shall not be less than 1.8 metres; and,

.b the total width of both side yards on abutting lots shall not be less than 2.1 metres.

.6 Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first.

.7 Minimum Exterior Side Yard Width: 3.0 metres.

.8 Minimum Rear Yard Depth: 7.6 metres.

.9 Maximum Building Height: 10.6 metres.

.10 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of the street boundaries as projected.

.11 Minimum Landscaped Open Space: 40 percent of the front yard area.

12.238.3 for the purposes of Exception 238:

.1 Lot Width shall mean the least distance, measured in a straight line, between the side lot line where the side lot lines are parallel, or:

.a where the side lot lines are not parallel, the lot width shall be the least distance, measured in a straight line, between the middle point on each side lot line, and

.b in the case of a corner lot having a street line rounding at the corner with a radius of 7.5 metres or less, the lot width of such a lot shall be calculated as if the lot lines were produced to their point of intersection.

12.239 Exception 239

12.239.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.239.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings and structures shall be located within the area outlined as "BUILDING AREA" on Figure 1.

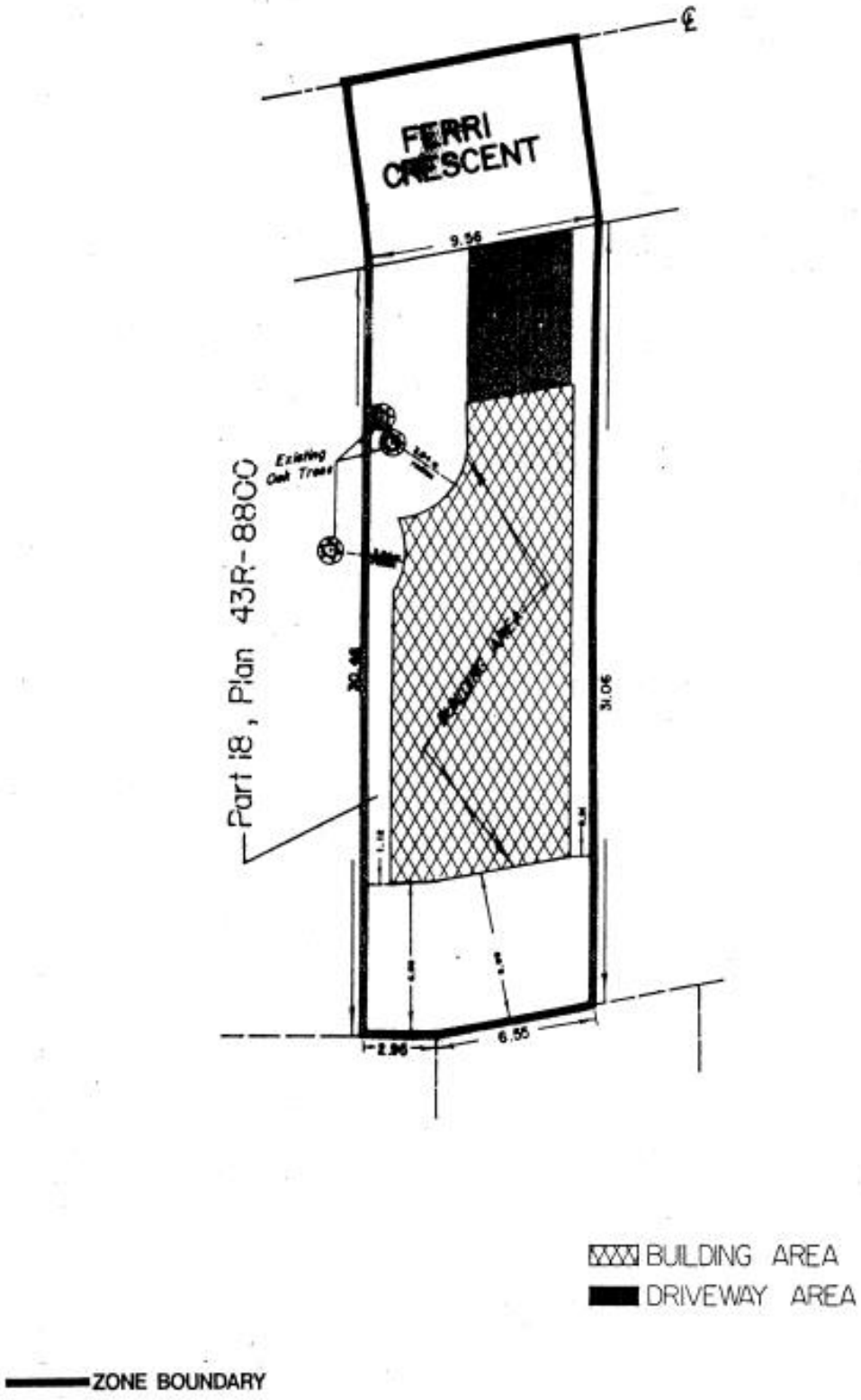
.2 a driveway shall only be located within the area shown as DRIVEWAY AREA on Figure 1;

.3 all structures and other works required for servicing the lot and any buildings and structures thereon, shall be located within the area shown as "BUILDING AREA" and "DRIVEWAY AREA" on Figure 1.

.4 inground or above ground swimming pools shall only be permitted in the rear yard; and,

.5 Minimum Distance between dwellings: 1.8 metres.

Figure 1


FERRI CRESCENT
Part 18, Plan 43R-8800
BUILDING AREA
DRIVEWAY AREA
ZONE BOUNDARY

12.240 Exception 240

12.240.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a offices for medical or dental practitioners;

.b offices for practitioners in other health care fields;

.c laboratories providing services in health care fields;

.d one pharmacy, providing medicines only;

.e offices for lawyers and accountants; and,

.f offices for management companies servicing the health care practitioners located in the building.

.2 Non-Commercial:

.a purposes accessory to the other permitted purposes.

12.240.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings and structures shall be located within the area outlined as "BUILDING AREA" on Figure 1-Exception 240;

.2 solid screening fencing shall be provided along property boundaries which abuts lands zoned for Residential purposes;

.3 Landscaped Open Space shall be provided in the area shown on Figure 1-Exception 240;

.4 the pharmacy shall not have a gross commercial floor area in excess of 93.0 square metres;

.5 basement or cellar areas shall not be used for other than mechanical and storage purposes;

.6 the total Gross Leasable Commercial Floor Area of all buildings on the site shall not exceed 850.0 square metres;

.7 Maximum Building Height: 7.6 metres.

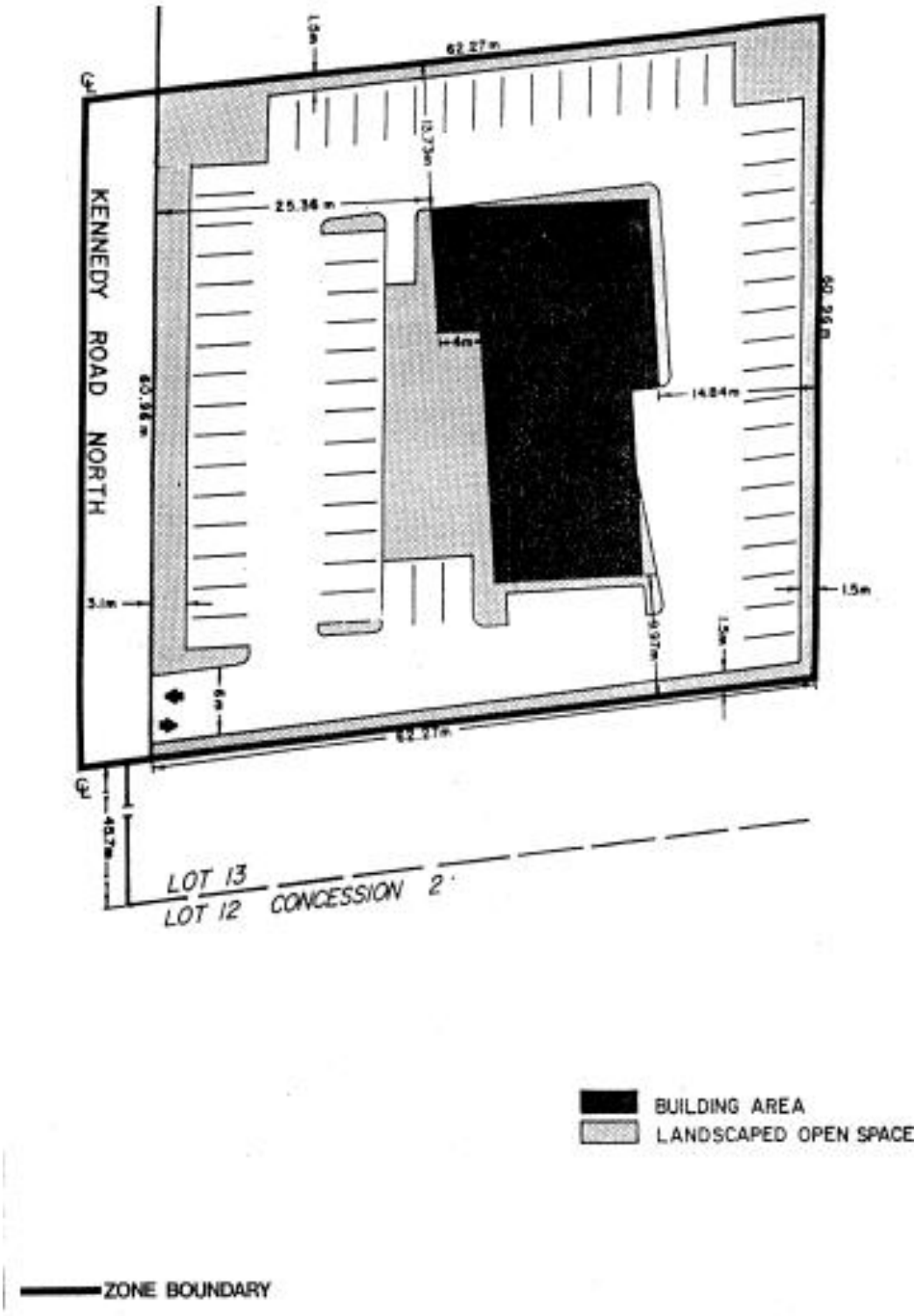
.8 Parking Spaces shall be provided on the site in accordance with the following:

.a Physician, dentist, or drugless practitioner's office and medical: 1 parking space for each 12 square metres of gross commercial floor area or portion thereof.

.b other offices: 1 parking space for each 19 square metres gross commercial floor area or portion thereof.

.c Pharmacy: 1 parking space for each 19 square metres gross commercial floor area or portion thereof.

Figure 1


KENNEDY ROAD NORTH
62.27m
25.36m
14.84m
1.5m
LOT 13
LOT 12
CONCESSION 2
BUILDING AREA
LANDSCAPED OPEN SPACE
ZONE BOUNDARY

12.241 Exception 241

12.241.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a bank or financial institutions;
- .b barber shop or beauty parlour;
- .c dry cleaning and laundromat;
- .d drug store;
- .e bakery shop;
- .f appliance, radio or record store;
- .g sporting goods or pet shop;
- .h paint and wallpaper store;
- .i hardware store;
- .j variety store or gift shop;
- .k jewellery store;
- .l clothing or shoe store; and,
- .m business and professional offices but excluding medical offices.

.2 Non-Commercial:

- .a purposes accessory to the other permitted purposes.

12.241.2 The lands shall be subject to the following requirements and restrictions:

.1 Gross Leasable Floor Area shall not exceed 465 square metres;

.2 Maximum Building Height: 1 storey;

.3 Minimum depth of the front, side and rear yards shall be as identified on Figure 1-Exception 241;

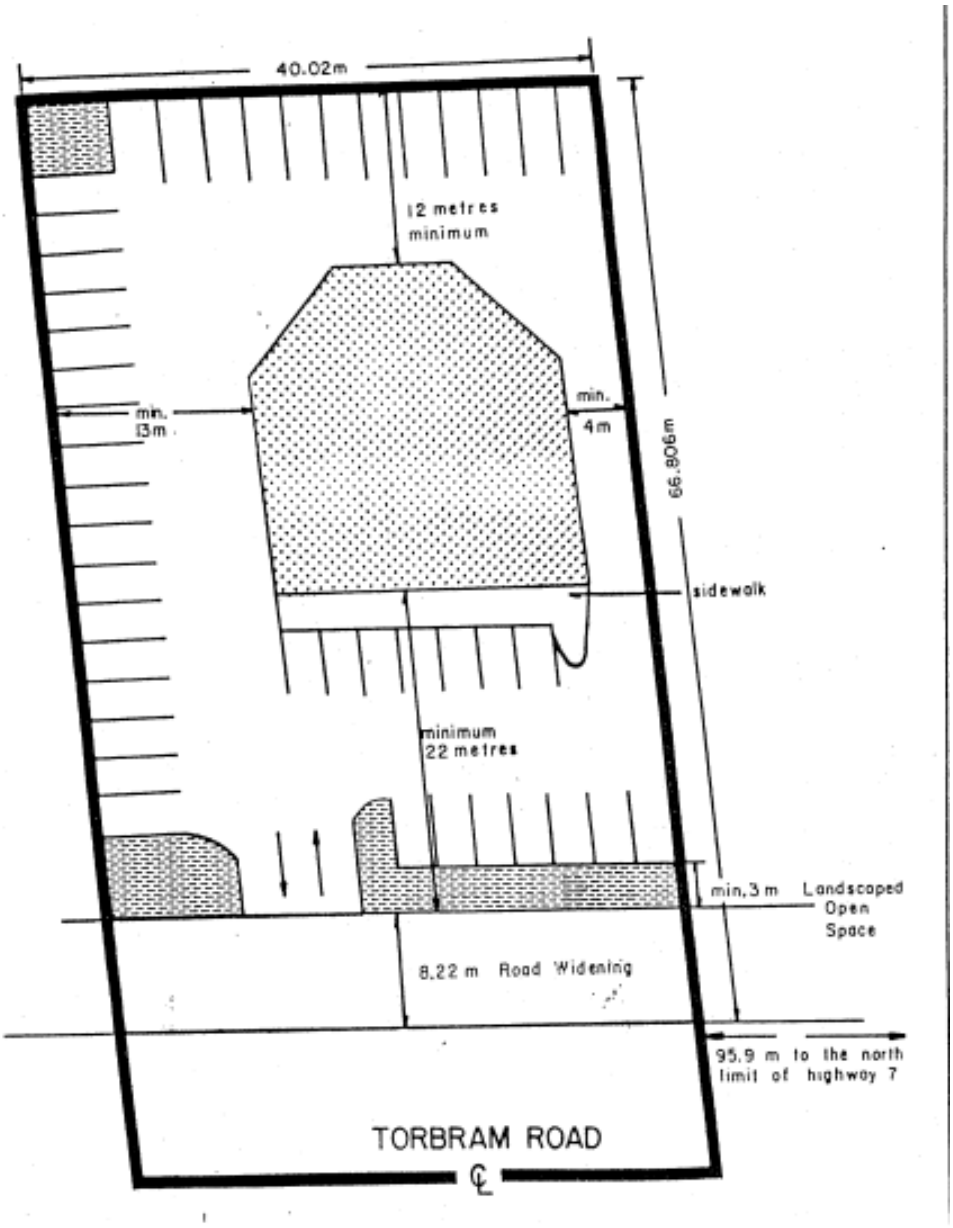
.4 Minimum Lot Area: 1,858 square metres.

.5 the building shall be located within the area outlined as "BUILDING AREA" on ;

.6 a minimum of 3.0 metres of landscaped open space shall be provided and maintained in the locations identified on Figure 1-Exception 241; and,

.7 waste storage facilities shall be located indoors.

Figure 1


40.02m
12 metres minimum
min. 13m
min. 4m
66.906m
sidewalk
minimum 22 metres
min. 3 m Landscaped Open Space
8.22 m Road Widening
95.9 m to the north limit of highway 7
TORBRAM ROAD
℄
ZONE BOUNDRY
LANDSCAPED OPEN SPACE
BUILDING AREA
ZONE BOUNDARY

12.242 Exception 242

12.242.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.242.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 270.0 square metres.

.2 Minimum Lot Width: 9.0 metres.

.3 Minimum Interior Side Yard Width: a side yard other than an exterior side yard, or a side yard flanking a public walkway, may be reduced to zero metres; provided that:

.a the minimum distance between detached dwellings shall not be less than 1.8 metres; and,

.b the total width of the side yards on any lot shall not be less than 2.1 metres.

.4 Minimum Exterior Side Yard Width: 3.0 metres.

.5 Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

.6 Maximum Building Height: 8.0 metres.

.7 Minimum Front Yard Depth: 4.5 metres, provided that a minimum distance of 6.0 metres is provided and maintained between the front wall of a garage and the front lot line.

.8 Minimum Rear Yard Depth: 7.6 metres.

.9 Minimum Floor Area of Dwelling Unit: 100.0 square metres.

.10 Driveway Location: no driveway shall be located within 3.0 metres of the intersection of two streets.

12.243 Exception 243

12.243.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a medical clinic, which shall include offices for doctors and related medical uses;
- .b a maximum of two real estate offices, provided that the floor area of the combined offices shall not exceed 223.0 square metres;
- .c a drug store, excluding the sale of confectionaries;
- .d optician;
- .e optometrist;
- .f post office sub-station;
- .g office for an accountant;
- .h office for an auditor;
- .i bank or trust company;
- .j barber shop;
- .k beauty shop;
- .l florist;
- .m office for an insurance agency or adjuster;
- .n studio for a photographer; and,
- .o office for a travel agency.

.2 Non-Commercial

- .a purposes accessory to the other permitted purposes.

12.243.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 3570 square metres.

.2 Minimum Lot Width: 80.0 metres.

.3 Minimum Lot Depth: 42.0 metres.

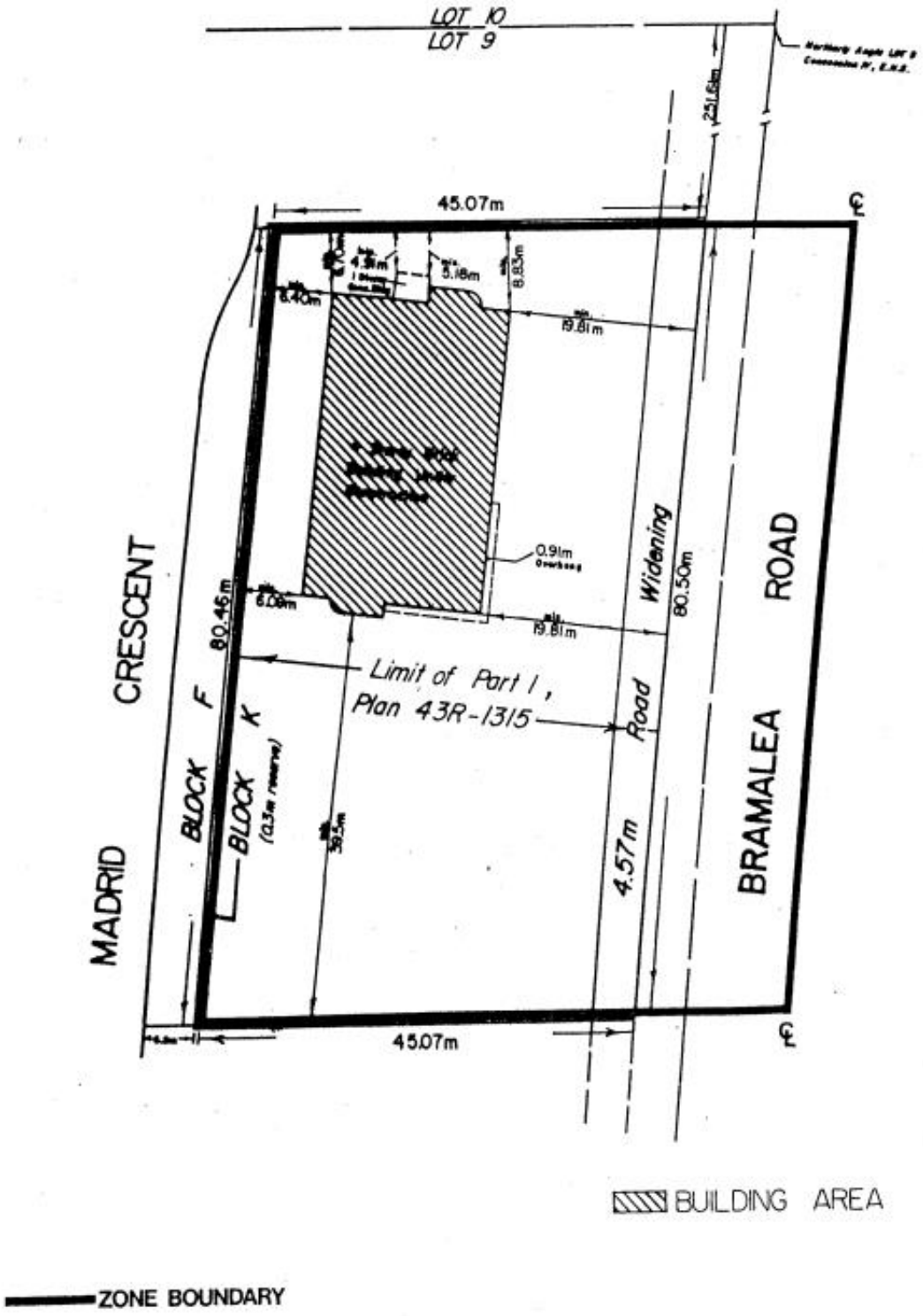
.4 Maximum Gross Commercial Floor Area: 2360 metres.

.5 Maximum Building Height: 4 storeys.

.6 the building shall be located on the site within the area outlined as "BUILDING AREA" on Figure 1-Exception 243.

.7 a minimum of 81 parking spaces shall be provided.

Figure 1


LOT 10
LOT 9
45.07m
251.6m
5.18m
8.83m
6.40m
19.81m
0.91m
Overhang
6.08m
19.81m
80.46m
80.50m
Limit of Part 1,
Plan 43R-1315
Road Widening
4.57m
MADRID CRESCENT
BLOCK F
BLOCK K
(0.3m reserve)
BRAMALEA ROAD
45.07m
BUILDING AREA
ZONE BOUNDARY

12.244 Exception 244

12.244.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage or display of goods and materials;

.2 a garden centre sales establishment and associated outdoor storage and display area;

.3 a dining room restaurant, a convenience restaurant, a take-out restaurant;

.4 a bank, trust company and finance company;

.5 a personal service shop;

.6 an office;

.7 a dry cleaning and laundry distribution station;

.8 a place of commercial recreation;

.9 a community club;

.10 a banquet hall; and,

.11 a service shop.

12.244.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Floor Space Index for office purposes shall be 0.5;

.2 a Minimum Front Yard Depth: 3.0 metres;

.3 a Minimum Exterior Side Yard Width: 4.5 metres;

.4 a Minimum Rear Yard Depth: 3.5 metres;

.5 a minimum 3.0 metre wide landscaped open space area shall be provided along the Chrysler Drive frontage except at approved driveway locations;

.6 a minimum 4.5 metre wide landscaped open space area shall be provided along the Highway Number 7 frontage except at approved driveway locations;

.7 any outdoor storage and display area associated with a garden centre sales establishment shall not be located within 24 metres of a public road;

.8 an adult entertainment parlour, adult video store, pool hall, and temporary open air market shall not be permitted; and,

.9 retail establishments having an area in excess of 929 square metres (10,000 square feet) devoted to the sale of food shall not be permitted.

12.245 Exception 245

12.245.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.245.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a for an interior lot: 11.0 metres.

.b for a corner lot: 14.0 metres.

.2 Minimum Lot Depth: 26.0 metres.

.3 Minimum Interior Side Yard Width: may be reduced to zero metres provided that:

.a the minimum distance between detached buildings shall not be less than 1.8 metres; and,

.b the total width of side yards on any lot shall not be less than 1.8 metres.

.4 Minimum Exterior Side Yard Width: 3.0 metres.

.5 Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

.6 Minimum Front Yard Depth: 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of a garage and the front lot line;

.7 Minimum Rear Yard Depth: 6.0 metres.

.8 Maximum Building Height: 10.5 metres.

.9 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

.10 Minimum Landscaped Open Space: 40 percent of the front yard area.

.11 no windows below grade or no steps to a door from the established grade shall be located in a side yard less than 3.0 metres in width.

12.246 (ONTARIO REGULATION 784/21 – ZONING ORDER – CITY OF BRAMPTON)

1. The lands shall only be used for the following purposes:

.a single detached dwellings;

.b townhouse dwellings;

.c rear lane townhouse dwellings;

.d back-to-back townhouse dwellings;

.e stacked townhouse dwellings;

.f apartment dwellings; and

.g a public park.

.h Within the Floodplain Zone

.i flood and erosion control;

.ii the protection, maintenance, enhancement and restoration of ecosystem forms and functions;

.iii a public park;

.iv a golf course; and

.v public uses, including stormwater management facilities and any associated structures.

2. The lands shall be subject to the following requirements and restrictions:

.a The minimum density shall be 41 dwelling units per hectare.

.b For uses permitted under 12.246.1.a:

.i The minimum lot area is 325 square metres.

.ii The minimum lot frontage is 11.5 metres.

.iii The minimum lot depth is 28 metres.

.iv The minimum front yard setback is 6 metres to the garage and 4.5 metres to buildings or structures.

.v The minimum exterior yard setback is three metres.

.vi The minimum interior side yard setback is 1.2 metres on one side and 0.6 metres on the other.

.vii The minimum rear yard setback is seven metres.

.viii The maximum building height is 11 metres.

.ix There is no maximum lot coverage.

.x The minimum landscaped open space is 30 per cent of the minimum front yard area.

.c For uses permitted under 12.246.1.b and 12.246.1.c:

.i The minimum lot area is 105 square metres per dwelling unit.

.ii The minimum lot frontage is 4.5 metres.

.iii There is no minimum lot depth.

.iv The minimum front yard setback is 6 metres to the garage and 4.5 metres to buildings or structures.

.v The minimum exterior yard setback is three metres.

.vi There is no minimum interior side yard setback.

.vii The minimum rear yard setback is six metres.

.viii The maximum building height is 13.5 metres.

.ix There is no maximum lot coverage.

.x The minimum landscaped open space is 30 per cent of the minimum front yard area.

.xi The minimum distance between buildings is 1.2 metres.

.xii Lot frontages may occur on a public or private lane.

.d For uses permitted under 12.246.1.d:

.i The minimum lot area is 65 square metres per dwelling unit.

.ii The minimum lot frontage is 5.5 metres.

.iii The minimum lot depth is 24 metres.

.iv The minimum front yard setback is three metres.

.v The minimum exterior yard setback is three metres.

.vi The minimum interior side yard setback is 0.6 metres.

.vii There is no minimum rear yard setback.

.viii The maximum building height is 13.5 metres.

.ix There is no maximum lot coverage.

.x The minimum distance between buildings containing dwelling units is 2.4 metres.

.xi Lot frontages may occur on a public or private lane.

.e For uses permitted under 12.246.1.e:

.i The minimum lot area is 90 square metres per dwelling unit.

.ii The minimum lot width is 30 metres.

.iii The minimum lot depth is 24 metres.

.iv The minimum front yard setback is three metres.

.v The minimum exterior yard setback is three metres.

.vi The minimum interior side yard setback is 0.6 metres.

.vii The minimum rear yard setback is 6.0 metres.

.viii The maximum building height is 13.5 metres.

.ix There is no maximum lot coverage.

.x The minimum distance between buildings or structures containing dwelling units is 2.4 metres.

.xi Lot frontages may occur on a public or private lane.

.f For uses permitted under 12.246.1.f:

.i There is no minimum lot area.

.ii The minimum lot frontage is 30 metres.

.iii There is no minimum lot depth.

.iv The minimum front yard setback is six metres.

.v The minimum exterior yard setback is six metres.

.vi The minimum interior side yard setback is six metres.

.vii The minimum rear yard setback is six metres.

.viii The maximum building height is 16 storeys.

.ix There is no maximum lot coverage.

.x The minimum landscaped open space is 30 per cent.

.g For uses permitted under 12.246.1.g:

.i The minimum front yard setback is three metres.

.ii The minimum exterior yard setback is three metres.

.iii The minimum interior side yard setback is three metres.

.iv The minimum rear yard setback is three metres.

12.247 Exception 247

12.247.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b semi-detached dwellings;

.c a group home, within a single detached dwelling; and,

.d an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.247.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the following requirements and restrictions with respect to single detached dwellings

.a Minimum Lot Width:

.i for Interior Lots: 9.15 metres.

.ii for Corner Lots: 11.85 metres.

.b Minimum Lot Area:

.i for Interior Lots: 274.5 square metres.

.ii for Corner Lots: 355.5 square metres.

.c Minimum Side Yard Width: a side yard, other than an exterior side yard, or a side yard flanking a public walkway may be reduced to zero metres, provided that:

.i the minimum distance between detached dwellings shall not be less than 1.8 metres; and,

.ii the total width of side yards and any lot shall not be less than 1.8 metres.

.2 shall be subject to the following requirements and restrictions with respect to semi-detached dwellings:

.a Minimum Lot Width:

.i for an Interior Lot: 18.3 metres.

.ii for a Corner Lot: 21.0 metres.

.b Minimum Lot Area:

.i for an Interior Lot: 549.0 square metres.

.ii for a Corner Lot: 630.0 square metres.

.c Minimum Side Yard Width: 1.5 metres.

.3 shall be subject to the following requirements and restrictions with respect to single detached and semi-detached dwellings:

.a Minimum Lot Depth: 30.0 metres.

.b Minimum Front Yard Depth: 4.0 metres, provided that a minimum distance of 6.0 metres is provided between the front wall of a garage and the front lot line.

.c Minimum Exterior Side Yard Width: 3.0 metres.

.d Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

.e Maximum Building Height: 8.0 metres.

.f Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines projected.

.g Minimum Landscaped Open Space: 40 percent of the front yard area.

.h Landscaped Buffer Area: a landscaped buffer area of not less than 5.0 metres in width abutting Clark Boulevard shall be provided and maintained on each lot.

.i no windows below grade, and no steps to a door from the established grade shall be located in a side yard less than 3.0 metres in width.

12.248 Exception 248

12.248.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a a retail establishment having no outside storage;

.b a convenience store;

.c a personal service shop;

.d a service shop;

.e a bank, trust company or financial institution;

.f an office, other than offices of a physician, dentist or drugless practitioner;

.g a dining room restaurant excluding an adult entertainment parlour; and,

.h a dry cleaning and laundry distribution station.

.2 Non-Commercial:

.a purposes accessory to the other permitted purposes.

12.248.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings shall be located within an area shown as "BUILDING AREA" on Figure 1-Exception 248;

.2 the Gross Commercial Floor Area of all buildings shall not exceed 1005 square metres;

.3 the convenience store shall not exceed a gross commercial floor area of 200.0 square metres;

.4 Landscaped Open Space shall be provided and maintained in the areas outlined as "LANDSCAPED OPEN SPACE" on Figure 1-Exception 248;

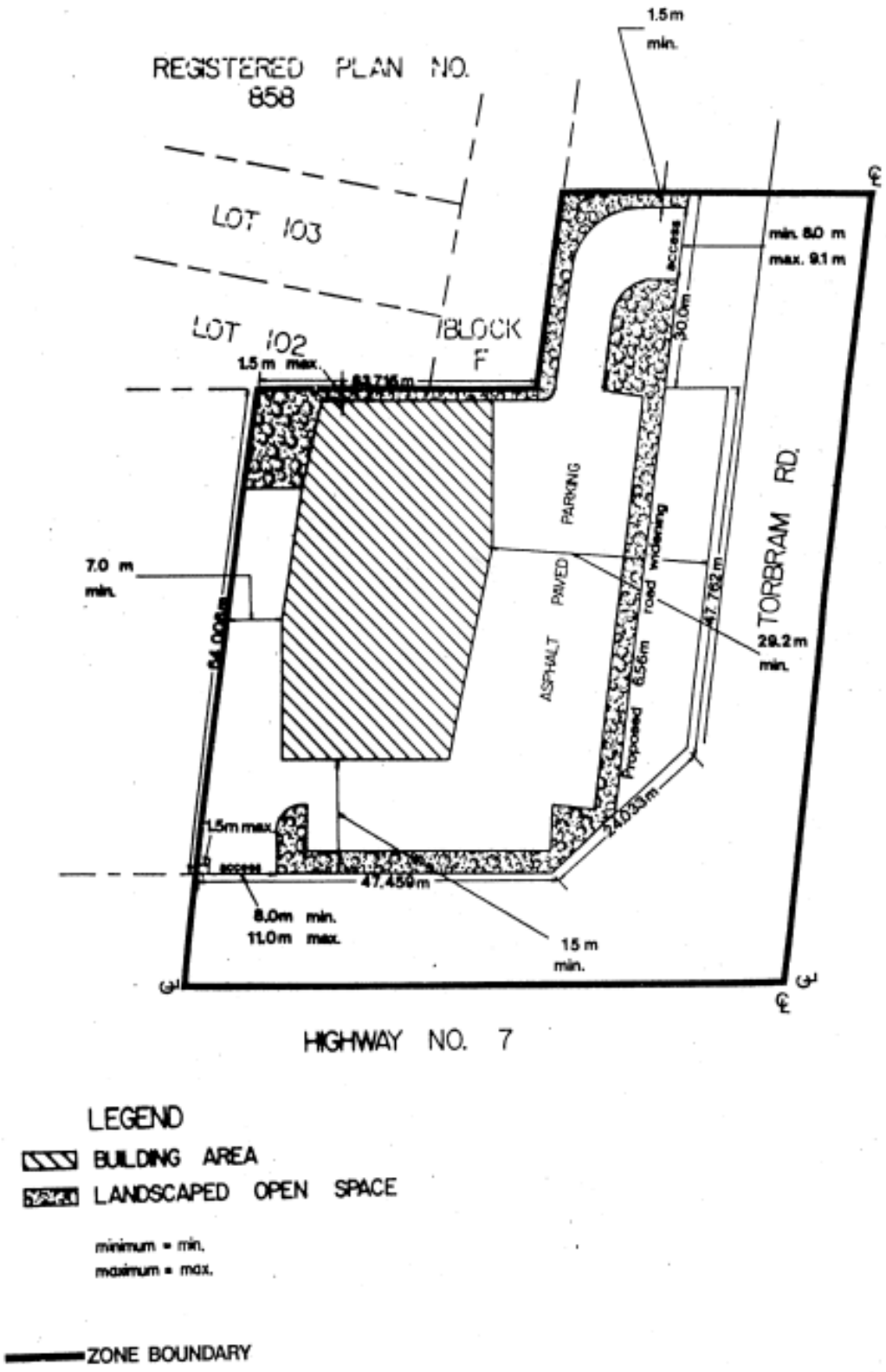
.5 Maximum Building Height: 6.0 metres.

.6 garbage and refuse containers shall be located within a building;

.7 no outside storage or display of goods shall be permitted; and,

.8 a minimum of 49 parking spaces shall be provided.

Figure 1


REGISTERED PLAN NO. 858
LOT 103
LOT 102
BLOCK F
1.5 m min.
min. 8.0 m
max. 9.1 m
access
30.0m
1.5 m max.
7.0 m min.
PARKING
PAVED
ASPHALT
Proposed 6.56m road widening
47.762m
TORBRAM RD.
29.2 m min.
24.033m
1.5m max.
access
47.459m
8.0m min.
11.0m max.
15 m min.
HIGHWAY NO. 7
LEGEND
BUILDING AREA
LANDSCAPED OPEN SPACE
minimum = min.
maximum = max.
ZONE BOUNDARY

12.249 Exception 249

12.249.1 The lands shall only be used for the following purposes:

.1 All purposes permitted within the R3M zone;

.2 Dwelling, Back to Back Townhouse;

.3 A retail establishment;

.4 A personal service shop;

.5 A bank, trust company or finance company;

.6 An office;

.7 A dry cleaning and laundry distribution establishment;

.8 A dining room restaurant; or convenience restaurant not including a drive through facility;

.9 A printing or copying establishment;

.10 A custom workshop; and,

.11 A recreation facility.

12.249.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purpose of this by-law, The Gore Road shall be deemed the front lot line

.2 Lands Zoned R3M- Exception 249 shall be treated as a single lot for zoning purposes

.3 Minimum Lot Area: 4.0 acres (1.6 hectares)

.4 Minimum Front Yard: 4.5 metres

.5 Minimum Side Yard Depth

- .a 7.5 metres (north)
- .b 6.5 metres (south)

.6 Minimum Rear Yard Depth (Collector Road): 4.5 metres

.7 Minimum setback to private road/lane: 4.0 metres

.8 Maximum Building Height:

- .a Apartment Building: 10 storeys
- .b Town house/ Back-to-Back Townhouse: 3 storeys

.9 Maximum Lot Coverage:40%

.10 Minimum Landscape Open Space: 14%

.11 Maximum Floor Space Index: 3.1

.12 Minimum Building Separation for Buildings Greater than 3 (three) Storeys: 15 metres

.13 Notwithstanding any other provision of the By-law, a utility structure greater than 1 square metre in area but not more than 3 square metres in area and 1.2 metres in height may be located a minimum 1.5 metres from any lot line.

12.250 Exception 250

12.250.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but not including a motor vehicle body shop as a principal or accessory use;

.b a printing establishment;

.c a warehouse; and,

.d a parking lot.

.2 Non-Industrial:

.a a bank, trust company or financial institution;

.b any of the following types of restaurants;

.i a dining room restaurant, with or without a banquet hall;

.ii a take-out restaurant; and,

.iii a convenience restaurant.

.c a motor vehicle repair shop and motor vehicle body shop;

.d an office, other than an office for a doctor, dentist or drugless practitioner;

.e a radio or television broadcasting and transmission establishment;

.f a recreational facility or structure;

.g a furniture and appliance store;

.h a community club;

.i an office associated with a permitted industrial use;

.j a retail outlet accessory to and operated in connection with a particular use permitted by Exception 250.1(1)(a) and 250.1(2)(f).

.3 Accessory:

.a purposes accessory to the other permitted uses.

12.250.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 8.9 hectares.

.2 Minimum Lot Width: 298.0 metres.

.3 Minimum Lot Depth: 298.0 metres.

.4 Minimum Front Yard Depth: 22.0 metres.

.5 Minimum Exterior Side Yard Width: 13.7 metres.

.6 Minimum Interior Side Yard Width: 6.1 metres, except where it abuts a railway line, in which case there is no minimum requirement

.7 Minimum Rear Yard Depth: 13.7 metres, except where it abuts a railway line, in which case, there is no minimum requirement.

.8 Minimum Distance between main buildings:

.a 8.0 metres, where no parking is provided between two buildings;

.b 14.5 metres, where parking is provided abutting one building; and,

.c 20.0 metres, where parking is provided abutting two buildings.

.9 Maximum Building Height: 2 storeys.

.10 there may be no more than three restaurants of the type permitted by Exception 250.1(2)(c), but in no case shall there be more than two mixed service restaurants.

.11 the Total Gross Commercial Floor Area of all offices permitted by Exception 250.1(2)(e) shall not exceed 1775.0 square metres.

.12 the Total Gross Commercial Floor Area of all warehouses permitted by Exception 250.1(2)(h) shall not exceed 6970.0 square metres.

.13 the Total Gross Commercial Floor Area of an accessory retail outlet, excluding an accessory retail food outlet, permitted by Exception 250.1(2)(j) shall not be more than 25 percent of the total gross floor area of the particular main use.

.14 the Gross Commercial Floor Area of an accessory retail food outlet shall be limited to:

.a 25 percent, to a maximum of 929.0 square metres, of the gross commercial floor area of the associated main use if such a main use is located in a building within BUILDING AREA A, as shown on Figure 1-Exception 250; and,

.b 15 percent, to a maximum of 1393.5 square metres, of the gross commercial floor area of the associated main use, if such a main use is located in any other building.

.15 the width of a driveway leading to any parking space shall be a minimum width of 3.0 metres for one-way traffic, and a minimum width of 6.0 metres for two-way traffic.

.16 Landscaped Open Space: landscaped open space of not less than 5 percent of the lot area shall be provided and maintained, and a landscaped open space strip abutting the lot lines shall be provided and maintained as outlined on Figure 1-Exception 250.

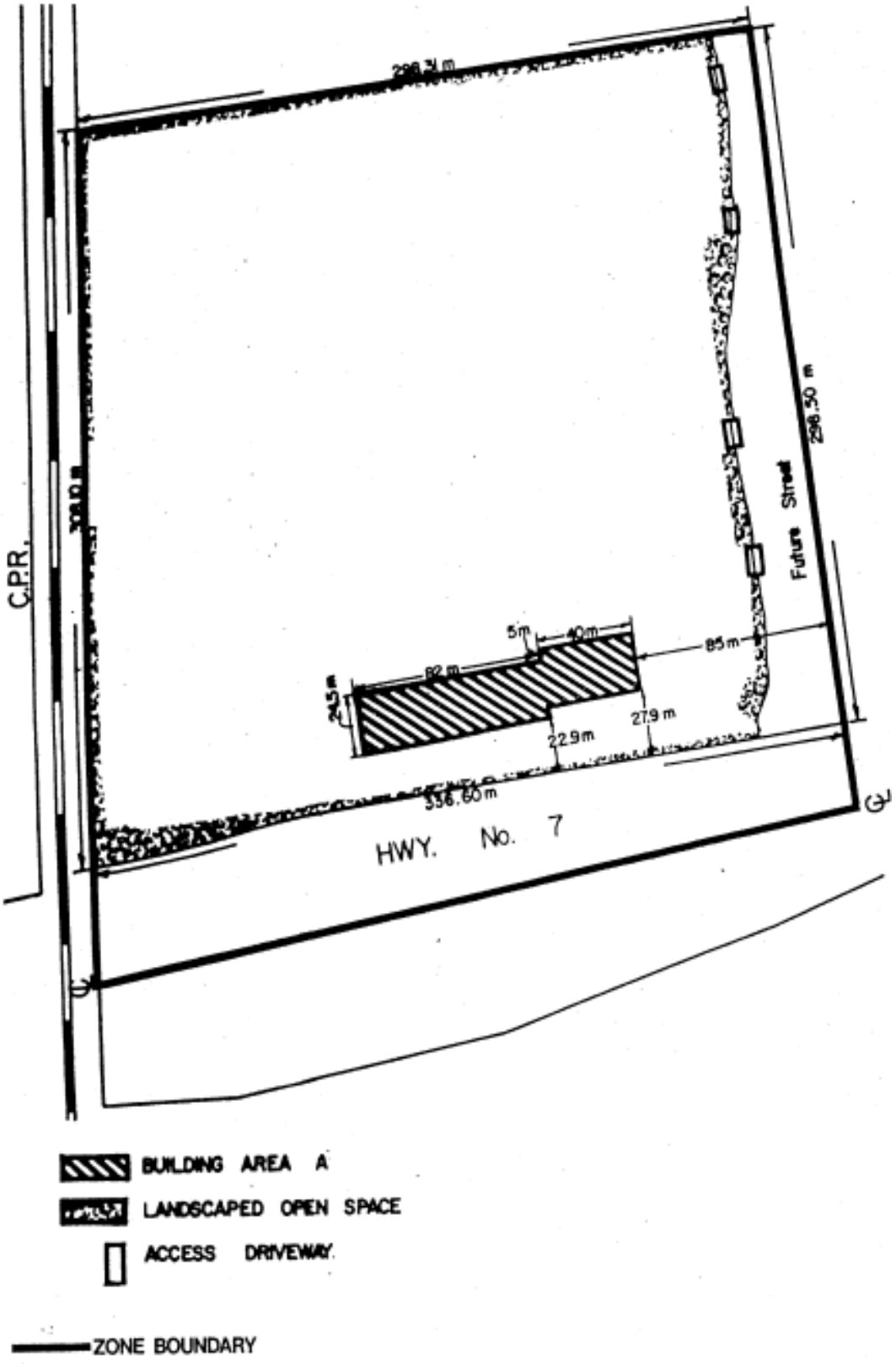
.17 Outside Storage: no storage shall be permitted outside a building.

.18 Associated Use: a permitted associated use shall not occupy a floor area greater than that of the permitted use with which it is associated.

.19 Access Driveway: access driveway shall be permitted at locations as shown on Figure 1-Exception 250.

.20 A motor vehicle repair shop and motor vehicle body shop shall not exceed a gross floor area of 1,300 square metres (13,994 square feet) and shall be located a minimum 200 metres from Bovaird Drive and Gillingham Drive.

Figure 1


C.P.R.
Future Street
296.30 m
5m
40m
85m
82 m
24.5m
22.9m
27.9 m
336.60m
HWY. No. 7
BUILDING AREA A
LANDSCAPED OPEN SPACE
ACCESS DRIVEWAY
ZONE BOUNDARY

12.251 Exception 251

12.251.1 The lands shall only be used for the following purposes:

.1 Residential:

.a a townhouse dwelling; and,

.b an auxiliary group home.

.2 Non-Residential:

.a a recreation building; and,

.b purposes accessory to the other permitted purposes.

12.251.2 The lands shall be subject to the following requirements and restrictions:

.1 no more than 78 dwelling units shall be permitted;

.2 the total gross floor area used for a recreation building shall not exceed 150.0 square metres;

.3 a minimum of 156 off-street parking spaces shall be provided;

.4 thirty-two of the required spaces may be located in detached garages;

.5 all dwelling units shall be located within "BUILDING AREA A" outlined on Figure 1-Exception 251;

.6 the recreation building shall be located within "BUILDING AREA B" outlined on Figure 1-Exception 251;

.7 all detached garages shall be located within "BUILDING AREA C" outlined on Figure 1-Exception 251;

.8 Maximum Building Height:

.a two storeys for all dwelling units;

.b one storey for the recreation building; and,

.c one storey for all detached garages.

.9 a maximum of 9 dwelling units shall be attached;

.10 Minimum Side Yard Widths shall be provided in accordance with the dimensions shown on Figure 1-Exception 251.

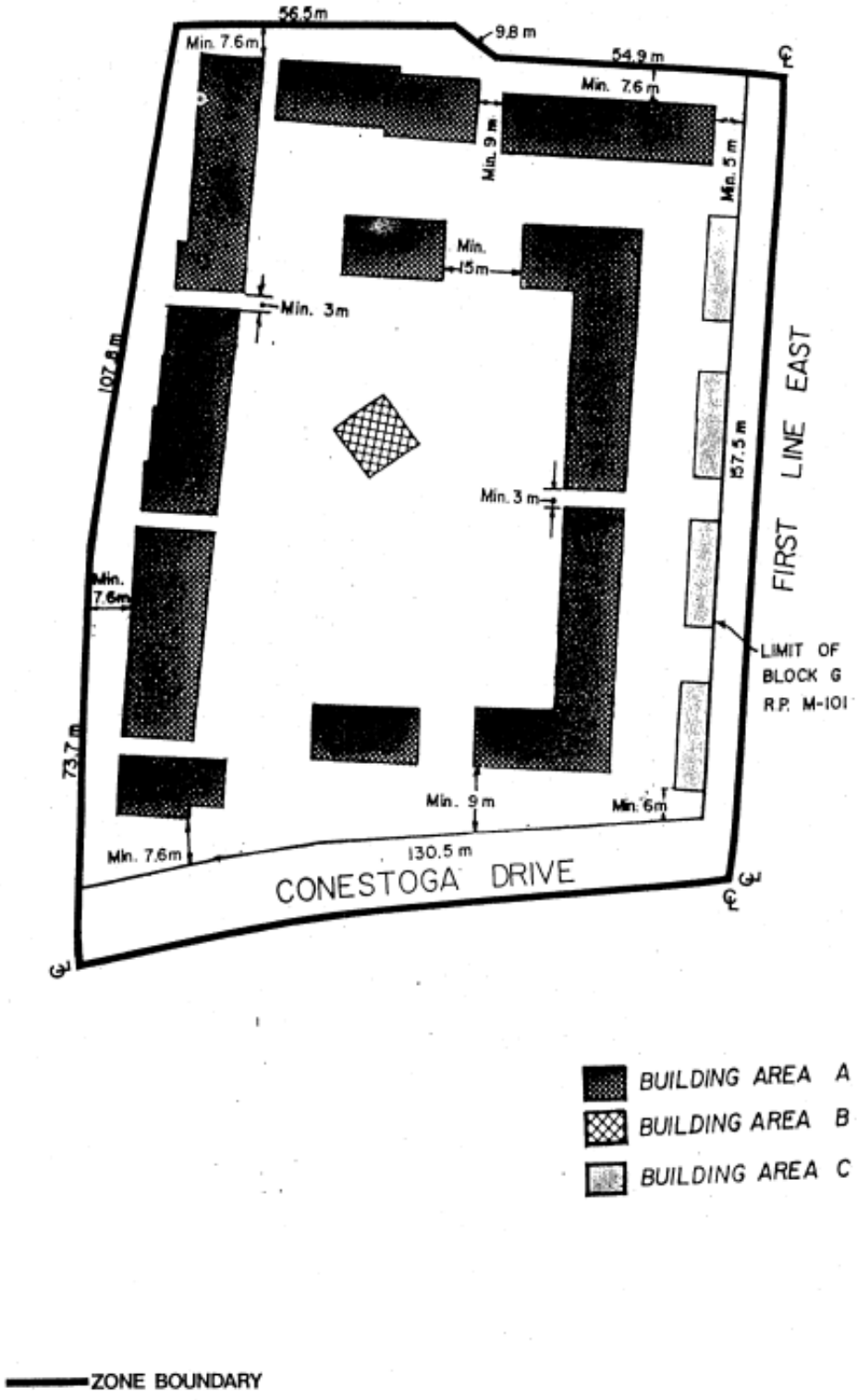
.11 the minimum distance between detached buildings shall be in accordance with Figure 1-Exception 251, and the following:

.a 15.0 metres between 2 exterior walls, where each contains a window to a habitable room, and,

.b 3.0 metres between 2 exterior walls, where neither, or only one wall has a window to a habitable room.

.12 Minimum Landscaped Open Space: 40 percent of the lot area.

Figure 1


56.5 m
Min. 7.6 m
9.8 m
54.9 m
Min. 7.6 m
Min. 9 m
Min. 5 m
Min. 15 m
Min. 3m
107.8 m
157.5 m
Min. 3 m
FIRST LINE EAST
Min. 7.6m
LIMIT OF BLOCK G R.P. M-101
73.7 m
Min. 9 m
Min. 6m
Min. 7.6m
130.5 m
CONESTOGA DRIVE
BUILDING AREA A
BUILDING AREA B
BUILDING AREA C
ZONE BOUNDARY

12.252 Exception 252

12.252.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a bank, trust or financial institution;
- .b business or profession offices, including offices for health care practitioners;
- .c one dry cleaning and laundry distribution station;
- .d service shop;
- .e personal service shop;
- .f convenience store;
- .g a dining room or convenience restaurant;
- .h photographic supply retail store;
- .i drug store; and,
- .j retail establishments.

.2 Accessory:

- .a purposes accessory to the other permitted purposes.

12.252.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings shall be located within an area shown as BUILDING AREA on Figure 1-Exception 252;

.2 the Gross Commercial Floor Area of all buildings and structures shall not exceed 1547.71 square metres;

.3 Landscaped Open Space shall be provided and maintained in the area shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 252;

.4 the gross commercial floor area of the convenience store shall not exceed 659.59 square metres;

.5 the gross commercial floor area of a dining room or convenience restaurant, not including the area used for garbage and refuse containers, shall not exceed 343.73 square metres;

.6 a masonry wall, 2.0 metres in height, shall be erected and maintained in the locations shown on Figure 1-Exception 252;

.7 the Maximum Building Height shall not exceed 1 storey;

.8 garbage and refuse containers for a dining room or convenience restaurant shall be located within a climate controlled area within the building;

.9 garbage and refuse containers for all other uses shall be enclosed and kept in the location shown on Figure 1-Exception 252;

.10 no outside storage or display of goods shall be permitted;

.11 no entertainment appealing to, or designed to appeal to, erotic or sexual appetites or inclinations shall be permitted;

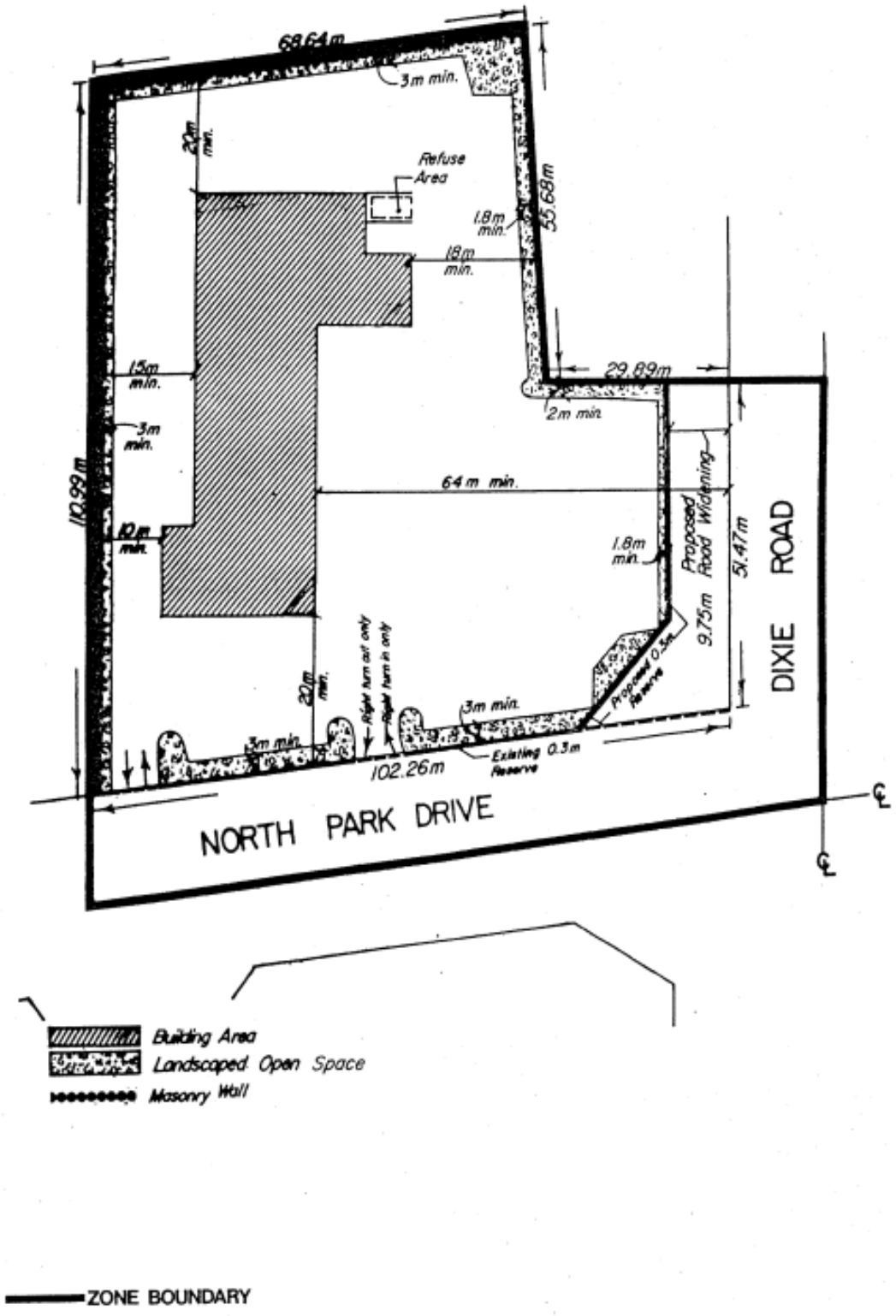
.12 a minimum of 127 parking spaces shall be provided;

.13 a minimum of 2 loading spaces shall be provided;

.14 the gross commercial floor area of all offices for health care practitioners shall not exceed 185.0 square metres; and,

.15 beer or liquor stores, amusement arcades or stores that sell goods which appeal to erotic tastes shall not be permitted.

Figure 1


68.64 m
3m min.
2m min.
Refuse Area
55.68m
1.8m min.
18m min.
15m min.
3m min.
110.99 m
10m min.
29.89m
2m min.
6.4 m min.
Proposed Road Widening
51.47m
9.75m
1.8m min.
DIXIE ROAD
20m min.
Right turn out only
Right turn in only
3m min.
3m min.
Proposed 0.3m Reserve
Existing 0.3m Reserve
102.26m
NORTH PARK DRIVE
Building Area
Landscaped Open Space
Masonry Wall
ZONE BOUNDARY

12.253 Exception 253

12.253.1 The lands shall only be used for the following purposes:

.1 An apartment dwelling.

.2 Purposes accessory to the other permitted purposes

12.253.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purpose of this Exception, the lot line abutting Queen Street East shall be the front lot line;

.2 Maximum Number of Dwelling Units: 1,000

.3 Minimum Lot Area: 3.8 hectares

.4 Maximum Floor Space Index: 2.4

.5 Maximum Front Yard Depth: 13 meters

.6 Minimum Front Yard Depth:

- .a To a podium: 10 metres
- .b To a tower: 2.0 metres greater than the podium setback

.7 Minimum Rear Yard Depth: 10 metres

.8 Minimum Interior Side Yard Width:

- .a To the wall of the building: 6.0 metres
- .b To the balcony: 3.0 metres

.9 Minimum Exterior Side Yard Width: 16 metres

.10 Maximum Building Height:

- .a For a podium: 15 metres
- .b Overall Building Height: 92 metres, including the podium, the tower, and the mechanical penthouse

.11 Minimum Building Height:

- .a For the podium: 7 metres
- .b Overall Building Height: 40 metres, including the podium, the tower, and the mechanical penthouse

.12 Maximum Building Height for Buildings within 80 metres of Hanover Road: 50 metres, including the podium, the tower, and the mechanical penthouse

.13 Maximum Gross Floor for an Individual Storey: 800 square metres above 9th Storey

.14 Maximum Lot Coverage: No requirement

.15 Minimum Landscaped Open Space: 55% of the lot area

.16 Minimum Landscaped Open Space Strip:

5.0 metres along the lot Line abutting Queen Street East

.17 Minimum Tower Separation Distance: 25.0 metres

.18 An above grade parking structure shall be prohibited.

.19 Bicycle parking:

.a Bicycle parking must be located on the same lot as the use of the building for which it is required.

.b A minimum 0.40 spaces per dwelling unit shall be provided.

.c A maximum of 50% of the required bicycle parking may be vertical spaces.

.d Where the number of bicycle spaces exceeds fifty spaces, a Minimum of 25% of the total required must be located within:

.i A building or structure;

.ii A secure area such as a supervised parking lot or enclosure; or

.iii Within bicycle lockers.

.20 Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a bicycle rack that is securely anchored to the ground/wall and attached to a heavy base such as concrete.

.21 Dimensions:

.a if located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres.

12.253.3 for the purposes of Exception 253:

.1 For the purposes of this exception a Podium shall be defined as follows: Any of various building elements that form the base or bottom storeys of a building distinguished from and upon which upper storeys of the building, also referred to as the tower, rest.

.2 For the purpose of this exception, all lands zoned R3H – Exception 253 shall be deemed to be one lot for zoning purposes.

12.254 Exception 254

12.254.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a manufacturing, storage and processing of farm related products

.2 Non-Industrial:

.a retail sales of farm produce and goods produces on farms; and,

.b a retail market

.3 Accessory:

.a purposes accessory to the other permitted purposes.

12.254.2 The lands shall be subject to the following requirements and restrictions:

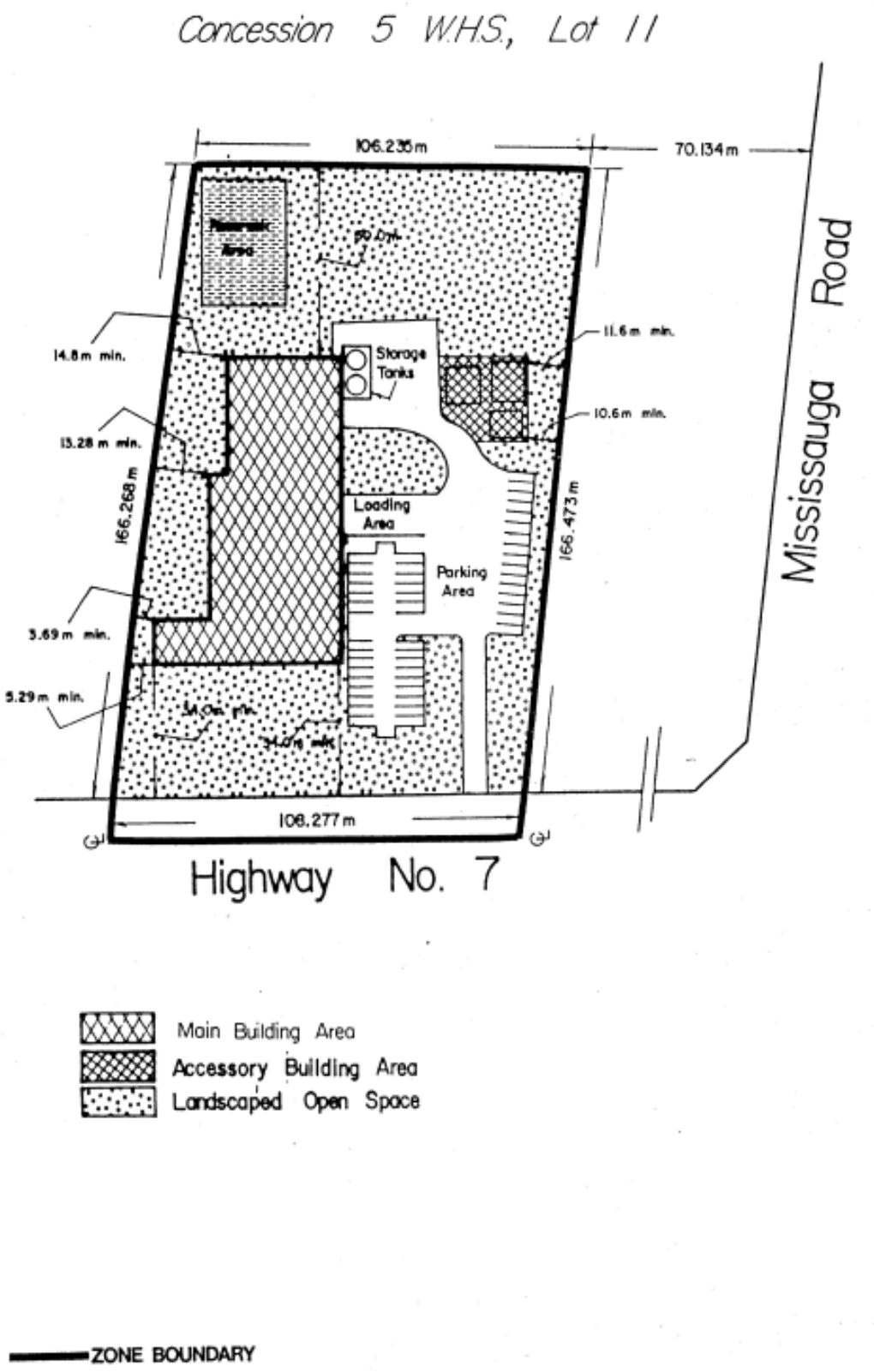
.1 the Main Building shall be located within the area shown as MAIN BUILDING AREA on Figure 1-Exception 254;

.2 Accessory Buildings shall be located within the area shown as ACCESSORY BUILDING AREA on Figure 1-Exception 254;

.3 a reservoir and pump house shall be located within the area shown as RESERVOIR AREA on Figure 1-Exception 254;

.4 Landscaped Open Space shall be provided and maintained in the area shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 254;

Figure 1


Concession 5 W.H.S., Lot 11
106.235m
70.134m
Mississauga Road
Storage Tanks
14.8m min.
11.6m min.
10.6m min.
13.28 m min.
166.268m
166.473m
Loading Area
Parking Area
3.69m min.
5.29m min.
108.277m
Highway No. 7
Main Building Area
Accessory Building Area
Landscaped Open Space
ZONE BOUNDARY

12.255 Exception 255

12.255.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 zone; and,

.2 Dwelling, Street Townhouse.

12.255.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width

- .a Interior Lot: 6.1 metres
- .b End Lot: 7.6 metres

.2 Minimum Lot Area:

- .a Interior Lot: 150 square metres
- .b End Lot: 185 square metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard

- .a 3.0 metres;
- .b 6.0 metres to a garage door;
- .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; and,
- .d a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard.

.5 Minimum Exterior Side Yard

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps; and,
- .e a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.6 Minimum Rear Yard Depth

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;

.c A deck may encroach into the rear yard to within 3.0 metres of the rear lot line; and,

.d a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum rear yard.

.7 Minimum Interior Side Yard

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.0 metres when abutting side lot line coincides with a common wall between two garages;

.c 0.5 metres into the 1.2 metre interior side yard for a bay window, or box window with or without foundation or cold cellar; and,

.d 0.7 metres to a bay, bow, or box window or without foundation or cold cellar.

.8 Maximum Building Height: 14 metres

.9 The following provisions shall apply to garages

.a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.b Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width; and,

.c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.

.10 The following shall apply to a bay, bow or box window

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows.

.11 Minimum Landscape Open Space

.a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of Landscaped Open Space

.12 Encroachments

.a permitted yard encroachment of exterior stairs below grade may encroach into rear yard up to 2.5 metres

.13 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided.

.14 Maximum Lot Coverage: No Requirements

12.256 Exception 256

12.256.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a a motor vehicle sales establishment;

.b only in conjunction with a motor vehicle sales establishment:

.i a motor vehicle repair shop;

.ii a motor vehicle body shop; and,

.iii a motor vehicle parts and accessories sales establishment.

.2 Accessory:

.a purposes accessory to the other permitted purposes

12.256.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a for Lot A, as shown on Figure 1-Exception 256: 100.0 metres.

.b for Lot B, as shown on Figure 1-Exception 256: 70.0 metres.

.2 Minimum Lot Depth:

.a for Lot A, as shown on Figure 1-Exception 256: 100.0 metres.

.b for Lot B, as shown on Figure 1-Exception 256: 70.0 metres.

.3 Minimum Lot Area:

.a for Lot A, as shown on Figure 1-Exception 256: 10,000 square metres.

.b for Lot B, as shown on Figure 1-Exception 256: 6,000 square metres.

.4 all buildings shall be located within the areas identified as BUILDING AREA A and BUILDING AREA B on Figure 1-Exception 256.

.5 the Gross Commercial Floor Area of the building identified as BUILDING AREA A on Figure 1-Exception 256 shall not exceed 1,900 square metres;

.6 the Gross Commercial Floor Area of the building identified as BUILDING AREA B on Figure 1-Exception 256, shall not exceed 1,400 square metres;

.7 the height of the buildings located within BUILDING AREA A and B shall not exceed 2 storeys;

.8 a 4.5 metres wide landscaped open space area shall be provided and maintained along Highway Number 7, as shown on Figure 1-Exception 256, except for the driveway access points;

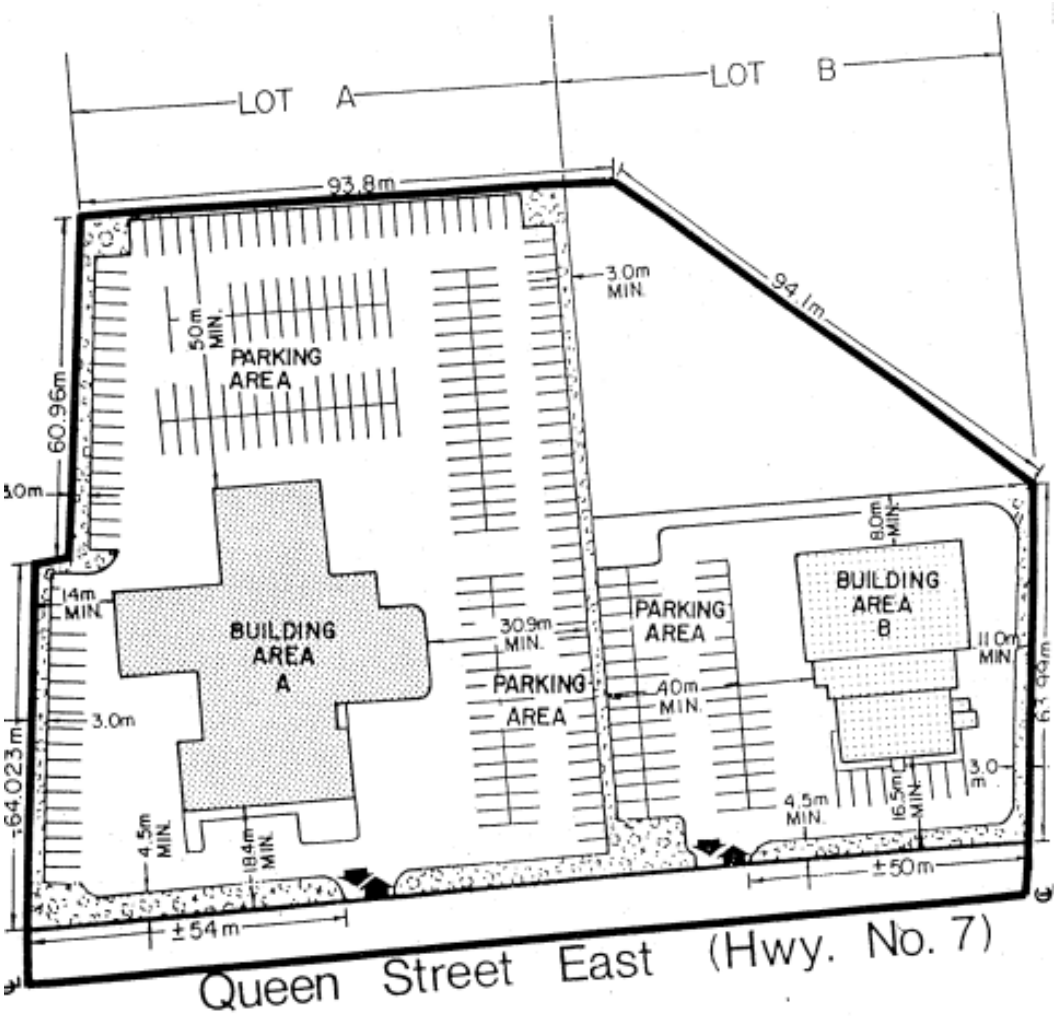
.9 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 256;

.10 driveway access shall be provided and maintained in the areas shown on Figure 1-Exception 256;

.11 all garbage, refuse and waste containers shall be located within a building;

.12 On-site Parking Spaces and spaces for the storage of motor vehicles shall be provided and maintained in the areas shown as PARKING AREA on Figure 1-Exception 256.

Figure 1


LOT A
LOT B
93.8m
94.1m
3.0m MIN.
50m MIN.
PARKING AREA
60.96m
64.023m
14m MIN.
BUILDING AREA A
3.0m
4.5m MIN.
18.4m MIN.
30.9m MIN.
PARKING AREA
PARKING AREA
40m MIN.
8.0m MIN.
BUILDING AREA B
11.0m MIN.
3.0m
4.5m MIN.
16.5m MIN.
±54m
±50m
Queen Street East (Hwy. No. 7)
LEGEND
BUILDING AREA A
BUILDING AREA B
LANDSCAPED OPEN SPACE
DRIVEWAY ACCESS
ZONE BOUNDARY

12.257 Exception 257

12.257.1 The lands shall only be used for the following purposes:

.1 Residential:

.a semi-detached dwellings;

.b an auxiliary group home.

.2 Non-Residential:

.a purposes accessory to the other permitted purposes.

12.257.2 The lands shall be subject to the following requirements and restrictions:

.1 each of the dwelling units may be attached in whole, or part above or below grade;

.2 Minimum Lot Area:

.a for an Interior Lot: 557.4 square metres, and not less than 278.7 square metres for each dwelling unit.

.b for a Corner Lot: 650.3 square metres and not less than 371.6 square metres for the dwelling unit abutting the flanking road allowance.

.3 Minimum Lot Width:

.a for an Interior Lot: 18.2 metres, and not less than 9.1 metres for each dwelling unit.

.b for a Corner Lot: 21.3 metres, and not less than 12.1 metres for the dwelling unit abutting the flanking road allowance.

.4 Minimum Front Yard Depth: 6.0 metres, and not less than 7.0 metres to the front of any garage or carport.

.5 Minimum Interior Side Yard Width:

.a 1.2 metres for the first storey, plus 0.6 metres for each additional storey; and,

.b 2.4 metres where there is not an attached garage or carport.

.6 Minimum Exterior Side Yard: 3.0 metres.

.7 Minimum Rear Yard Depth: 7.6 metres, provided that no part of a semi- detached dwelling shall be located closer than 13.7 metres to the street line of Williams Parkway.

.8 Driveway: no driveway shall be located closer than 9.1 metres to a corner.

12.258 Exception 258

12.258.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.258.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 1,250.0 square metres.

.2 Minimum Lot Depth: 50.0 metres.

.3 Minimum Lot Width:

.a Block L shall be the combined frontage measurements of Block L and Block J shown on the registered plan of subdivision;

.b for all other lots, shall be as shown for each lot on the registered plan of subdivision

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Rear Yard Depth: 7.6 metres.

.6 Minimum Interior Side Yard Width: 2.4 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

12.259 Exception 259

12.259.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.259.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 4,300 square metres.

.2 Minimum Lot Depth: 60.0 metres.

.3 Minimum Lot Width: 26.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Rear Yard Depth: 7.6 metres.

.6 Minimum Interior Side Yard Width: 2.4 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

12.260 Exception 260

12.260.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.260.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 1,800 square metres.

.2 Minimum Lot Depth: 40.0 metres.

.3 Minimum Lot Width: 15.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Rear Yard Depth: 7.6 metres.

.6 Minimum Interior Side Yard Width: 2.4 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

12.261 Exception 261

12.261.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.261.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a for an Interior Lot: 15.2 metres.

.b for a Corner Lot: 18.2 metres.

.2 Minimum Lot Depth: 32.0 metres.

.3 Minimum Lot Area:

.a for an Interior Lot: 480.0 square metres.

.b for an Exterior Lot: 580.0 square metres.

.4 Minimum Front Yard: 6.0 metres

.5 Minimum Rear Yard Depth: 7.6 metres

.6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage of carport shall not be closer than 6.0 metres to the exterior side lot line.

.8 no driveway shall be located within 5.0 metres of the intersection of two streets.

12.262 Exception 262

12.262.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.262.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 21.0 metres.

.2 Minimum Lot Area: 735.0 square metres.

.3 Minimum Lot Depth: 32.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Rear Yard Depth: 7.6 metres.

.6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.7 Minimum Exterior Side yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line;

.8 no driveway shall be located within 5.0 metres of the intersection of two streets.

12.263 Exception 263

12.263.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.263.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 24.0 metres.

.2 Minimum Lot Depth: 40.0 metres.

.3 Minimum Lot Area: 960.0 square metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Rear Yard Depth: 7.6 metres.

.6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

.8 No driveway shall be located within 5.0 metres of the intersection of two streets.

12.264 Exception 264

12.264.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.264.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 25.0 metres.

.2 Minimum Lot Depth: 30.0 metres.

.3 Minimum Lot Area: 750.0 square metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Rear Yard Depth: 7.6 metres.

.6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

.8 no driveway shall be located within 5.0 metres of the intersection of two streets.

12.265 Exception 265

12.265.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.265.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 45.0 metres.

.2 Minimum Lot Area: 675.0 square metres.

.3 Minimum Lot Width:

.a for an Interior Lot: 15.2 metres.

.b for a Corner Lot: 18.2 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Rear Yard Depth: 7.6 metres.

.6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 3.0 metres provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

.8 no driveway shall be located within 5.0 metres of the intersection of two streets.

12.266 Exception 266

12.266.1 The lands shall only be used for the following purposes:

.1 a public park or conservation project; and,

.2 purposes accessory to the other permitted purposes.

12.266.2 The lands shall be subject to the following requirements and restrictions:

.3 no building shall be permitted other than structures of a public authority.

12.267 Exception 267

12.267.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.267.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a For Block J, shall be the combined width of Block J and Block L shown on the registered plans of subdivision; and,

.b for all other lots, shall be as shown on the registered plan of subdivision.

.2 Minimum Lot Depth: 50.0 metres.

.3 Minimum Lot Area: 1,250.0 square metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Rear Yard Depth: 7.6 metres.

.6 Minimum Interior Side Yard Width: 2.4 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

12.268 Exception 268

12.268.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.268.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a for an Interior Lot: 15.2 metres.

.b for an Exterior Lot: 18.2 metres.

.2 Minimum Lot Depth: 32.0 metres.

.3 Minimum Lot Area:

.a for an interior Lot: 480.0 square metres.

.b for an exterior Lot: 580.0 square metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Rear Yard Depth: 7.6 metres.

.6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

.8 No driveway shall be located within 5.0 metres of the intersection of two streets.

12.269 Exception 269

12.269.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.269.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an interior Lot: 675.0 square metres.

.b for an exterior Lot: 780.0 square metres.

.2 Minimum Lot Width:

.a for an Interior Lot: 15.2 metres.

.b for an Exterior Lot: 18.2 metres.

.3 Minimum Lot Depth: 32.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Rear Yard Depth: 7.6 metres.

.6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof

.7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

.8 No driveway shall be located within 5.0 metres of the intersection of two streets.

12.270 Exception 270

12.270.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.270.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a For a single detached dwelling
  - .i Interior Lot - 275 square metres
  - .ii Corner Lot - 325 square metres
- .b For a semi-detached dwelling:
  - .i Interior Lot - 360 square metres per lot and 180 square metres per dwelling unit
  - .ii Corner Lot - 400 square metres per lot and 200 square metres for the dwelling unit closet to the flankage lot line

.2 Minimum Lot Width

- .a For a single detached dwelling:
  - .i Interior Lot - 11.0 metres
  - .ii Corner Lot - 13.0 metres
- .b For a semi-detached dwelling:
  - .i Interior Lot - 15.0 metres per lot and 7.5 metres per dwelling unit
  - .ii Corner Lot - 17.0 metres per lot and 9.5 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard

- .a 3.0 metres;
- .b 6.0 metres to a garage door;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;

.e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;

.f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and,

.g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.

.5 Minimum Exterior Side Yard

.a 3.0 metres;

.b 6.0 metres to a garage door facing the exterior side yard for corner lots;

.c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle;

.d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps;

.e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle; and,

.f a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.6 Minimum Rear Yard Depth

.a 7.0 metres for an interior lot;

.b 6.0 metres when a rear yard abuts an interior side yard;

.c 6.0 metres when a rear yard abuts an Open Space, Natural System or Institutional zone;

.d 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.e 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;

.f A deck may encroach into the rear yard to within 3.0 metres of the rear lot line;

.g Open roofed porches and or uncovered terraces may encroach into the rear yard to within 3.0 metres of the rear lot line;

.h a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum rear yard.

.7 Minimum Interior Side Yard

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots, and/or 1.2 metres and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings; and,

.e 1.2 metres for semi-detached units for the opposite side of the attached wall.

.8 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.9 Maximum Building Height: 12 metres

.10 The following provisions shall apply to garages

.a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 1 1.6 metres but less than 12.5 metres shall be 5.0 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;

.d the garage door width restriction does not apply to a garage door facing the exterior lot line;

.e minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width; and,

.f No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.

.11 The following shall apply to a bay, bow or box window

.a Notwithstanding any other provision of this By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of this By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows.

.12 Minimum Landscape Open Space

.a Single detached Dwelling – 27.5% of the minimum front yard area of an interior lot, 45% of the minimum front area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line; and,

.b Semi-detached Dwelling - 27.5% of the minimum front yard area of an interior lot, and 45% of the minimum front area of a corner lot.

.13 Encroachments

.a exterior stairs below grade may encroach into rear yard up to 2.5 metres

12.271 Exception 271

12.271.1 The lands shall only be used for the following purposes:

.1 Institutional:

.a a senior citizen residential apartment; and,

.b a residence for the physically handicapped.

.2 Accessory:

.a purposes accessory to the other permitted purposes.

12.271.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the following requirements and restrictions with respect to a senior citizen residential apartment:

.a Minimum Lot Area: 1.15 hectares.

.b Maximum Building Height: 6 storeys.

.c all buildings shall be located within the area shown as BUILDING AREA A on Figure 1-Exception 271;

.d the maximum number of dwelling units shall not exceed 98 units;

.e a minimum of 49 parking spaces shall be provided;

.f at least 50 percent of the lot area shall be maintained as landscaped open space.

.2 shall be subject to the following requirements and restrictions with respect to a residence for the physically handicapped:

.a Minimum Lot Area: 0.24 hectares.

.b Maximum Building Height: one storey.

.c Maximum Number of Handicapped Persons: 12 persons.

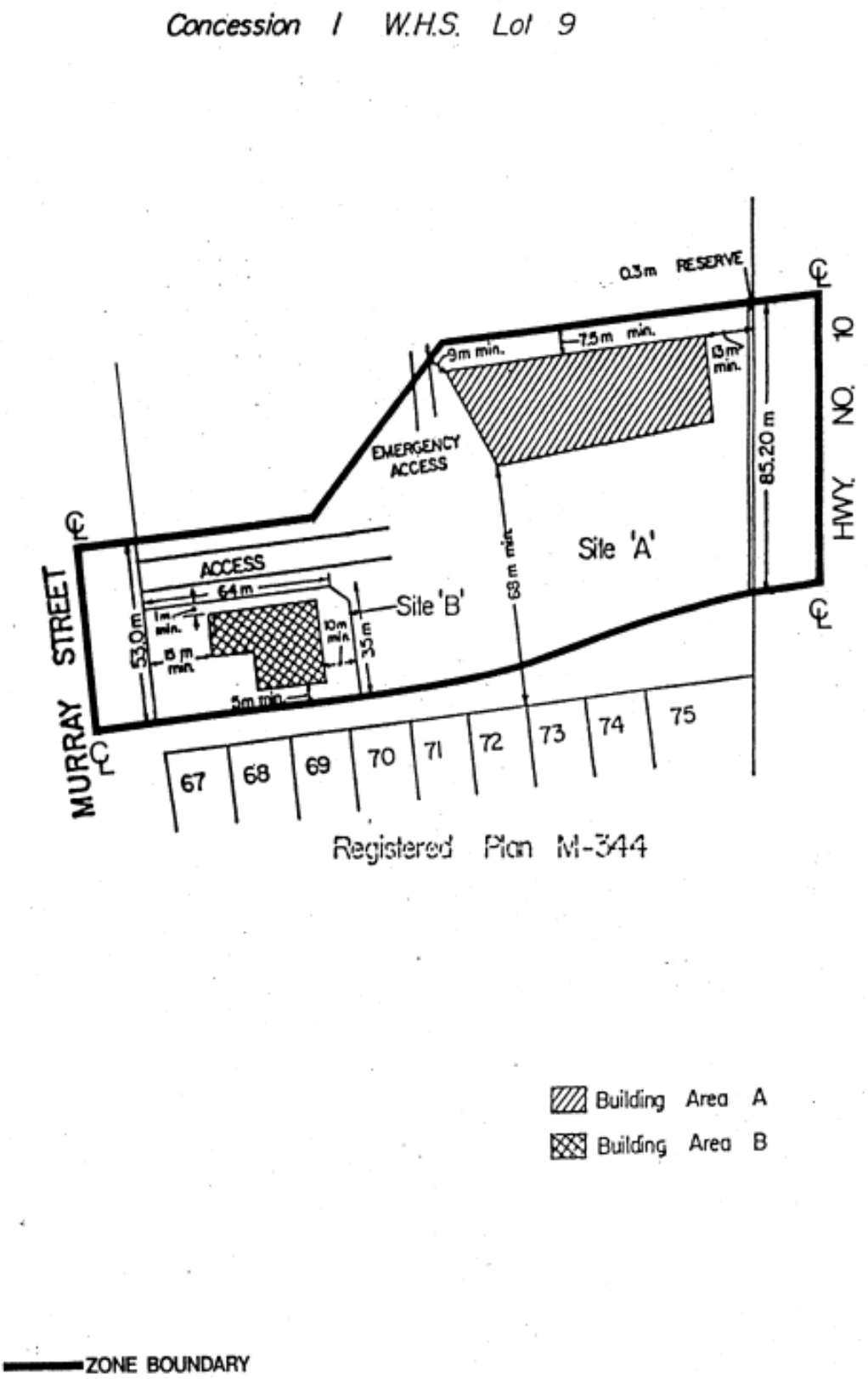
.d all buildings shall be located within the area shown as BUILDING AREA B on Figure 1-Exception 271;

.e the Maximum Gross Floor Area shall not exceed 600.0 square metres;

.f at least 50 percent of the lot area shall be maintained as landscaped open space;

.g a minimum of 6 off-street parking spaces shall be provided.

Figure 1


Concession I W.H.S. Lot 9
0.3m RESERVE
9m min.
7.5m min.
15m min.
EMERGENCY ACCESS
85.20 m
HWY. NO. 10
ACCESS
6.4m
Site 'A'
Site 'B'
68 m min.
53.0m
1m min.
15 m min.
10m min.
35m
5m min.
MURRAY STREET
67
68
69
70
71
72
73
74
75
Registered Plan M-344
Building Area A
Building Area B
ZONE BOUNDARY

12.272 Exception 272

12.272.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.272.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 557.0 square metres, and not less than 278.7 square metres per dwelling unit.

.b for a Corner Lot: 650.0 square metres, and not less than 371.0 square metres per dwelling unit adjacent to the flanking road allowance.

.2 Minimum Lot Width:

.a for an Interior Lot: 9.0 metres per dwelling unit.

.b for a Corner Lot: 21.3 metres per dwelling unit, provided that 12.0 metres is provided for a dwelling unit adjacent to the flanking road allowance.

.3 Minimum Front Yard Depth: 6.0 metres, but in no event shall the front of any garage or carport be closer than 7.0 metres to the front lot line.

.4 Minimum Interior Side Yard Width: 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport, in which case 2.4 metres shall be required.

.5 Minimum Exterior Side Yard Width: 3.0 metres.

.6 Minimum Rear Yard Depth: 7.6 metres.

.7 Driveways:

.a Minimum Driveway Width: 3.0 metres.

.b no driveway shall be located closer than 9.0 metres from the intersection of any streets.

.8 Minimum Landscaped Open Space:

.a for an Interior Lot: not less than 60 percent of the required front yard area shall be maintained as landscaped open space; and,

.b for a Corner Lot: not less than 70 percent of the area of a required front yard shall be maintained as landscaped open space, and not less than 80 percent of the area of a required flanking side yard shall be maintained as landscaped open space.

12.273 Exception 273

12.273.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b semi-detached dwelling;

.c a group home, within a single detached dwelling; and,

.d an auxiliary group home.

.2 Non-Residential:

.a a home occupation, within a single detached dwelling; and,

.b purposes accessory permitted to the other permitted purposes.

12.273.2 The lands shall be subject to the following requirements and restrictions:

.1 shall, with respect to single detached dwellings, be subject to the following requirements and restrictions:

.a Minimum Lot Area:

.i for an Interior Lot: 270.0 square metres.

.ii for a Corner Lot: 360.0 square metres.

.b Minimum Lot Width:

.i for an Interior Lot: 9.0 metres.

.ii for an Exterior Lot: 12.0 metres.

.c Minimum Side Yard Width: a side yard other than a side yard flanking a street or public walkway may be reduced to zero metres, provided that:

.i the minimum distance between dwellings shall not be less than 1.8 metres; and,

.ii the total width of side yards on any lot shall not be less than 1.8 metres.

.2 shall, with respect to semi-detached dwellings, be subject to the following requirements and restrictions:

.a Minimum Lot Width:

.i for an Interior Lot: 18.0 metres.

.ii for a Corner Lot: 21.0 metres.

.b Minimum Lot Area:

.i for an Interior Lot: 540.0 square metres.

.ii for an Exterior Lot: 630.0 square metres.

.c Minimum Side Yard Width: 1.5 metres.

.3 shall, with respect to single and semi-detached dwellings, be subject to the following requirements and restrictions:

.a Minimum Lot Depth: 30.0 metres.

.b Minimum Front Yard Depth: 6.0 metres.

.c Minimum Side Yard Width Flanking a Street: 3.0 metres.

.d Minimum Side Yard Width Flanking a Public Walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

.e Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

.f Minimum Landscaped Open Space: 40 percent of the front yard area.

.g no window below grade and no steps to a door from the established grade shall be located in a side yard less than 3.0 metres in width.

.h Minimum Rear Yard Depth: 13.5 metres.

12.274 Exception 274

12.274.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings; and,

.b a group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.274.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 235.0 square metres.

.2 Minimum Lot Width: 10.0 metres.

.3 Minimum Lot Depth: 30.0 metres.

.4 Minimum Front Yard Depth: 4.0 metres, provided that the front of any garage or carport is not closer than 6.0 metres to the front lot line

.5 Minimum Side Yard Width: a side yard may be reduced to zero metres provided that:

.a the width of the adjoining side yard of the adjoining such reduced side yard shall be a minimum of 2.4 metres; and,

.b the part of the wall of the building which is closer than 0.3 metres to the side lot line should contain no openings except for windows to bathrooms on the first or second storey.

.6 Minimum Distance between dwellings: 2.4 metres.

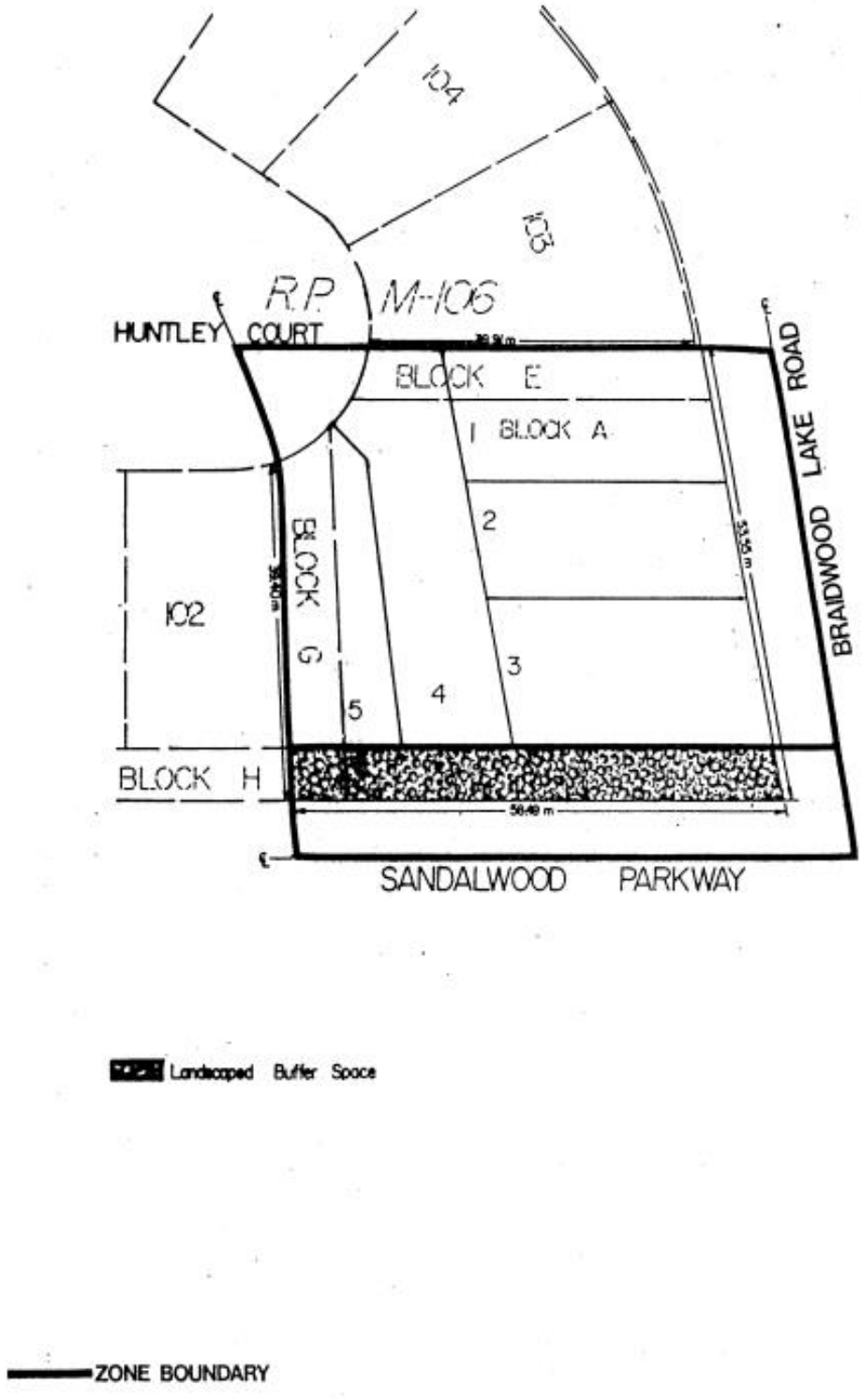
.7 Minimum Rear Yard Depth: 7.6 metres.

.8 Maximum Building Height: 10.7 metres.

.9 Maximum Lot Coverage: 40 percent

.10 a Landscaped Buffer Area of not less than 6.0 metres in width shall be provided and maintained in the location shown on Figure 1.

Figure 1


104
103
R.P. M-106
HUNTLEY COURT
BLOCK E
1 BLOCK A
2
3
4
5
BLOCK G
102
BLOCK H
BRAIDWOOD LAKE ROAD
SANDALWOOD PARKWAY
Landscaped Buffer Space
ZONE BOUNDARY

12.275 Exception 275

12.275.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.275.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 480.0 square metres.

.2 Minimum Lot Width: 13.7 metres.

.3 Minimum Lot Depth: 35.0 metres.

.4 Minimum Front Yard Depth: 4.0 metres, provided that the front wall of any garage or carport is not closer than 6.0 metres to the front lot line

.5 Minimum Side Yard Width: a side yard may be reduced to zero metres provided that:

- .a the width of the side yard of the lot adjoining such reduced side yard shall be a minimum of 2.4 metres; and,
- .b the part of the wall of the building which is closer than 0.3 metres to the side lot line shall contain no openings except for windows to bathrooms.

.6 Minimum Distance between buildings: 2.4 metres.

.7 Minimum Rear Yard Depth: 7.6 metres.

.8 Maximum Building Height: 10.7 metres.

.9 Maximum Lot Coverage: 40 percent.

12.276 Exception 276

12.276.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in the R2 Zone; and

.2 Dwelling, Street Townhouse.

12.276.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a Interior Lot: 150 square metres
- .b Corner Lot: 220 square metres
- .c End Lot: 180 square metres

.2 Minimum Lot Width

- .a Interior Lot: 6.1 metres
- .b Corner Lot: 9.1 meters
- .c End Lot: 7.3 metres

.3 Minimum Front Yard

- .a 3.0 metres;
- .b the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;
- .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .d a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .e a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and,
- .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.

.4 Minimum Exterior Side Yard

- .a 6.0 metres to a garage door facing the exterior side yard for corner lots;

.b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle;

.c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.d a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle; and,

.e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.5 Minimum Rear Yard Depth

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;

.c A deck may encroach into the rear yard to within 3.5 metres of the rear lot line;

.d a bay window, bow window or box window with or without a foundation and a porch or cold cellar may encroach 1.0 metre into the year yard.

.6 Maximum Building Height: 14 metres

.7 The following provisions shall apply to garages:

.a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

.b minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width.

.8 The Following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows.

.9 Encroachments

.a exterior stairs below grade may encroach into rear yard up to 2.5 metres

.10 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided.

12.277 Exception 277

12.277.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.277.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 700.0 square metres.

.2 Minimum Lot Width: 20.0 metres.

.3 Minimum Lot Depth: 35.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.6 Minimum Rear Yard Depth: 8.0 metres.

.7 Maximum Building Height: 10.5 metres.

.8 Minimum Landscaped Open Space: 50 percent of the front yard.

.9 Minimum Number of Parking Spaces: 2, one of which must be located in the garage.

.10 Accessory Buildings:

- .a shall not be used for human habitation;
- .b shall not exceed 3.5 metres in height in the case of a flat roof;
- .c shall not exceed 5.0 metres in height in the case of a peaked roof;
- .d shall not be constructed in a front yard or an exterior side yard or within the minimum required side yard;
- .e shall not be less than 0.6 metres from any lot line; and,
- .f shall not have a floor area in excess of 15.0 square metres.

.11 a private uncovered swimming pool shall be permitted in a rear yard or a side yard of a lot provided that it is no closer than 0.6 metres to any rear lot line and no closer than 1.2 metres to any side lot line or easement.

12.278 Exception 278

12.278.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.278.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 525.0 square metres.

.b for a Corner Lot: 595.0 square metres.

.2 Minimum Lot Width:

.a for an Interior Lot: 15.0 metres.

.b for a Corner Lot: 17.0 metres.

.3 Minimum Lot Depth: 35.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 Minimum Rear Yard Depth: 8.0 metres.

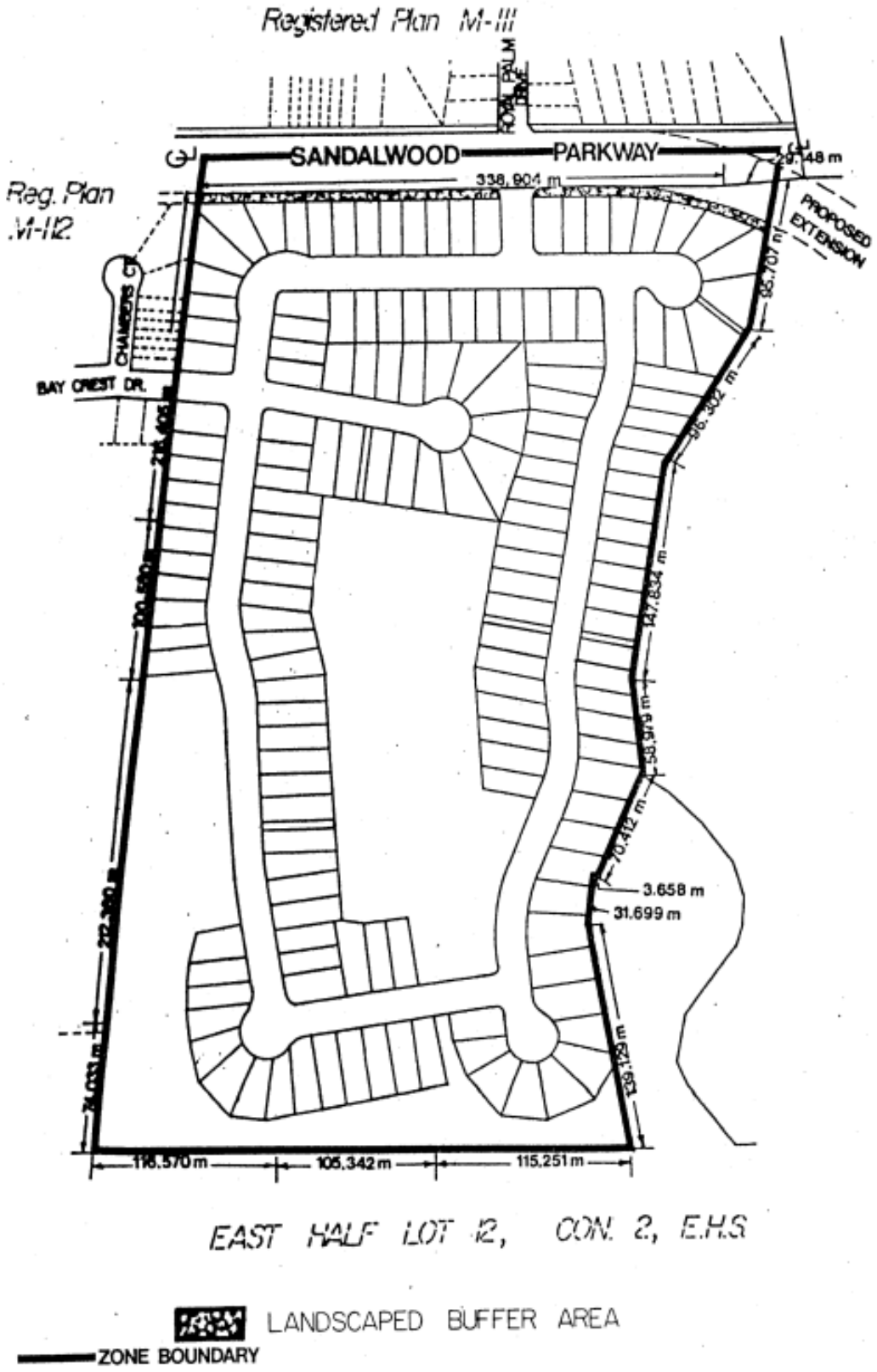
.8 Maximum Building Height: 10.5 metres.

.9 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of the street lines as projected.

.10 Minimum Landscaped Open Space: 50 percent of the front yard.

.11 Landscaped Buffer Area: a landscaped buffer area of not less than 6.0 metres in width shall be provided in the location shown on Figure 1.

Figure 1


Registered Plan M-111
ROYAL PALM DRIVE
SANDALWOOD PARKWAY
338.904 m
Reg. Plan M-112
PROPOSED EXTENSION
CHAMBERS CR.
BAY CREST DR.
95.707 m
96.302 m
147.834 m
58.979 m
70.412 m
3.658 m
31.699 m
139.129 m
116.570 m
105.342 m
115.251 m
EAST HALF LOT 12, CON. 2, E.H.S.
LANDSCAPED BUFFER AREA
ZONE BOUNDARY

12.279 Exception 279

12.279.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.279.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 472.0 square metres.

.b for a Corner Lot: 542.0 square metres.

.2 Minimum Lot Width:

.a for an Interior Lot: 13.5 metres.

.b for a Corner Lot: 15.5 metres.

.3 Minimum Lot Depth: 35.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 Minimum Rear Yard Depth: 8.0 metres.

.8 Maximum Building Height: 10.6 metres.

.9 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

.10 Minimum Landscaped Open Space: 50 percent of the front yard.

12.280 Exception 280

12.280.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.280.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 525.0 square metres.

.b for a Corner Lot: 595.0 square metres.

.2 Minimum Lot Width:

.a for an Interior Lot: 15.0 metres.

.b for a Corner Lot: 17.0 metres.

.3 Minimum Lot Depth: 34.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 Minimum Rear Yard Depth: 8.0 metres.

.8 Maximum Building Height: 8.0 metres.

.9 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected

.10 Minimum Landscaped Open Space: 50 percent of the front yard

12.281 Exception 281

12.281.1 The lands shall only be used for the following purposes:

.1 The uses permitted in the R2 zone; and,

.2 Dwelling, Rear Lane Townhouse.

12.281.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purpose of this by-law, the front lot line for a Rear Lane Townhouse shall be deemed to be Clarkway Drive.

.2 Minimum Lot Width

- .a Interior Lot: 6.0 metres
- .b End Lot: 9.0 metres

.3 Minimum Lot Area

- .a Interior Lot: 140 square metres
- .b Corner Lol: 210 square metres

.4 Minimum Front Yard

- .a 3.0 metres;
- .b The main wall of dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle
- .c A porch and/or balcony with or without a foundation may encroach 2.0 metres into the minimum front yard;
- .d A bay window; bow window or window with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;
- .e a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and,
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.

.5 Minimum Exterior Side Yard

.a the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding;

.b a porch or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;

.c a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,

.d a bay window, bow widow or box window with or without foundation may encroach 1.0 metre into the exterior side yard.

.6 Minimum Rear Yard Depth

.a 3.0 metres to the wall of a dwelling.

.b 6.0 metre to garage from a public right-of-way.

.7 Minimum Interior Side Yard

.a No minimum side yard requirement where units have an attached wall.

.b a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 0.5 metres into the minimum interior side yard.

.8 Maximum Building Height: 14 metres (3 storeys)

.9 The following provisions shall apply to garages:

.a The garage door width shall not exceed the width of any unit or the main wall of the dwelling

.b minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width.

.10 The Following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows.

.11 Minimum Landscape Open Space

.a The entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law.

.12 Maximum Lot Coverage

.a No Requirement

.13 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided.

.14 Maximum fence height permitted within the front yard is 1.2 metres.

12.282 Exception 282

12.282.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.282.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 366.0 square metres.
- .b for a Corner Lot: 456.0 square metres.

.2 Minimum Lot Width:

- .a for an Interior Lot: 12.2 metres.
- .b for a Corner Lot: 15.2 metres.

.3 Minimum Lot Depth: 30.0 metres.

.4 Minimum Front Yard Depth:

- .a to main wall of building: 4.5 metres.
- .b to front of garage or carport: 6.0 metres.

.5 Minimum Interior Side Yard Width: 1.2 metres.

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 Minimum Rear Yard Depth: 7.5 metres.

.8 Maximum Building Height: 10.5 metres.

.9 Minimum Landscaped Open Space: 50 percent of the front yard area

12.283 Exception 283

12.283.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone

12.283.2 The lands shall be subject to the following requirements and restrictions:

.1 shall, with respect to single detached dwellings, be subject to the following requirements and restrictions:

- .a Minimum Lot Area:
  - .i for an Interior Lot: 270.0 square metres.
  - .ii for a Corner Lot: 360.0 square metres.
- .b Minimum Lot Width:
  - .i for an Interior Lot: 9.0 metres.
  - .ii for a Corner Lot: 12.0 metres.
- .c Minimum Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall

.2 shall, with respect to semi-detached dwelling units, be subject to the following requirements and restrictions:

- .a Minimum Lot Area:
  - .i for an Interior Lot: 270.0 square metres.
  - .ii for a Corner Lot: 360.0 square metres.
- .b Minimum Lot Width:
  - .i for an Interior Lot: 9.0 metres.
  - .ii for a Corner Lot: 12.0 metres.

.3 shall, with respect to single detached and semi-detached dwellings, be subject to the following requirements and restrictions:

- .a Minimum Lot Depth: 30.0 metres.
- .b Minimum Front Yard Depth:
  - .i to main wall of building: 4.5 metres.
  - .ii to front wall of garage or carport: 6.0 metres.

.c Minimum Rear Yard Depth: 7.5 metres.

.d Minimum Exterior Side Yard Width: 3.0 metres.

.e Minimum Side Yard Width Flanking a Public Walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey

.f Maximum Building Height: 10.5 metres.

.g Minimum Landscaped Open Space: 50 percent of the front yard area

12.284 Exception 284

12.284.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone

12.284.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width

- .a Interior Lot: 9.15 metres
- .b End Lot: 10.9 metres

.2 Minimum Front Yard

- .a 3.0 metres;
- .b 6.0 metres to the front of the garage;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.

.3 Minimum Exterior Side Yard

- .a 3.0 metres
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;

.f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.4 Minimum Rear Yard Depth

.a 7.0 metres for an interior lot;

.b 6.0 metres when a rear yard abuts an interior side yard;

.c 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.d A deck may encroach 3.5m into the required rear yard;

.e 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;

.f Open roofed porches and or uncovered terraces may encroach in to the rear yard to within 3.0 metres of the rear lot line

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard.

.5 Minimum Interior Side Yard

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots and/or at 1.2 metres and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and

.d 0.6 metres for a corner lot abutting another interior lot.

.6 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.7 Maximum Building Height: 12 metres

.8 The following provisions shall apply to garages:

.a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;

.d the garage door width restriction does not apply to a garage door facing the exterior lot line;

.e minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width; and,

.f No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.

.9 The following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows.

.10 Encroachments

.a exterior stairs below grade may encroach into rear yard up to 2.5 metres

12.285 Exception 285

12.285.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.285.2 The lands shall be subject to the following requirements and restrictions:

.2 Minimum Lot Area:

- .a for an Interior Lot: 540.0 square metres.
- .b for a Corner Lot: 630.0 square metres.

.3 Minimum Lot Width:

- .a for an Interior Lot: 18.0 metres.
- .b for a Corner Lot: 21.0 metres.

.4 Minimum Lot Depth: 30 metres.

.5 Minimum Front Yard Depth: 6.0 metres.

.6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof

.7 Minimum Exterior Side Yard Width: 3.0 metres.

.8 Minimum Rear Yard Depth: 7.5 metres.

.9 Maximum Building Height: 10.5 metres.

.10 Minimum Landscaped Open Space: 70 percent of the front yard, except in the case of a lot where the side lot lines converge toward the front lot line, where the minimum landscaped open space shall be 60 percent of the front yard

12.286 Exception 286

12.286.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.286.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width

- .a Interior Lot - 11.0 metres
- .b Corner Lot - 13.0 metres

.2 Minimum Front Yard

- .a 3.0 metres;
- .b 6.0 metres to the front of the garage;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metres encroachment for steps;
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;

.3 Minimum Exterior Side Yard

- .a 3.0 metres
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metres encroachment for steps;

.e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;

.f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1 .0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.4 Minimum Rear Yard Depth

.a 7.0 metres for an interior lot;

.b 6.0 metres when a rear yard abuts an interior side yard;

.c 6.0 metres when a rear yard abuts an Open Space, Natural System or Institutional zone;

.d 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.e A deck may encroach 3.5 metres into the required rear yard;

.f 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side

.g yard for lots equal to or greater than 13.4 metres;

.h Open roofed porches and or uncovered terraces may encroach into the rear yard to within 3.0 metres of the rear lot line

.i a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum rear yard;

.5 Minimum Interior Side Yard

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots, and/or at 1.2 metres and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and

.d 0.6 metres for a corner lot abutting another interior lot

.6 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.7 Maximum Building Height: 12 metres

.8 The following provisions shall apply to garages:

.a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;

.d the garage door width restriction does not apply to a garage door facing the exterior lot line;

.e minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width; and,

.f No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.

.9 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows.

.10 Encroachments

.a exterior stairs below grade may encroach into rear yard up to 2.5 metres.

12.287 Exception 287

12.287.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the LC Zone

12.287.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Commercial Floor Area of all buildings and structures shall not exceed 465.0 square metres.

12.288 Exception 288

12.288.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.288.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 280.5 square metres.

.2 Minimum Lot Width: 9.2 metres.

.3 Minimum Lot Depth: 30.0 metres.

.4 Minimum Front Yard Depth: 4.5 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the front lot line

.5 Minimum Interior Side Yard Width: 0.3 metres, provided that:

.a the total width of both side yards on any lot shall not be less than 1.8 metres; and,

.b the minimum distance between buildings shall not be less than 1.8 metres.

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 Maximum Building Height 7.6 metres.

.8 Maximum Lot Coverage: 50 percent

.9 where the distance between the walls of two dwellings is less than 2.4 metres, no windows below grade or doors shall be permitted in such walls

12.289 Exception 289

12.289.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a dining room or a convenience restaurant;
- .b a bakery;
- .c the retail sale of kitchen cabinets;
- .d a doughnut shop;
- .e a personal service shop;
- .f a service shop;
- .g a bank or trust company;
- .h a dry cleaning and laundry distribution station;
- .i a printing or copying establishment; and,
- .j a real estate office.

.2 Non-Commercial:

- .a purposes accessory to the other permitted purposes..

12.289.2 The lands shall be subject to the following requirements and restrictions:

.1 only the existing building, as shown on Figure 1-Exception 289-Exception 289, shall be permitted;

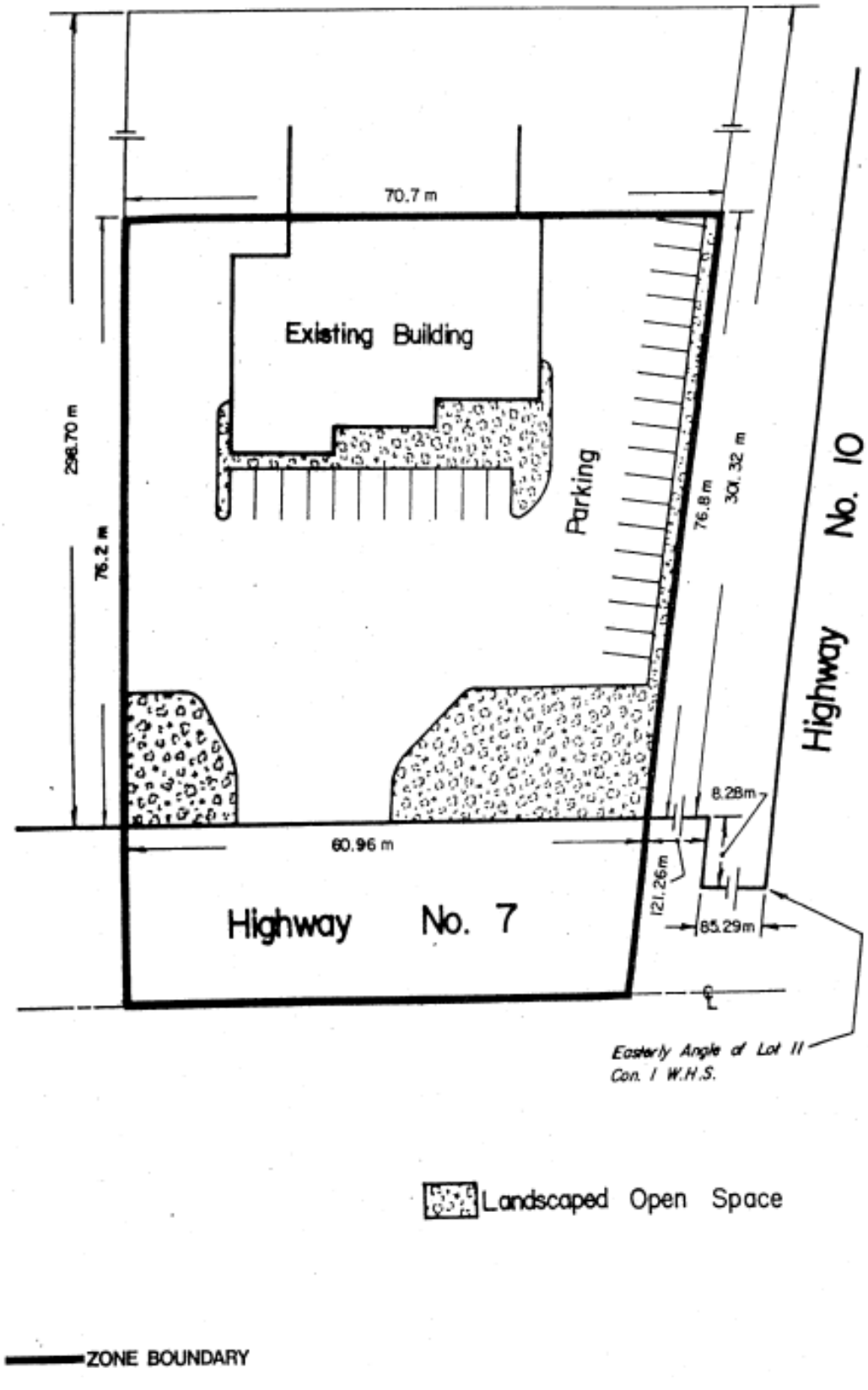
.2 waste storage facilities shall be located within the existing building;

.3 Landscaped Open Space shall be provided and maintained in the areas shown on Figure 1-Exception 289;

.4 the driveway shall be located as shown on Figure 1-Exception 289; and,

.5 the Gross Leasable Commercial Floor Area of a dining room restaurant or convenience restaurant shall not exceed 265.0 square metres.

Figure 1


70.7 m
Existing Building
Parking
298.70 m
76.2 m
76.8 m
30.32 m
Highway No. 10
8.28m
60.96 m
121.26m
85.29m
Highway No. 7
Easterly Angle of Lot 11
Con. 1 W.H.S.
Landscaped Open Space
ZONE BOUNDARY

12.290 Exception 290

12.290.1 The lands shall only be used for the following purposes:

.1 Residential

.a Uses permitted by the R3H Zone;

.2 Non — Residential (only in conjunction with an apartment dwelling)

.i a retail establishment, having no outside storage

.ii a bank, trust company or financial institution

.iii an office, including the office of a medical, dental and drugless practitioner;

.iv a convenience store;

.v a convenience restaurant, excluding a drive-through facility;

.vi a dining room restaurant;

.vii a take-out restaurant;

.viii a dry cleaning and laundry distribution station;

.ix a service shop;

.x a personal service shop;

.xi a commercial school;

.xii a health or fitness centre;

.xiii a day nursery,

.xiv a pharmacy,

.xv a business incubator,

.xvi a custom workshop,

.xvii sales centre, and,

.3 purposes accessory to the other permitted uses.

12.290.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this zone, Steeles Avenue West shall be deemed to be the front lot line

.2 For the purpose of this by-law, all lands zoned R3H – Exception 290 shall be deemed to be one lot for Zoning purposes, regardless of the number of buildings constructed, the creation of separate units and/or lots by way of Plan of Condominium, Consent, conveyance of private or public roads;

strata title arrangements, or other permissions, and any easements or registrations that are granted.

.3 Minimum Front Yard Depth: 3.0 Meters

.4 Minimum Interior Side Yard Width: 9 Metres

.5 Minimum Rear Yard Depth: 106 Metres

.6 Minimum Tower Step-Back:

- .a The front walls of each tower oriented toward Steeles Avenue West shall be stepped back a minimum of 3.0 metres from the edge of the podium below.
- .b The side walls of the tower oriented toward the east and west side lot lines shall be stepped back a minimum of 1 metre;
- .c No step-back is required along the walls of any tower/podium oriented toward the rear lot line;

.7 Maximum Gross Floor Area for all buildings: 224,000 square metres;

.8 Maximum Building Height:

- .a 167 metres for a building within 34.5 meters of the lot line abutting Steeles Avenue West;
- .b 164 metres for a building located more than 34.5 metres from the lot line abutting Steeles Avenue West but less than or equal to 86.5 metres from the lot line abutting Steeles Avenue West;
- .c 155 metres for a building located more than 86.5 metres of the lot line abutting Steeles Avenue West but less than or equal to 135 metres the lot line abutting Steeles Avenue West;
- .d 152 metres for a building located more than 135 metres from the lot line abutting Steeles Avenue West;

.9 Minimum Ground Storey Height: 4.5 Meters;

.10 Bicycle Parking shall be provided in accordance with the following:

- .a Minimum 0.5 spaces per apartment dwelling unit
- .b Minimum 0.10 visitor spaces per apartment dwelling unit.

.11 Minimum Tower Separation Distance: 25 meters

.12 Minimum Podium Separation Distance: 18 meters

.13 Maximum Tower Floorplate Area: 850 square metres

.14 A minimum 35 percent of the apartment dwelling units shall include a minimum of two bedrooms;

.15 Minimum Indoor Amenity Area:

.a for buildings within 86.5 metres of Steeles Avenue West: 2,100 square metres combined total;

.b for buildings beyond 86.5 metres of Steeles Avenue West: 1,950 square metres combined total;

.16 Minimum Outdoor Amenity Area:

.a for buildings within 86.5 metres of Steeles Avenue West: 515 square metres combined total;

.b for buildings beyond 86.5 metres of Steeles Avenue West: 485 square metres combined total;

.17 Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum of 70% of the gross area of the wall shall have clear vision windows and/or doors.

.18 Minimum Non-Residential Gross Floor Area: 1,000 square metres

.19 Required Non-Residential Uses at Grade: The portion of the floor area within the first storey of a building located within 34.5 metres of Steeles Avenue West shall be used for commercial purposes. Notwithstanding the foregoing, entrances, lobbies and uses accessory to the apartment dwelling are permitted provided that no more than 30% of the wall facing Steeles Avenue West is occupied by entrances or lobbies

.20 Continuous Street Wall: A building at grade level, must occupy at least 95% of the entire available frontage facing Steeles Avenue West and 75% of the entire available frontage facing any other public street. For the purpose of this subsection, "available frontage" means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.

.21 Loading, Unloading and Waste Disposal and Storage:

.a Minimum 2 loading space shall be provided.

.b Loading, unloading and waste disposal facilities, except access thereto, shall not be located on the wall facing a street, and must be adequately screened from view from a street.

.c All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use.

.d Notwithstanding Section 4.6 of this By-law, loading spaces may be shared between retail commercial uses and office uses.

12.290.3 for the purposes of Exception 290:

.1 Podium shall mean any of various building elements that form the base or bottom storeys of a building, and does not include the Tower.

.2 Tower shall mean the portion of the building located above a podium with a Floor Plate area of 850 square metres or less.

.3 Floor Plate means the total gross floor area of an individual storey of the building measured from exterior walls.

.4 Business Incubator shall mean an establishment that is dedicated to nurturing the development and commercialization of start-ups, early stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.

.5 Custom Workshop shall mean a building where the design and custom production of goods and articles occurs on the premises, including custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.

.6 Indoor Amenity Space shall mean a recreational and/or common area within the building exclusively accessible to residents.

12.290.4 The Holding

.1 Uses Permitted Prior to Removal of the (H) Holding Symbol:

.a Uses legally existing on the effective date of the amending by-law;

.2 The (H) Holding Symbol on land zoned R3H – Exception 290 shall not be removed until such time as the following conditions have been satisfied:

.a A Functional Servicing Report supporting interim and permanent servicing for any proposed phase of development has been approved by the Region of Peel (or successor), City of Brampton, and the Credit Valley Conservation Authority in consultation with the landowners for the entire Tertiary Plan Area bound by Malta Avenue, Steeles Avenue West and Lancashire Lane;

.b A Traffic Impact Study supporting interim and permanent public access for any proposed phase of development has been completed in accordance with the City of Brampton and Region of Peel Terms of Reference in consultation with the landowners for the entire Tertiary Plan Area bound by Malta Avenue, Steeles Avenue West and Lancashire Lane to the satisfaction of the Region of Peel (or successor) and City of Brampton;

.c The City's Commissioner of Public Works shall be satisfied that a new public road providing access to the lands has been constructed via the extension of Malta Avenue and/or Lancashire Lane and conveyed to the City, or other alternative access arrangements including but not limited to an acceptable interim access and interim road network to the satisfaction of the Commissioner of Public Works;

.d Any requisite permits or approvals from Credit Valley Conservation under O. Reg 160/06 be received

12.291 Exception 291

12.291.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.291.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for Lot 51: 399.0 square metres.
- .b for Lots 3 and 49: 443.0 square metres.
- .c for all other lots:
  - .i for an Interior Lot: 380.0 square metres.
  - .ii for a Corner Lot: 475.0 square metres.

.2 Minimum Lot Width:

- .a for Lot 51: 11.5 metres.
- .b for Lots 3 and 49: 13.4 metres.
- .c for Lots 28 to 34, both inclusive: 10.4 metres.
- .d for all other lots:
  - .i Interior Lot: 11.0 metres.
  - .ii Corner Lot: 13.5 metres.

.3 Minimum Lot Depth: 33.0 metres.

.4 Minimum Front Yard Depth:

- .a for Lots 1, 2, 3, 49, 50 and 51: 7.5 metres.
- .b for all other lots: 6.0 metres.

.5 Minimum Side Yard Width:

- .a for Lot 51: 1.2 metres on the side abutting Lot 163, Registered Plan 858, and 0.3 metres on the other side, with the distance between the walls of two dwellings not to be less than 2.4 metres; and,
- .b for Lots 49 and 50: 0.3 metres, with the distance between the walls of the dwellings on Lots 50 and 51 not to be less than 2.4 metres, and the distance between the walls of the dwellings on Lots 49 and 50 not to be less than 1.8 metres, and provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

.c for Lot 1: 1.2 metres on the side abutting Block D, Registered Plan 865, and 0.3 metres on the other side, with the distance between the walls of two dwellings not to be less than 1.8 metres, and provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade shall be permitted in any such wall

.d for all other lots: 0.3 metres, with the distance, between the walls of two dwellings not to be less than 1.8 metres, and provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

.6 Minimum Exterior Side Yard Width : 3.0 metres.

.7 Minimum Rear Yard Depth: 7.6 metres.

.8 Maximum Building Height: 7.6 metres.

.9 Minimum Landscaped Open Space: 50 percent of the front yard area.

12.292 Exception 292

12.292.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R3H zone

.2 Only in conjunction with a building containing an apartment dwelling, the uses permitted in the GC zone, except that a service station or gas bar shall not be permitted

12.292.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: No Requirement

.2 Minimum Lot Width: No Requirement

.3 Minimum Lot Depth: No Requirement

.4 Minimum Yard Depth to a Municipal Street or Private Laneway:

- .a Kennedy Road North: 0.0 metres
- .b Vodden Street East: 1.5 metres
- .c Hansen Road North: 3.0 metres
- .d Other Municipal Street: 3.0 metres
- .e Private Laneway: 3.0 metres

.5 Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres

.6 Minimum Setback for Parking Structure Below Established Grade: 0.0 metres

.7 Minimum Tower Setback to Municipal Street or Private Laneway:

- .a Kennedy Road North: 3.0 metres
- .b Vodden Street East: 4.5 metres
- .c Private Laneway: 6.0 metres

.8 For the purposes of this by-law a building Tower shall mean: that portion of the building located above a height of 8 storeys

.9 Tower Stepbacks: A minimum cumulative tower stepback of 3.0 metres shall be provided for that portion of a building tower along Kennedy Road North or Vodden Street East, except that no tower stepback shall be required for up to 15% of the horizontal distance of the main exterior building face of any such tower along Kennedy Road North

.10 Minimum Separation Distances Between Buildings:

- .a Building Towers: 25.0 metres

.b Building Portions Between 4 to 8 Storeys: 15.0 metres

.c Building Portions Between 1 to 3 Storeys: 11.5 metres 1

.11 Notwithstanding 292.2(4), (7), (9) and (10) the following may project into the minimum yards, setbacks, stepbacks and tower/building separation distances for the distances specified:

.a Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, lighting fixtures: 0.5 metres

.b Canopies, balconies, decks, open-roofed porches, uncovered terraces, hydro transformer: 1.8 metres

.12 For the purposes of this by-law, Established Grade shall mean: a geodetic elevation of 229.0 metres

.13 Maximum Building Height: 122.0 metres, except that:

.a For a building located within 30.0 metres of Vodden Street East and within 110.0 metres of Kennedy Road North, a maximum building height of 58.5 metres is permitted

.b For a building located between a distance of 30.0 metres to 90.0 metres of Vodden Street East and within 110.0 metres of Kennedy Road North, a maximum building height of 83.0 metres is permitted

.c For a building located within 75.0 metres of Vodden Street East and 83.0 metres of Hansen Road North, a maximum building height of 22.0 metres is permitted

.14 Notwithstanding 292.2(13), the following shall be exempt from the calculation of building height:

.a Lighting fixtures, trellises, stair enclosures, landscape features, elevator enclosures/overruns, lightning rods, parapets, eaves, balcony or terrace guardrails, railings, vents and ventilating equipment, window washing equipment, mechanical equipment, landscape and green roof elements, outdoor recreation and amenity area elements (including accessory structures /buildings), partitions dividing outdoor recreation and amenity areas, rooftop lobbies to access rooftop amenity areas, wind mitigation elements, noise mitigation elements, chimney stack, exhaust flues, and garbage chute overruns, to a maximum projection beyond the permitted building height by no more than 3.0 metres

.b A roof structure which is used only as an ornament or to house the mechanical equipment of any building to a maximum of 6.0 metres above the maximum permitted building height

.15 Minimum Ground Floor Height 4.5 metres

.16 Maximum Tower Floorplate: 800 square metres

.17 Maximum Floor Space Index (FSI): 4.75

.18 Maximum Number of Dwelling Units: 1,185

.19 Minimum Non-Residential Gross Floor Area: 1,500 square metres

.20 Maximum Lot Coverage: No Requirement

.21 Minimum Landscaped Open Space: 10% of the lot area

.22 Location of Motor Vehicle Parking: A maximum of 10 off-street surface motor vehicle parking spaces shall be permitted, however no off-street surface motor vehicle parking spaces shall be permitted within 25.0 metres of Kennedy Road North or 50.0 metres of Vodden Street East.

.23 Motor Vehicle Parking:

.a Up to 1,501 square metres of Gross Floor Area for any commercial uses permitted in Exception 292.1 of this by-law that are located in an apartment dwelling building or mixed-use building, shall be exempt from minimum parking requirements.

.24 Bicycle parking:

.a A minimum of 0.50 bicycle parking spaces shall be provided per apartment dwelling unit

.b A minimum of 0.10 visitor bicycle parking spaces shall be provided per apartment dwelling unit

.c A maximum of 50% of the required bicycle parking shall be vertical spaces

.d Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:

.i A building or structure

.ii A secure area such as a supervised parking lot or enclosure; or

.iii Within bicycle lockers

.e The dimensions for required bicycle parking spaces shall be:

.i A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres

.ii A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres Bicycle parking must be located on the same lot as the use or building for which it is required

.25 Minimum Number of Loading Spaces per Building: 1 space 2

.26 Loading, Unloading and Waste Disposal: Loading, unloading and waste disposal facilities, excepting access thereto, shall be screened from a public street 2

.27 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view from a public street or thoroughfare

12.292.3 for the purposes of Exception 292:

.1 For the purposes of this by-law Gross Floor Area shall mean: the aggregate of the area of all floors in a building, whether at, above or below established grade, measured between the exterior walls of the building, but excluding any porch, verandah, unfinished attic, basement or any floor area

used for building maintenance or service equipment, loading area, elevators, stairwells, common laundry facilities, common washrooms, common children's play area, common recreation amenity area, all areas associated with the parking of motor vehicles, utility areas or storage areas

.2 All lands zoned R3H-Exception 292 shall be treated as a single lot for zoning purposes.

.3 Notwithstanding any Exception of the By-law, the erection or use of building or structures on the lands shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

12.293 Exception 293

12.293.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.293.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 360.0 square metres.

.2 Minimum Lot Width: 12.0 metres.

.3 Minimum Side Yard Width:

- .a for lots abutting any lands which are zoned to permit townhouse dwellings: 3.0 metres
- .b for all other lots: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall

12.294 Exception 294

12.294.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.294.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 28.0 metres.

12.295 Exception 295

12.295.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 Zone.

12.295.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 35

.2 the minimum lot width, front yard depth, side yard width, rear yard depth and side yard width flanking a road allowance shall be as shown on Figure 1-Exception 295.

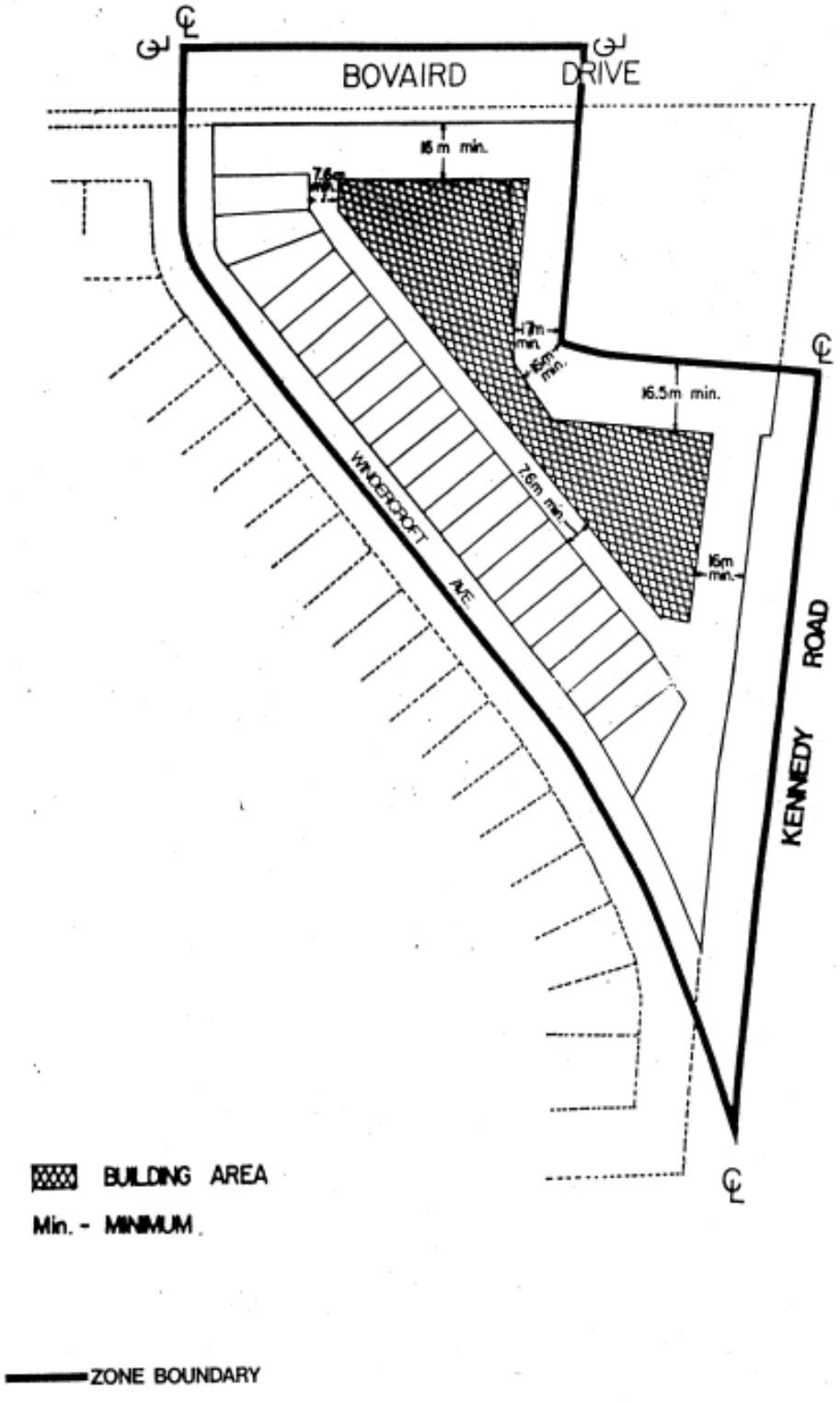
.3 all buildings shall be located within the area shown as BUILDING AREA on Figure 1-Exception 295;

.4 Minimum Landscaped Open Space: 50 percent of the lot area.

.5 Minimum Distance between dwellings:

- .a between two exterior walls which contain no windows to habitable rooms: 3.0 metres
- .b between two exterior walls, one of which contains windows to habitable rooms: 7.6 metres
- .c between two exterior walls, both of which contain windows to habitable rooms: 15.0 metres; and,
- .d where there is a driveway or privately owned roadway between two exterior walls, the minimum distance between the two exterior walls shall be increased by the width of any driveway or privately owned roadway running between such walls.

Figure 1


BOVAIRD
DRIVE
16 m min.
7.6m min.
16.5m min.
WINDERCROFT AVE.
KENNEDY ROAD
BUILDING AREA
Min. - MINIMUM
ZONE BOUNDARY

12.296 Exception 296

12.296.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.296.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 265.0 square metres.

.b for a Corner Lot: 365.0 square metres.

.2 Minimum Lot Width:

.a for an Interior Lot: 9.0 metres.

.b for a Corner Lot: 12.0 metres.

.3 Minimum Lot Depth: 29.2 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall.

.6 Minimum Exterior Side Yard Width : 3.0 metres.

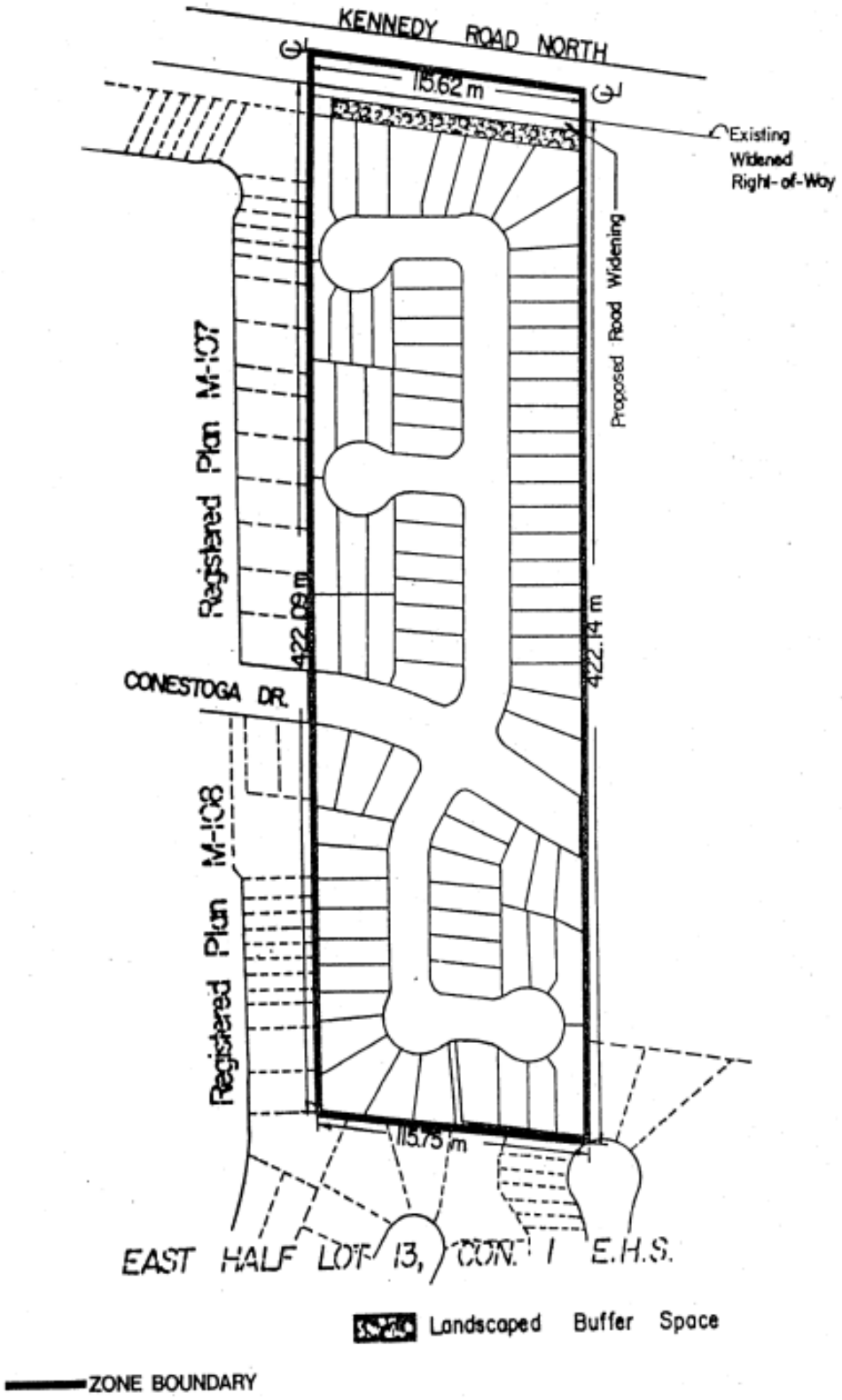
.7 Minimum Rear Yard Depth: 7.6 metres.

.8 Maximum Building Height: 10.5 metres.

.9 Minimum Landscaped Open Space: 40 percent of the front yard of an interior lot, 50 percent of the front yard of a corner lot, and 30 percent of the front yard of an interior lot where the side lot lines converge towards the front lot line.

.10 a Landscaped Buffer Area of not less than 6.0 metres in width shall be provided and maintained in the location shown on Figure 1.

Figure 1


KENNEDY ROAD NORTH
115.62 m
Existing Widened Right-of-Way
Proposed Road Widening
Registered Plan M-107
422.09 m
422.14 m
CONESTOGA DR.
Registered Plan M-108
115.75 m
EAST HALF LOT 13, CON. 1 E.H.S.
Landscaped Buffer Space
ZONE BOUNDARY

12.297 Exception 297

12.297.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.297.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 315.0 square metres.

.b for a Corner Lot: 400.0 square metres.

.2 Minimum Lot Width:

.a for an Interior Lot: 10.6 metres.

.b for a Corner Lot: 13.6 metres.

.3 Minimum Lot Depth: 30.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Interior Side Yard Width: 1.2 metres on open side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door shall be permitted in any such wall.

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 Minimum Rear Yard Depth: 7.6 metres.

.8 Maximum Building Height: 10.6 metres.

.9 Minimum Landscaped Open Space:

.a 40 percent of the front yard of an interior lot;

.b 50 percent of the front yard of a corner lot; and,

.c 30 percent of the front yard of an interior lot where the side lot lines converge towards the front lot lines.

12.298 Exception 298

12.298.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.298.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for a Corner Lot: 400.0 square metres.

.b for an Interior Lot: 315.0 square metres.

.2 Minimum Lot Width:

.a for a Corner Lot: 13.6 metres

.b for an Interior Lot: 10.0 metres.

.3 Minimum Lot Depth:

.a for the Lots numbered 20, 21 and 26: 27.4 m.

.b for all other lots: 30.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door shall be permitted in any such wall.

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 Minimum Rear Yard Depth:

.a for lots shown as number 9 to 22, both inclusive: 10.0 metres

.b for all other lots: 7.6 metres

.8 Maximum Building Height: 10.5 metres

.9 Minimum Landscaped Open Space:

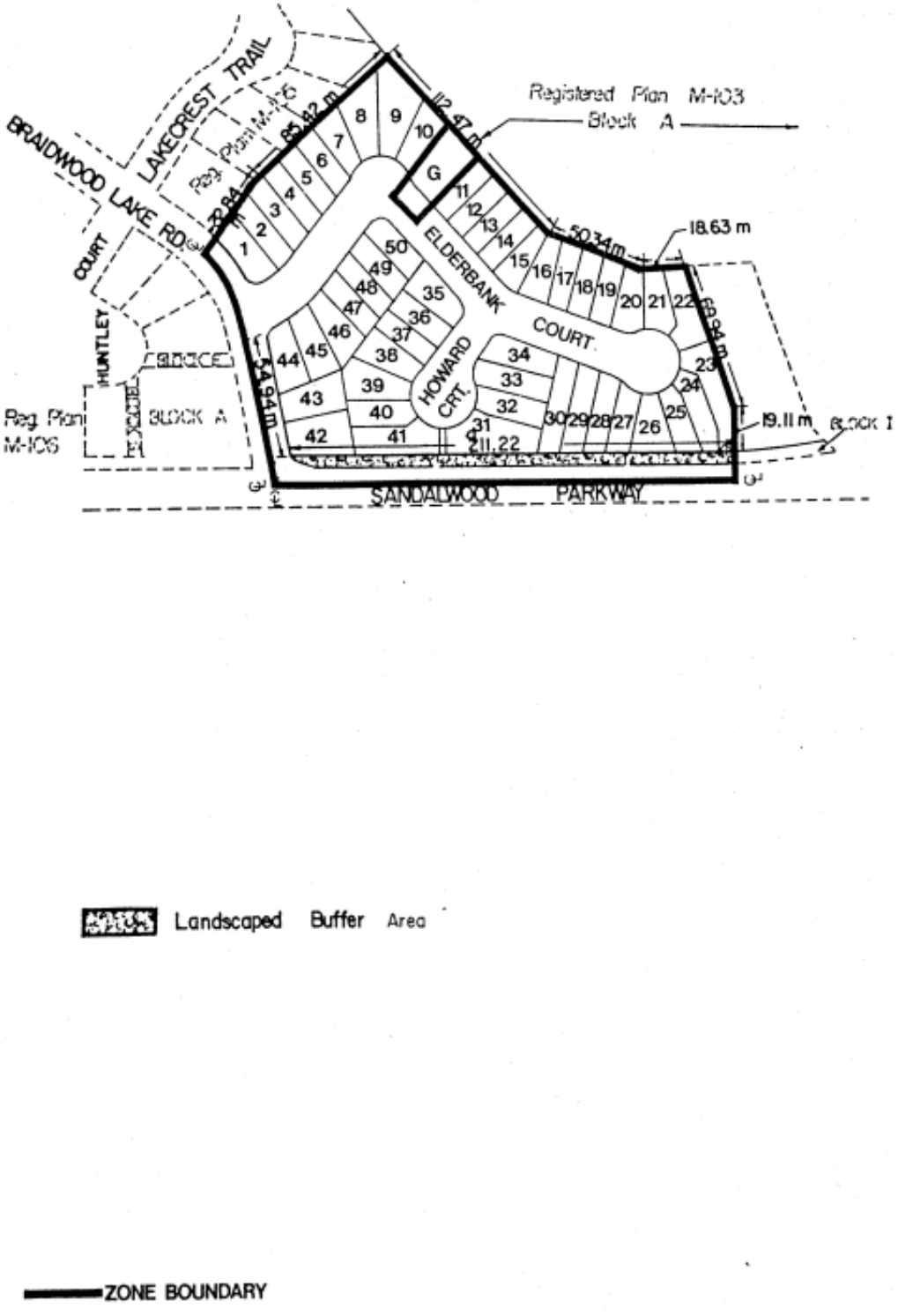
.a 40 percent of the front yard of an interior lot;

.b 50 percent of the front yard of a corner lot; and,

.c 30 percent of the front yard of an interior lot where the side lot lines converge towards the front lot lines.

.10 Landscaped Buffer Area: a landscaped buffer area of not less than 9.0 metres in width shall be provided and maintained in the location shown on Figure 1.

Figure 1


Registered Plan M-103
Block A
LAKECREST TRAIL
BRAIDWOOD LAKE RD.
COURT
HUNTLEY
Reg. Plan M-105
BLOCK A
ELDERBANK COURT
HOWARD CRT.
SANDALWOOD PARKWAY
18.63 m
19.11 m
Block I
Landscaped Buffer Area
ZONE BOUNDARY

12.299 Exception 299

12.299.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b an auxiliary group home.

.2 Non-Residential:

.a a home occupation,

.b purposes accessory to the other permitted purposes.

12.299.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for lots shown as numbers 1 and 29 on Figure 1 to this by-law: 360.0 square metres

.b for the lot numbered 14 on Figure 1 to this by-law: 550.0 square metres

.c for all other lots as shown on Figure 1 except lot 14: 270.0 square metres

.2 Minimum Lot Width:

.a for the lots numbered 1 and 29 other than lot 14 on Figure 1 to this by-law: 12.1 metres

.b for all other lots as shown on Figure 1 except for lot 14: 9.1 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall.

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.6 metres

.8 Maximum Building Height: 10.5 metres

.9 Minimum Landscaped Open Space:

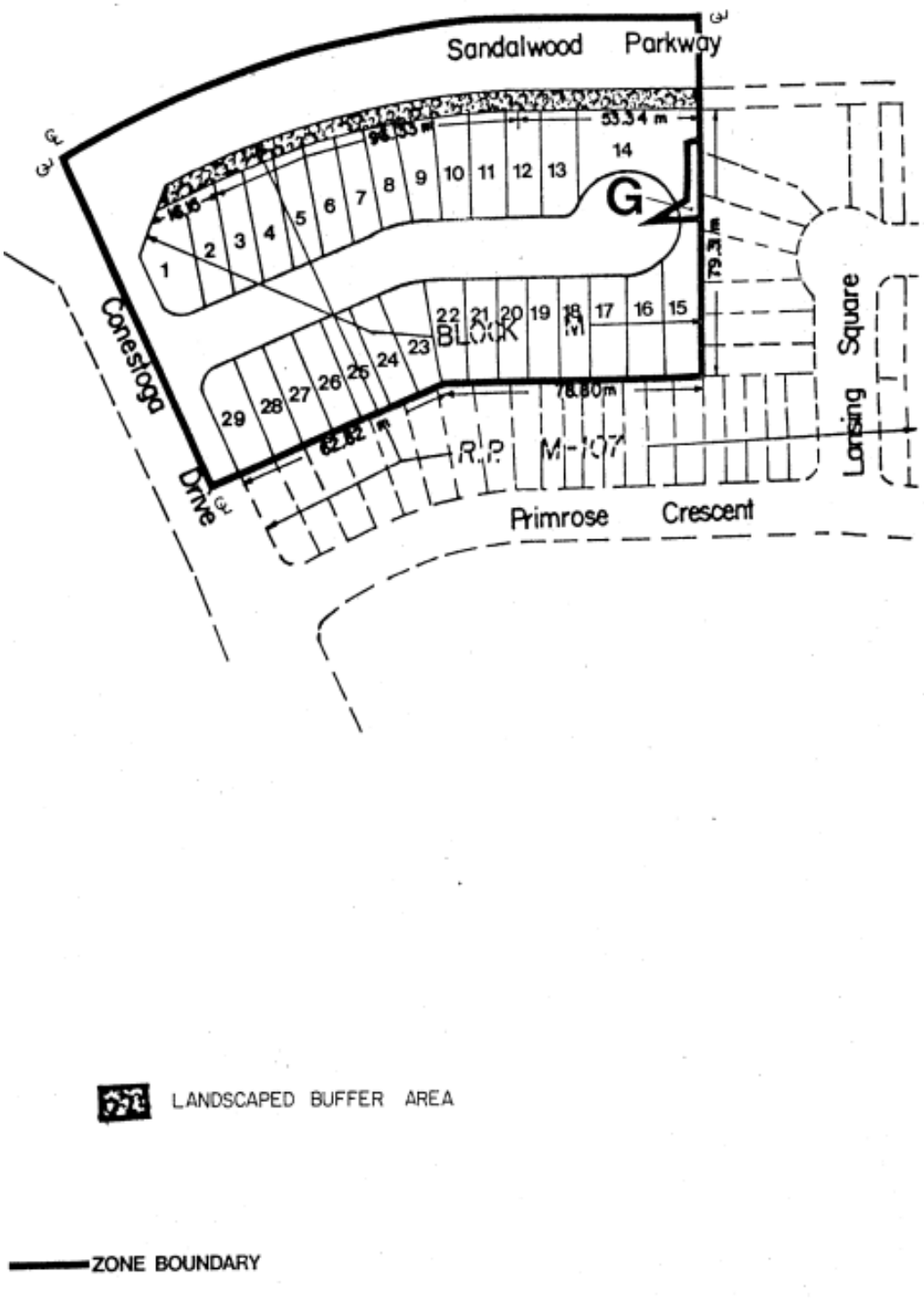
.a 40 percent of the front yard of an interior lot;

.b 50 percent of the front yard of a corner lot; and,

.c 30 percent of the front yard of an interior lot where the side lot lines converge towards the front lot lines

.10 Landscaped Buffer Area: a landscaped buffer area of not less than 6.0 metres in width, shall be provided and maintained in the location shown on Figure 1

Figure 1


Sandalwood Parkway
Conestoga Drive
Primrose Crescent
Lansing Square
BLOCK M
R.P. M-107
LANDSCAPED BUFFER AREA
ZONE BOUNDARY

12.300 Exception 300

12.300.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.300.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Area: 315.0 square metres.

.b for a Corner Lot: 405.0 square metres.

.2 Minimum Lot Width:

.a for an Interior Lot: 10.6 metres.

.b for a Corner Lot: 13.6 metres.

.3 Minimum Lot Depth: 30.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall.

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 Minimum Rear Yard Depth: 7.6 metres.

.8 Maximum Building Height: 10.5 metres.

.9 Minimum Landscaped Open Space:

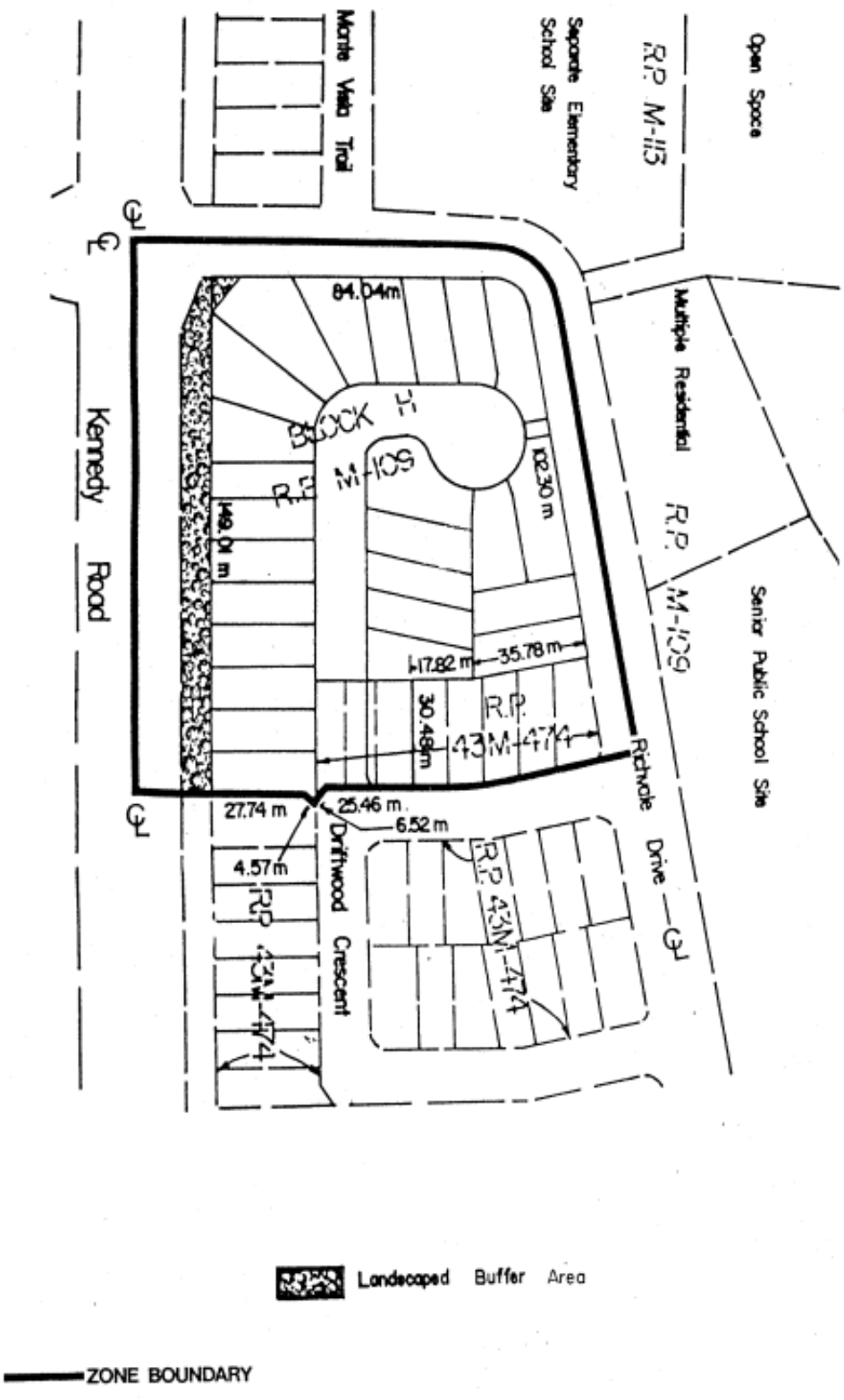
.a 40 percent of the front yard of an interior lot;

.b 50 percent of the front yard of a corner lot; and,

.c 30 percent of the front yard where the side lot lines converge towards the front lot line

.10 Landscaped Buffer Area: a landscaped buffer area of not less than 9.0 metres in width shall be provided and maintained in the locations shown on Figure 1.

Figure 1


Monte Vista Trail
Separate Elementary School Site
RP M-113
Open Space
Multiple Residential
RP M-109
Senior Public School Site
Richvale Drive
Kennedy Road
Driftwood Crescent
84.04m
102.30 m
149.0 m
17.82 m
35.78 m
30.48m
RP 43M-474
27.74 m
25.46 m
6.52 m
4.57m
Landscaped Buffer Area
ZONE BOUNDARY

12.301 Exception 301

12.301.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a A warehouse;

.b Outside storage of oversized motor vehicles not actively engaged in loading and unloading of goods and materials;

12.301.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum number of truck and trailer parking spaces: 100 spaces.

.2 Outside storage of motor vehicles shall only be permitted as an accessory use, and shall not be located in the required front yard.

.3 Outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms or a combination of such treatments.

12.301.3 Holding (H):

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:

.a Confirmation that a satisfactory Functional Servicing Report be provided and approved to the satisfaction of the Toronto and Region Conservation Authority, the Region of Peel, and the City of Brampton.

.b That appropriate arrangements are made to address site servicing to the satisfaction of the City of Brampton and Region of Peel.

.c That appropriate arrangements are made between the applicant, the City of Brampton, and its consultant, to the satisfaction of the Commissioner of Planning, Building and Growth Management, for the Countryside Drive design project to provide a single storm sewer system to service both development lands and Countryside Drive on an ultimate basis, including but not limited to design, front-end financing, construction, maintenance and securities. If the timing does not work to install the combined storm sewer system, the applicant shall install an interim storm sewer system and associated infrastructures to service the development lands until the ultimate storm sewer servicing system for Countryside Drive has been implemented, including but not limited to design, front-end financing, construction, maintenance, securities, decommissioning and subsequent connection to the ultimate storm sewer system.

12.302 Exception 302

12.302.1 The lands shall only be used for the following purposes:

.1 Private road;

.2 At-grade, above or below-grade stormwater management or other flood and erosion control facilities;

.3 A structure ancillary to flood and erosion control facilities; and,

.4 Publicly accessible open space;

12.302.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Setback: 3.0 metres

.2 Minimum Rear Yard Setback: 3.0 metres

.3 Minimum Exterior Side Yard Setback: 3.0 metres

.4 Minimum Interior Side Yard Setback: 3.0 metres

.5 Minimum Setback from any lot line to any portion of a building or structure below grade: 0.3 metres

.6 Minimum Setback from a Daylight Triangle: 0.0 metres

.7 Minimum Setback for at-grade, above and below-grade stormwater management, flood and erosion control facilities, utility Infrastructure including transformers, gas pads, or telecommunications infrastructure: 0.0 metres

.8 Maximum Building Height: 1 storey

.9 Minimum Landscaped Open Space: 50.0 %

.10 Garbage, Refuse and Waste

- .a All garbage, refuse and waste containers for any use shall be located within a building or screened from a street or private street.

.11 Rooftop Mechanical Equipment

- .a Mechanical equipment on the roof of a building shall be screened.

12.302.3 for the purposes of Exception 302:

.1 Shall also be subject to the requirements and restrictions relating to the OS zone and all the general provision of the By-law which are not in conflict with those set out in Exception 302.

12.303 Exception 303

12.303.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the residential purposes and purposes accessory to other permitted purposes permitted within a R1 zone;

12.303.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 100.0 square metres

.2 Minimum Lot Depth: 12.0 metres

.3 Minimum Front Yard Setback: 3.0 metres

.4 Minimum Side Yard Setback: 4.0 metres

.5 Minimum Rear Yard Setback: 2.5 metres

.6 Driveway Width: Shall not exceed the width of the garage

.7 Minimum Setback for Utility Infrastructure including transformers, gas pads, or telecommunications infrastructure: 0.0 metres

.8 Maximum Building Height: 10.6 metres

.9 Maximum Lot Coverage: 35.0%

12.303.3 for the purposes of Exception 303:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provision of the By-law which are not in conflict with those set out in Exception 302.

12.304 Exception 304

12.304.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the residential purposes and purposes accessory to other permitted purposes permitted within a R2 zone;

12.304.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

.a 140.0 square metres per dwelling unit.

.2 Minimum Lot Width

.a Interior Lot: 6.0 metres

.b Corner Lot: 7.5 metres

.3 Minimum Lot Depth: 24.7 metres

.4 Minimum Front Yard Depth

.a 3.0 metres provided that the front of any garage or carport shall not be closer than 6.0 metres to the front lot line.

.5 Minimum Interior Side Yard Width: 1.5 metres between buildings

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 6.0 metres

.8 Minimum Rear Yard Setback: 3.0 metres

.9 Driveway Width

.a Shall not exceed the width of the garage

.10 Encroachment

.a A Balcony, Porch or Bay Window may project into the minimum front yard by a maximum of 1.8 metres.

.b Eaves, Cornices and Gutters may project into the minimum front yard by a maximum of 0.6 metres.

.c Steps may encroach a maximum of 1.0 metre from a porch or deck.

.11 Minimum Setback for Utility Infrastructure including transformers, gas pads, or telecommunications infrastructure : 0.0 metres

.12 Maximum Building Height : 13.0 metres

.13 Maximum Lot Coverage

.a 65.0% of the lot area for a principal building.

.14 Minimum Landscaped Open Space

.a 25.0 square metres for each dwelling

.15 Minimum Distance between Driveway and Actual or Projected Point of Intersection of Two Streets

.a 4.0 metres as measured along a lot line.

.16 Garbage, Refuse and Waste

.a All garbage, refuse and waste containers for any use shall be screened from the street.

.17 Rooftop Mechanical Equipment

.a Mechanical equipment on the roof of a building shall be screened.

12.304.3 for the purposes of Exception 304:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provision of the By-law which are not in conflict with those set out in Exception 304.

12.305 Exception 305

12.305.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a the manufacturing, assembly, storage and distribution of semifinished and finished products, including the assembly of motor vehicles.

.2 Non-Industrial:

.a exhibition and conference halls

.3 Accessory:

.a business, professional and administrative offices connected with another permitted use of the land, bank, trust company and financial institution; and,

.b purposes accessory to the other permitted purposes.

12.305.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Street Line Setback:

.a from North Park Drive: 25.0 metres.

.b from Airport Road: 50.0 metres.

.c from Williams Parkway: 30.0 metres.

.d from Torbram Road: 255.0 metres.

.2 Minimum Side Yard Width: 30.0 metres.

.3 Landscaped Buffer Area: a landscaped buffer area shall be provided and maintained along the adjacent streets as follows:

.a a minimum width of 30.0 metres along Williams Parkway;

.b a minimum width of 75.0 metres along Torbram Road as a continuous, uninterrupted bermed strip and shall:

.i be continuous and of a uniform height of not less than 3.0 metres;

.ii be sodded and planted with vegetation to maintain stability;

.iii be planted with coniferous plantings to provide a visual screen; and,

.iv provide screened site lines from the west side of Torbram Road.

.c a minimum width of 60.0 metres along the North Park Drive for a minimum distance of not less than 150.0 metres, and not more than 240.0 metres east of Torbram Road, and 15.0 metres for the remaining distance;

.d a minimum width of 15.0 metres along Airport Road.

.4 Outside Storage:

.a outside storage of goods and materials likely to be disturbed by wind, shall not be permitted.

.b outside storage of good, materials and equipment is permitted, provided that such storage areas are located no closer than:

.i 150.0 metres to Williams Parkway;

.ii 90.0 metres to Torbram Road;

.iii 25.0 metres to North Park Drive; and,

.iv 180.0 metres to Airport Road.

.c outside storage areas shall be provided with a berm not less than 2.4 metres in height which is effective in screening the storage area from North Park Drive, Williams Parkway and from Airport Road, except in the case where a grade separation facility requires that Airport Road shall be elevated, and in the case of North Park Drive, outside storage shall be screened by a fence 2.4 metres in height;

.5 no building, exclusive of mechanical and elevator penthouses and conveyor housings and no structure exclusive of ventilators, chimneys, stacks, vents, electrical supply facilities, television or radio antenna shall exceed a height of 10.8 metres, except on lands outlined on Figure 1-Exception 305 where no building shall exceed a height of 30.48 metres.

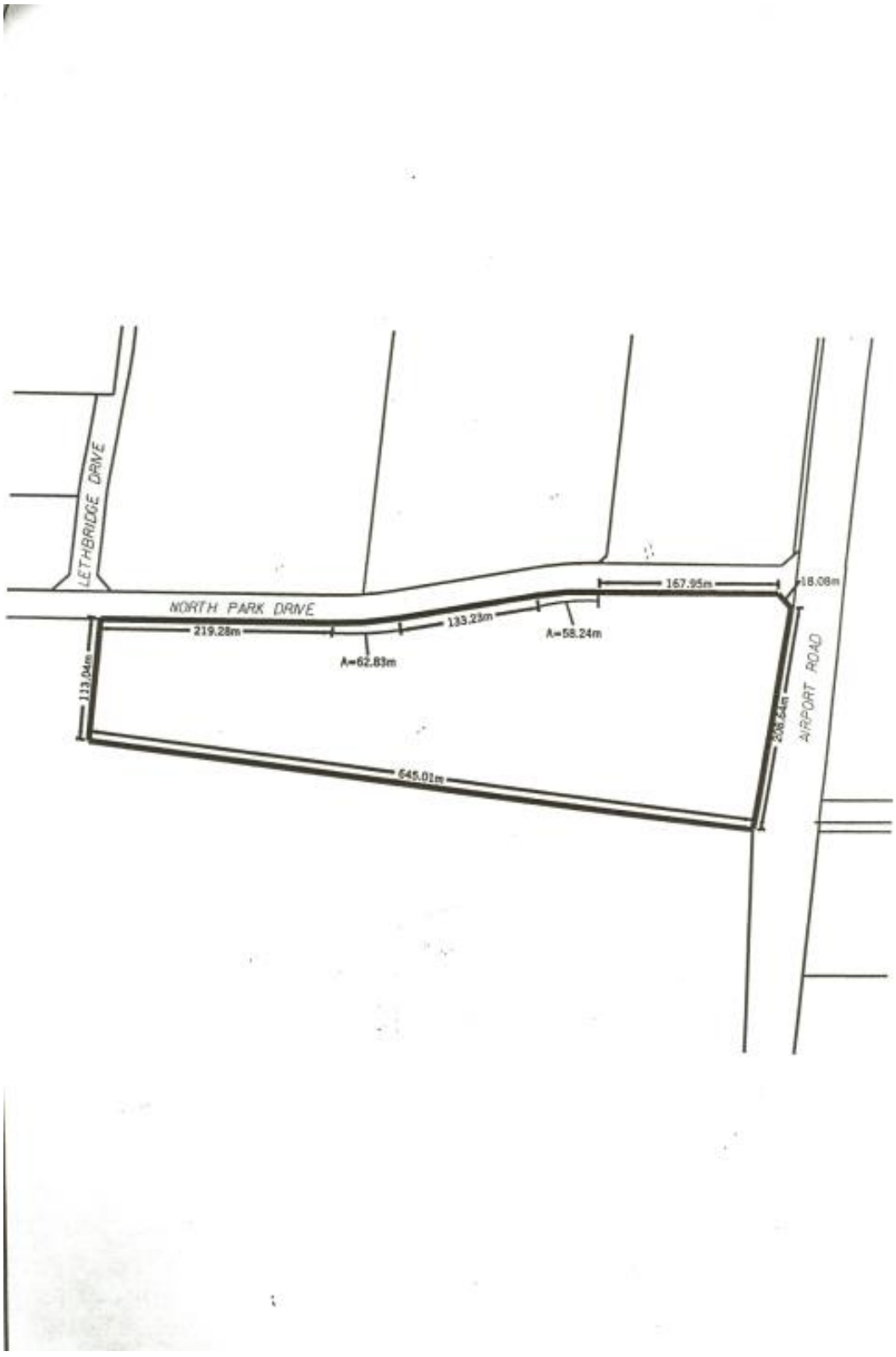
.6 the gross commercial floor area of the purposes permitted by Exception 305.1(3)(a) shall not exceed the gross industrial floor area of the main industrial building on the site.

.7 Parking shall be provided and maintained in accordance with the requirements set out in Section 4.1 to this by-law, and the following:

.a Exhibition, conference hall or auditorium: 1 parking space for every 6 fixed seats or 3 metres of open bench space, or portion thereof

.b Motor Vehicle Assembly Plant: 1 parking space for each 93 square metres of gross floor area, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail, or educational uses.

Figure 1


LETHBRIDGE DRIVE
NORTH PARK DRIVE
219.28m
A=62.83m
133.23m
A=58.24m
167.95m
18.08m
113.04m
208.24m
AIRPORT ROAD
645.01m

12.306 Exception 306

12.306.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a the warehousing and storage of goods and products and materials within an enclosed building;

.b the manufacturing and assembly of the following products:

.i clothing and finished textile or fabric products;

.ii printing and bookbinding and lithographing;

.iii die castings involving the use of plastics and light metals including aluminum and zinc; and,

.iv light manufacturing activities including the manufacturing of tubing, pipes, tools and instruments electrical components, hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products.

.c shops for the repair or manufacturing of small goods and wares;

.d the manufacturing, assembly, storage and distribution of semifinished and finished products;

.e dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use; and,

.f dairy products, plants and bakeries.

.2 Non-Industrial:

.a exhibition and conference halls;

.b radio, television, broadcasting and transmission facilities; and,

.c a builders supply yard, or yard including a repair and assembly sop, but excluding any scrap metal storage and salvage yard.

.3 Accessory:

.a business, professional and administrative offices connected with another permitted use of the land; and,

.b purposes accessory to the other permitted purposes.

12.306.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 2,000.0 square metres.

.2 Minimum Front Yard Depth: 15.0 metres.

.3 Minimum Side Yard Width: 8.0 metres, except where the side lot lines abut a railway right-of-way or easement, in which case no side yard shall be required.

.4 Minimum Rear Yard Depth: 8.0 metres, except where the rear lot line abuts a railway right-of-way or easement in which case no rear yard is required.

.5 Maximum Lot Coverage: 50 percent of the lot area.

.6 Minimum Landscaped Open Space:

.a 50 percent of the required front yard area;

.b 50 percent of the required side yard extending from the front yard to the rear wall of the rear most building.

.7 Outdoor Truck Loading Facilities: no outdoor truck loading facilities shall be permitted in a front yard or exterior side yard.

.8 Outside Storage: outside storage of goods, materials and equipment is permitted provided that:

.a the storage area is not located in the front yard or the required exterior side yard;

.b the storage area that abuts a zone other than an industrial zone is provided with a landscaped buffer area, 3.0 metres in width, planted with suitable plant material that is effective in screening the storage area.

12.307 Exception 307

12.307.1 The lands shall only be used for the following purposes:

.1 landscaped buffer area; and,

.2 purposes permitted by Exception 305.1, but only after the abutting lands which are used for residential purposes have been rezoned for industrial purposes consistent with those permitted by Exception 305.1.

12.307.2 The lands shall be subject to the following requirements and restrictions:

.1 Landscaped Buffer Area:

.a a landscaped buffer area shall be provided and maintained in accordance with the following:

.i the buffer shall be located adjacent to the lands for residential and institutional purposes;

.ii the buffer shall have a minimum width of 30.0 metres; and,

.iii the buffer shall be landscaped and bermed to screen the lands for residential and institutional purposes from the institutional uses.

.b the buffer shall:

.i be continuous and of a uniform height of not less than 3.0 metres;

.ii be sodded and planted with vegetation to maintain stability; and,

.iii be planted with coniferous plantings to provide a visual screen.

12.307.3 for the purposes of Exception 307:

.1 shall also, once the lands have been rezoned to permit the purposes set out in Exception 305.1, be subject to the requirements and restrictions related to the GE - Exception 305 Zone, and all the general provisions of this bylaw.

12.308 Exception 308

12.308.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted within a R3M zone;

12.308.2 The lands shall be subject to the following requirements and restrictions:

.1 Front Lot Line: For the purpose of this zone, Queen Street West shall be deemed to be the Front Lot Line.

.2 Minimum Lot Area: 0.6 hectares

.3 Minimum Lot Width: 30.0 metres

.4 Minimum Lot Depth: 30.0 metres

.5 Minimum Front Yard Setback: 3.0 metres

.6 Minimum Rear Yard Setback: 6.0 metres

.7 Minimum Exterior Yard Setback: 4.5 metres

.8 Minimum Interior Side Yard Setback:

- .a 6.5 metres up to the fourth floor of a building; and,
- .b 7.3 metres above the fourth floor of a building

.9 Minimum Step-back along the front and exterior side lot lines for the portion of the building above six storeys: 2.5 metres

.10 Minimum Step-back from a Daylight Triangle for the portion of the building above six storeys: 0.0 metres

.11 Minimum Setback from any lot line to any portion of a building below finished grade: 0.0 metres

.12 Minimum Setback from a Daylight Triangle: 0.5 metres

.13 Minimum Setback for Utility Infrastructure including transformers, gas pads, or telecommunications infrastructure: 0.0 metres

.14 Minimum Building Height excluding any portion of the podium: 5 storeys

.15 Maximum Building Height (exclusive of any rooftop mechanical penthouse or architectural features): 12 storeys to a maximum of 45.0 metres

.16 Minimum Height of the Ground Floor fronting Queen Street West: 4.5 metres

.17 Maximum Lot Coverage: 50.0%

.18 Minimum Landscaped Open Space: 30.0%

.19 Maximum Gross Floor Area: 30,850.0 square metres

.20 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a building.

.21 Rooftop Mechanical Equipment: Mechanical equipment on the roof of a building shall be screened.

.22 Ground Floor Dwelling Unit Access: All dwelling units on the ground floor with a street frontage onto Queen Street West shall have individual entrances directly accessible from the street.

.23 Apartment Building Access: An apartment building shall have a primary pedestrian entrance that is directly accessible from a public street.

.24 Minimum Amenity Space: 4.0 square metres total of indoor and outdoor amenity space per dwelling unit.

12.308.3 for the purposes of Exception 308:

.1 Shall also be subject to the requirements and restrictions relating to the R3L zone and all the general provision of the By-law that are not in conflict with those set out in Exception 308.

12.309 Exception 309

12.309.1 The lands shall only be used for the following purposes:

.1 Within 100.0 metres of the Front Lot Line, shall only be used for the following purposes:

- .a An Apartment Dwelling;
- .b For the first storey:
  - .i Uses permitted in the GC Zone, except:
    - .1 A Service Station or Gas Bar;
    - .2 A Garden Centre Sales Establishment that includes the outdoor storage of goods;
    - .3 An Amusement Arcade;
    - .4 A Taxi or Bus Station;
  - .ii An Art Gallery;
  - .ii An Art Studio;
  - .iii A Day Nursery;
  - .iv A Medical Office;
  - .v A Radio, Television, Broadcasting and Transmission Facility;
- .c Purposes accessory to permitted uses;

.2 Beyond 100.0 metres of the Front Lot Line, shall only be used for the following purposes:

- .a Street Townhouse Dwelling;
- .b Townhouse Dwelling;
- .c Stacked Townhouse Dwelling;
- .d Back To Back Townhouse Dwelling;
- .e Back to Back Stacked Townhouse Dwelling;
- .f Purposes accessory to permitted uses;

12.309.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: No requirement.

.2 Minimum Front Yard Depth: 1.5 metres

.3 Minimum Interior Side Yard Width: 3.5 metres

.4 Minimum Exterior Side Yard Width: 3.0 metres

.5 Minimum Rear Yard Width: 10.0 metres

.6 For the purposes of this zone, Queen Street West shall be defined as the Front Lot Line and Elbern Markel shall be defined as the Exterior Lot Line.

.7 Minimum Setback from a Daylighting Triangle: 0.0 metres;

.8 Minimum Setback to utility infrastructure including transformers, gas pads, or telecommunications infrastructure: No requirement.

.9 Minimum separation between buildings located beyond 100.0 metres of the Front Lot Line: 4.5 metres

.10 Minimum tower separation: 25.0 metres

.11 Minimum podium and tower stepback on the side facing a public street for a building within 100.0 metres of the Front Lot Line: 2.5 metres

.12 Maximum Building Height beyond 100.0 metres of the Front Lot Line: 4 storeys to the maximum of 14.0 metres.

.13 Maximum Building Height within 100.0 metres of the Front Lot Line (exclusive of any roof-top mechanical penthouse or architectural features):

.a 16 storeys to a maximum of 56.0 metres within 30.0 metres from the Exterior Side Lot Line.

.b 14 storeys to a maximum of 50.0 metres beyond 30.0 metres from the Exterior Side Lot Line.

.14 Minimum Building Height within 100.0 metres of the Front Lot Line: 5 storeys to a minimum of 16.5 metres

.15 Maximum podium height for a building within 100.0 metres of the Front Lot Line (exclusive of architectural features): 8 storeys to a maximum of 29.0 metres

.16 Minimum floor to ceiling height for ground related units that are directly accessible from Queen Street West: 4.5 metres for units within a minimum distance of 65.0 metres of the Exterior Side Lot Line.

.17 Maximum Number of Dwelling Units: 650 dwelling units

.18 Maximum Gross Floor Area for Apartment Dwelling: 43,000 square metres

.19 Maximum tower floorplate: 800.0 square metres for each storey above the tenth storey.

.20 Minimum Landscaped Open Space: No requirement.

.21 Minimum Landscaped Buffer Area width along the Rear Lot Line: 5.5 metres

.22 Landscape Buffer Area encroachment: Utility infrastructure including transformers, gas pads, and telecommunications infrastructure, and hard landscaping including retaining walls are permitted if the total encroachment is less than 75% of the Landscape Buffer Area.

.23 Yard encroachment

.a A Balcony, Porch or bay window may project into the Front and Side Yards by a maximum of 1.8 metres.

.b Eaves, cornices and gutters may project into the Front and Side Yards by a maximum of 0.6 metres.

.c Porches or decks and associated steps and ramps may encroach into a required Yard to a maximum of 1.0 metre from a Lot Line.

.24 Public street access for the first storey of a Building: Every ground related residential or commercial unit that fronts onto a public street shall provide a direct access to a public street.

.25 Apartment Building street access: An Apartment Building shall have a common entrance directly accessible from a public street.

.26 Garbage, refuse, and waste: All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view of a street or public thoroughfare.

.27 Rooftop mechanical equipment: Mechanical equipment on the roof of a building shall be screened.

.28 Maximum Lot Coverage: No requirement.

.29 Maximum Floor Space Index: No requirement.

12.309.3 for the purposes of Exception 309:

.1 Shall be subject to the following requirements and restrictions for parking:

.a Minimum vehicular parking spaces for residents: 0.9 parking space per dwelling unit

.b Minimum vehicular parking spaces for apartment and townhouse visitors: 0.2 parking space per dwelling unit

.c Minimum bicycle parking spaces for residents: 0.1 parking space per dwelling unit.

.d Minimum bicycle parking spaces for apartment and townhouse visitors: 30 parking spaces

.e Location of vehicular parking spaces: Only residential vehicular visitor parking spaces are permitted at grade.

.f Location of bicycle parking spaces for visitors: All visitor bicycle parking spaces are permitted to be located outdoor.

.2 For the purpose of this by-law, "Back to Back Stacked Townhouse Dwelling" shall mean a Building containing four or more Dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the Building.

.3 Shall also be subject to all requirements and restrictions and the general provision of the By-law which are not in conflict with those set out in Exception 309.

.4 All lands zoned R3H-309 shall be deemed as one lot for zoning purposes.

12.309.4 The Holding (H)

.1 Until such time as the Holding (H) is lifted, lands zoned R3H-309 (H) shall only be used for purposes that are legally existing at the date of the passing of this by-law.

.2 The Holding (H) symbol for all or any part of the land zoned R3H-309 (H) shall not be removed until such a time as the following condition has been met:

.a The Commissioner of Planning, Building and Growth Management is satisfied that the owner of the subject lands has fulfilled the requirements for any applicable Cost Sharing Agreements of which the landowner is identified as being a party.

12.310 Exception 310

12.310.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.310.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 375.0 square metres.

.b for a Corner Lot: 465.0 square metres.

.2 Minimum Lot Width:

.a for an Interior Lot: 12.5 metres.

.b for a Corner Lot: 15.5 metres.

.3 Minimum Lot Depth: 30.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door shall be permitted in any such wall; and,

.b the minimum distance between detached dwellings shall not be less than 2.1 metres.

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 Minimum Rear Yard Depth: 7.6 metres.

.8 Maximum Building Height: 10.0 metres.

.9 Minimum Landscaped Open Space:

.a 50 percent of the front yard of an interior lot;

.b 60 percent of the front yard of a corner lot; and,

.c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

12.311 Exception 311

12.311.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.311.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 540.0 square metres.

.2 Minimum Lot Width: 18.0 metres.

.3 Minimum Lot Depth: 30.0 metres.

.4 Minimum Front Yard Depth:

.a to the main wall of building: 4.5 metres.

.b to the front of garage or carport: 6.0 metres.

.5 Minimum Interior Side Yard Width: 0.9 metres where the side yard abuts a garage, and 7.0 metres where the side yard abuts a dwelling;

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 Minimum Rear Yard Depth: 1.5 metres between the dwelling unit and the rear lot line; and 18.0 metres between the garage and the rear lot line;

.8 Minimum Building Height: 6.0 metres.

.9 Maximum Building Height: 10.0 metres.

12.312 Exception 312

12.312.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a religious institution;

.b a dwelling unit on the same lot as a religious institution; and,

.c purposes accessory to the other permitted purposes.

12.312.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the following requirements and restrictions relating to a single detached dwelling permitted by Exception 312.1(1)(a):

.a Minimum Lot Area:

.i for an Interior Lot: 375.0 square metres.

.ii for a Corner Lot: 465.0 square metres.

.b Minimum Lot Width:

.i for an Interior Lot: 12.5 metres.

.ii for a Corner Lot: 15.5 metres.

.c Minimum Lot Depth: 30.0 metres.

.d Minimum Front Yard Depth: 6.0 metres.

.e Minimum Interior Side Yard Width:

.i 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no windows below grade, or door will be permitted in any such wall; and,

.ii the minimum distance between detached dwellings shall not be less than 2.1 metres.

.f Minimum Exterior Side Yard Width: 3.0 metres.

.g Minimum Rear Yard Depth: 7.6 metres.

.h Maximum Building Height: 10.0 metres.

.i Minimum Landscaped Open Space:

.i 50 percent of the front yard of an interior lot;

.ii 60 percent of the front yard of a corner lot; and,

.iii 40 percent of the front yard where the side lot lines converge towards the front lot lines.

.2 shall be subject to the following requirements and restrictions with respect to a religious institution, and a dwelling unit on the same lot as a religious institution, permitted by Exception .312.1(2)(a) and .312.1(2)(b):

.a Maximum Lot Coverage: 33.3 percent.

.b Minimum Front Yard Depth: 7.5 metres.

.c Minimum Interior Side Yard Width: 7.5 metres or 1/2 the height of the building, whichever is the greater.

.d Minimum Exterior Side Yard Width: 7.5 metres.

.e Minimum Rear Yard Depth: 7.5 metres or 1/2 the height of the building, whichever is the greater

.f Maximum Building Height: 10.0 metres.

12.313 Exception 313

12.313.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.313.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area for Dwelling Unit:

- .a for an Interior Lot: 270.0 square metres.
- .b for a Corner Lot: 360.0 square metres.

.2 Minimum Lot Width Per Dwelling Unit:

- .a for an Interior Lot: 9.0 metres.
- .b for a Corner Lot: 12.0 metres.

.3 Minimum Lot Depth: 30.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Interior Side Yard Width: a side yard other than an exterior side yard may be reduced to zero metres provided that:

- .a the minimum distance between detached buildings shall not be less than 1.8 metres;
- .b in no event shall the total width of both side yards on any lot be less than 1.8 metres; and,
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall.

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 Minimum Rear Yard Depth: 7.6 metres.

.8 Maximum Building Height: 10.0 metres

.9 Minimum Landscaped Open Space:

- .a 40 percent of the front yard of an interior lot;
- .b 50 percent of the front yard of a corner lot; and,
- .c 30 percent of the front yard, where the side lot lines converge towards the front lot lines.

12.314 Exception 314

12.314.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 Zone.

12.314.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 230.0 square metres per dwelling unit.

.2 Minimum Lot Depth: 30.0 metres.

.3 Minimum Front Yard Depth: 6.0 metres.

.4 Minimum Interior Side Yard Width: 3.6 metres.

.5 Minimum Exterior Side Yard Width: 4.6 metres.

.6 Minimum Rear Yard Depth: 7.6 metres.

.7 Maximum Building Height: 10.0 metres.

.8 Minimum Landscaped Open Space: 50 percent of the minimum required front yard.

.9 Minimum Lot Width: 6.0 metres per dwelling unit.

12.315 Exception 315

12.315.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a retail establishment;
- .b a convenience store;
- .c a personal service shop;
- .d a bank, trust company, or financial institution;
- .e a dry cleaning and laundry distribution station;
- .f business or professional offices, including offices for health care practitioners;
- .g a parking lot; and,
- .h a take-out restaurant with no drive-through facility.

.2 Accessory:

- .a purposes accessory to the other permitted purposes.

12.315.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Lot Area: 0.8 hectares.

.2 Maximum Gross Leasable Commercial Floor Area: 2,000.0 square metres.

.3 Minimum Front Yard Depth: 10.0 metres.

.4 Minimum Interior Side Yard Width: 10.0 metres.

.5 Minimum Exterior Side Yard Width: 10.0 metres.

.6 Minimum Rear Yard Depth: 15.0 metres.

.7 Maximum Building Height: 2 storeys.

.8 Minimum Landscaped Open Space:

- .a flanking a Road Allowance: 5.0 metres.
- .b abutting a Residential Zone: 1.5 metres.

.9 a masonry wall, 1.8 metres in height, shall be erected along the lot lines, which abut a residential zone;

.10 garbage and refuse containers shall be totally enclosed, and shall not be located closer than 9.0 metres to any residential zone;

.11 no outside storage or display of goods shall be permitted;

.12 no amusement devices shall be permitted.

.13 the Gross Commercial Floor Area of the take-out restaurant shall not exceed 130.0 square metres; and,

.14 the Gross Commercial Floor Area of offices for health care practitioners shall not exceed 120.0 square metres.

12.316 Exception 316

12.316.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a retail establishment;
- .b a supermarket;
- .c a financial institution;
- .d an office;
- .e a service shop;
- .f a personal service shop;
- .g a dry cleaning and laundry distribution station;
- .h a dining room restaurant, a convenience restaurant, a take-out restaurant; and,
- .i a parking lot.

.2 Non-Commercial:

- .a purposes accessory to the other permitted purposes.

12.316.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Gross Commercial Floor Area: 8,370.0 square metres

.2 Minimum Front Yard Depth: 15.0 metres.

.3 Minimum Interior Side Yard Width: 15.0 metres.

.4 Minimum Exterior Side Yard Width: 10.0 metres.

.5 Minimum Rear Yard Depth: 15.0 metres.

.6 Maximum Building Height: 2 storeys.

.7 Minimum Landscaped Open Space:

- .a flanking a road allowance: 5.0 metres.
- .b abutting a Residential Zone: 1.5 metres.

.8 Minimum Distance Separation between a restaurant and a residential zone: 50.0 metres.

.9 a masonry wall, 1.8 metres in height, shall be erected along those portions of the lot lines which abut a residential zone;

.10 garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;

.11 garbage and refuse containers for all other uses shall be totally enclosed and shall not be located closer than 9.0 metres to any residential zone;

.12 an adult entertainment parlour shall not be permitted;

.13 no outside storage or display of goods shall be permitted; and,

.14 no amusement devices shall be permitted.

12.317 Exception 317

12.317.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.317.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 675.0 square metres.

.2 Minimum Lot Width:

.a for an Interior Lot: 15.0 metres.

.3 Minimum Lot Depth: 45.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.6 Minimum Rear Yard Depth: 29.0 metres.

.7 Maximum Building Height: 10.6 metres.

.8 Minimum Landscaped Open Space:

.a 40 percent of the front yard of an interior lot;

.b 50 percent of the front yard of a corner lot; and,

.c 30 percent of the front yard of an interior lot where the side lot lines converge towards the front lot lines.

12.318 Exception 318

12.318.1 The lands shall only be used for the following purposes:

.1 Industrial, which for the purpose of this Exception, shall only include the following uses:

- .a An Office;

.2 Associated uses, which for the purpose of this Exception, shall only include the following uses in conjunction with the Office Use:

- .a Outdoor Storage of trucks and trailers, construction equipment and materials;
- .b The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

.3 A warehouse;

.4 School, Commercial, Technical or Recreational; and,

.5 An accessory building for the purpose of storing salt shall comply with:

- .a A maximum height of 10 metres
- .b A maximum gross floor area of 168 square metres
- .c Be at least 3 metres from any lot line

12.318.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 7.5 metres

.2 Minimum Interior and Exterior Side Yard Width: 14 metres

.3 Minimum Rear Yard Depth: 14 metres

.4 Minimum Landscaped Open Space: Except at approved driveway locations:

- .a a width of 3.0 metres along Coleraine Drive and Countryside Drive;
- .b no landscaped open space is required along a lot line that abuts a RE2 zone, or an agricultural, or an industrial zone;

.5 Outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms or a combination of such treatments and shall conform to the following:

- .a Minimum Front Yard Setback of 7.5 metres
- .b Minimum Interior and Exterior Setbacks of 14 metres
- .c Minimum Rear Yard Setback of 14 metres.

13.318.3 for the purposes of Exception 318:

.1 Construction Equipment shall mean equipment, machinery, tools, temporary structures or other items as may be required for Contractor to complete the Work but which will not become a permanent part of the Facility.

.2 Construction Material shall mean an article, material, or supply brought to the construction site by the Contractor or a subcontractor.

.3 School, Commercial, Technical or Recreational shall mean a building or place where training in language skills, secretarial skills or other trade skills, or training in sports, dance or other recreational skills, is provided for compensation.

12.319 Exception 319

12.319.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.319.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 288.0 square metres.
- .b for a Corner Lot: 384.0 square metres.

.2 Minimum Lot Width:

- .a for an Interior Lot: 9.0 metres.
- .b for a Corner Lot: 12.0 metres

.3 Minimum Lot Depth: 32.0 metres.

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres.
- .b to the front of a garage or carport: 6.0 metres.

.5 Minimum Side Yard Width:

- .a for a side yard flanking a road allowance:
  - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
  - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage, where the garage faces the side lot line.
- .b for a side yard flanking a public walkway, or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .c for all other side yards: 0 metres, provided that:
  1. the distance between the walls of two dwellings is not less than 1.8 metres;
  2. where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  3. the total width of side yards on any lot is not less than 1.8 metres.

.6 Minimum Rear Yard Depth: 7.6 metres.

.7 Maximum Building Height: 2 storeys.

.8 Minimum Landscaped Open Space:

.a 40 percent of the front yard area of an interior lot;

.b 50 percent of the front yard of a corner lot; and,

.c 30 percent of the front yard of a lot where the side lot line converge towards the front lot line.

12.320 Exception 320

12.320.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.320.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 384.0 square metres.
- .b for a Corner Lot: 480.0 square metres.

.2 Minimum Lot Width:

- .a for an Interior Lot: 12.0 metres.
- .b for a Corner Lot: 15.0 metres.

.3 Minimum Lot Depth: 32.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Side Yard Width:

- .a for a side yard flanking a road allowance:
  - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
  - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage, where the garage faces a side lot line.
- .b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .c for other side yards: 0 metres, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres;
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  - .iii the total width of side yard on any lot is not less than 1.8 metres.

.6 Minimum Rear Yard Depth: 7.6 metres.

.7 Maximum Building Height: 2 storeys

.8 Minimum Landscaped Open Space:

- .a 50 percent of the front yard area of an interior lot;

.b 60 percent of the front yard area of a corner lot; and,

.c 40 percent of the front yard area of a lot where the side lot lines converge towards the front lot line.

12.321 Exception 321

12.321.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a a crisis care facility.

.2 Non-Commercial:

.a purposes accessory to the other permitted purposes.

12.321.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.4 hectares.

.2 Minimum Lot Width: 55.0 metres.

.3 Minimum Lot Depth: 73.0 metres.

.4 Minimum Front Yard Depth: 21.3 metres.

.5 Minimum Side Yard Width: 13.7 metres.

.6 Minimum Rear Yard Depth: 6.0 metres.

.7 Maximum Building Height: 2 storeys.

.8 Maximum Number of Units: 26 storeys.

.9 Minimum Number of Parking Spaces: 16

.10 all garage and refuse storage areas shall be located within the main building.

12.321.3 for the purposes of Exception 321:

.1 Crisis Care Facility shall mean a place where short-term temporary accommodation is provided for persons in emergency situations.

12.322 Exception 322

12.322.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.322.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 416.0 square metres.
- .b for a Corner Lot: 512.0 square metres.

.2 Minimum Lot Width:

- .a for an Interior Lot: 13.0 metres.
- .b for a Corner Lot: 16.0 metres.

.3 Minimum Lot Depth: 32.0 metres.

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres.
- .b to the front of a garage or carport: 6.0 metres.

.5 Minimum Side Yard Width:

- .a for a side yard flanking a road allowance:
  - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
  - .ii 3.0 metres for the dwelling unit, and 6.0 metres for the garage where the garage faces a side lot line.
- .b for a side yard flanking a public walkway or lands zonedOS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .c for all other side yards: 0 metres, provided that:
  - .i the distance between the walls of the two dwellings is not less than 1.8 metres;
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  - .iii the total width of side yards on any lot is not less than 1.8 metres.

.6 Minimum Rear Yard Depth: 7.6 metres.

.7 Maximum Building Height: 2 storeys.

.8 Minimum Landscaped Open Space:

.a 50 percent of the front yard area of an interior lot;

.b 60 percent of the front yard area of a corner lot; and,

.c 40 percent of the front yard area of a lot where the side lot lines converge towards the front lot line.

12.323 Exception 323

12.323.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.323.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 352.0 square metres.

.2 Minimum Lot Width: 11.0 metres.

.3 Minimum Lot Depth: 32.0 metres.

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of a garage or carport: 6.0 metres

.5 Minimum Side Yard Width:

- .a for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .b for all other side yards: 0 metres, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres;
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no windows below grade, or door below grade is permitted in either wall; and,
  - .iii the total width of side yards on any lot is not less than 1.8 metres.

.6 Minimum Rear Yard Width: 7.6 metres

.7 Maximum Building Height: 2 storeys.

.8 Minimum Landscaped Open Space: 50 percent of the front yard area of a lot, except where the side lot lines converge towards the front lot line, the minimum front yard landscaped open space shall be 40 percent of the front yard area.

12.324 Exception 324

12.324.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.324.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 288.0 square metres.
- .b for a Corner Lot: 384.0 square metres

.2 Minimum Lot Width:

- .a for an Interior Lot: 9.0 metres.
- .b for a Corner Lot: 12.0 metres.

.3 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres.
- .b to the front yard of a garage or carport: 6.0 metres.

.4 Minimum Lot Depth: 32.0 metres.

.5 Minimum Side Yard Width:

- .a for an exterior side yard width:
  - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
  - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
- .b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus a 0.6 metres for each additional storey above the first.
- .c for all other side yards: 0 metres, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres;
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  - .iii the total width of side yards on any lot is not less than 1.8 metres.

.6 Minimum Rear Yard Depth: 7.6 metres.

.7 Maximum Building Height: 2 storeys.

.8 Minimum Landscaped Open Space:

.a 40 percent of the front yard area of an interior lot;

.b 50 percent of the front yard area of a corner lot; and,

.c 30 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

12.325 Exception 325

12.325.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the MH zone; and

.2 Purposes accessory to other permitted uses.

12.325.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purpose of this section, the lot line abutting Centre Street North shall be deemed to be the front lot line;

.2 Maximum Number of Dwelling Units: 82

.3 Minimum Lot Width: 30 metres

.4 Minimum Building Setbacks:

- .a Front Yard: 0 metres
- .b Exterior Side Yard: 0 metres
- .c Interior Side Yard 0 metres
- .d Rear Yard 9 metres

.5 Notwithstanding any other section of the by-law, Minimum setback to hydro transformer: 1.0 metre

.6 Maximum Building Height: 9 storeys

.7 Maximum Floor Space Index: 4.7

.8 Maximum Lot Coverage: 60%

.9 Minimum Landscape Open Space: 18% of lot area

12.325.3 for the purposes of Exception 325:

.1 For the purpose of this Section, all lands zoned by Exception 325 shall be deemed to be one lot for zoning purposes.

12.326 Exception 326

12.326.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.326.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 874.0 square metres.

.2 Minimum Lot Width: 23.0 square metres.

.3 Minimum Lot Depth: 38.0 metres.

.4 Minimum Front Yard Depth: 9.0 metres.

.5 Minimum Side Yard Width: 1.8 metres, plus 0.6 metres for each additional storey or part thereof.

.6 Minimum Rear Yard Depth: 7.6 metres.

.7 Maximum Building Height: 7.6 metres.

.8 Minimum Landscaped Open Space: 60 percent of the front yard.

12.327 Exception 327

12.327.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.327.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 690.0 square metres.

.2 Minimum Lot Width: 23.0 metres.

.3 Minimum Lot Depth: 30.0 metres.

12.328 Exception 328

12.328.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.328.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .i for an Interior Lot: 465.0 square metres
- .ii for a Corner Lot: 558.0 square metres.

.2 Minimum Lot Width:

- .a for an Interior Lot: 15.0 metres.
- .b for a Corner Lot: 18.0 metres.

.3 Minimum Lot Depth: 31.0 metres.

.4 Minimum Front Yard Depth:

- .a to main wall of building: 4.5 metres.
- .b to front of garage or carport: 6.0 metres.

.5 Minimum Interior Side Yard Width: 1.2 metres, plus 0.6 metres for each additional storey or part thereof.

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 Minimum Rear Yard Depth: 7.5 metres, except where the rear yard abuts a provincial highway, or a 0.3 metre reserve abutting a provincial highway, in which case the minimum requirement is 20.0 metres.

.8 Maximum Building Height: 7.6 metres.

.9 Minimum Landscaped Open Space: 50 percent of the front yard area.

.10 garages and carports shall only be permitted if attached to and forming part of the main building, and shall not be considered accessory buildings.

12.329 Exception 329

12.329.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.329.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height:

.a for the rear 6.0 metres of the building, measured from the rear wall towards the front of the building; 7.6 metres, measured from finished grade at the rear wall to the highest point of the building within that rear 6.0 metres.

.b for the remainder of the building 7.6 metres measured from the established grade at the curb to the highest point of the roof of the building.

.2 Permitted Yard Encroachments:

.a every part of any required yard shall be open and unobstructed from the ground to the sky by any structure, except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimetres or 50 percent of the width of any required yard; and,

.b chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 percent of the width of any required yard.

12.330 Exception 330

12.330.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.330.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 279.0 square metres.

.b for a Corner Lot: 372.0 square metres.

.2 Minimum Lot Width:

.a for an Interior Lot: 9.0 metres.

.b for a Corner Lot: 12.0 metres.

.3 Minimum Lot Depth: 31.0 metres.

.4 Minimum Front Yard Depth:

.a to main wall of building: 4.5 metres.

.b to front of garage or carport: 6.0 metres.

.5 Minimum Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade shall be permitted in any such wall.

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 Minimum Rear Yard Depth: 7.5 metres, except where the rear yard abuts a provincial highway or a 0.3 metre reserve abutting a provincial highway, in which case the minimum requirement is 20.0 metres.

.8 Maximum Building Height: 7.6 metres.

.9 Minimum Landscaped Open Space: 50 percent of the front yard area

12.331 Exception 331

12.331.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.331.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height:

.a for the rear 6.0 metres of the building, measured from the rear wall towards the front of the building, 7.6 metres, measured from finished grade at the rear wall to the highest point of the building within that rear 6.0 metres; and,

.b for the remainder of the building, 7.6 metres, measured from the established grade at the curb to the highest point of the roof of the building.

.2 Permitted Yard Encroachments:

.a every part of any required yard shall be open and unobstructed from the ground to the sky by any structure except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimetres or 50 percent of the width of any required yard; and,

.b chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 percent of the width of any required yard.

12.332 Exception 332

12.332.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a a retail establishment having no outside storage;

.b a supermarket;

.c a service shop;

.d a personal service shop;

.e a bank, trust company or financial institution;

.f an office;

.g a dry cleaning and laundry distribution station;

.h a laundromat;

.i a dining room restaurant;

.j a take-out restaurant;

.k a community club;

.l a recreational health centre;

.m purposes accessory to the other permitted purposes.

12.332.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 30.0 metres.

.2 Minimum Interior Side Yard Width: 30.0 metres.

.3 Minimum Exterior Side Yard Width: 30.0 metres.

.4 Minimum Rear Yard Depth: 30.0 metres, except that where the rear yard abuts a provincial highway or a 0.3 metre reserve abutting a provincial highway, the minimum rear yard depth shall be 14.0 metres

.5 Minimum Lot Area: 1.75 hectares.

.6 Minimum Landscaped Open Space: 10 percent of the lot area.

.7 Landscaped Buffer Area: a landscaped buffer area not less than 9.0 metres in width shall be provided and maintained abutting Vodden Street and Lakeridge Drive.

.8 Outside Storage: no outside storage or display of goods shall be permitted.

.9 Garbage and Refuse:

.a garbage and refuse containers for a dining room restaurant or a take-out restaurant shall be located within a climate controlled area within the building; and,

.b garbage and refuse containers for all other uses shall be located in a totally enclosed area or structure.

.10 an adult entertainment parlour shall not be permitted.

.11 amusement device shall not be permitted.

12.333 Exception 333

12.333.1 The lands shall only be used for the following purposes:

.1 a private school;

.2 day nursery; and

.3 purposes accessory to the other permitted purposes.

12.333.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.2 hectares

.2 Minimum Lot Width: 31.36 metres

.3 Minimum Lot Depth: 61.51 metres

.4 Minimum Front Yard Depth: 6.91 metres

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Side Yard Width: 3.7 metres

.7 Maximum Building Height: 3 storeys

.8 Maximum Lot Coverage: 51.6%

.9 Minimum Landscape Strip Abutting a Residential Zone: 3.0 metres, except within 19.0 metres of Bramalea Road, the minimum landscaped strip may be reduced to 0.0 metres along the north property line.

.10 Fencing: 2.0 metres high privacy fence is required on all lot lines adjacent to a Residential Zone

.11 Parking: Minimum of 17 parking spaces

12.334 Exception 334

12.334.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone;

12.334.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 360.0 square metres.
- .b for a Corner Lot: 450.0 square metres.

.2 Minimum Lot Width:

- .a for an Interior Lot: 12.0 metres.
- .b for a Corner Lot: 15.0 metres.

.3 Minimum Lot Depth: 30.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Side Yard Width:

- .a for a side yard flanking a road allowance: 3.0 metres.
- .b for a side yard flanking a public walkway or lands designated Open Space (OS): 1.2 metres.
- .c for all other side yards:
  - .i of an interior lot with a lot width of 15.0 metres or greater: 3.0 metres.
  - .ii of an interior lot with a lot width of less than 15.0 metres, and a corner lot not flanked by a road allowance, a public walkway or land designated Open Space (OS): 1.2 metres on one side, and 0.9 metres on the other side, with the distance between the walls of the two dwellings not to be less than 2.1 metres, provided that where the distance between the walls is less than 2.4 metres, no door or window below grade shall be permitted in any such wall.

.6 Minimum Rear Yard Depth: 7.6 metres.

.7 Maximum Building Height: 7.6 metres.

.8 Minimum Landscaped Open Space:

- .a 50 percent of the front yard area of an interior lot;
- .b 60 percent of the front yard area of a corner lot; and,
- .c 40 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

12.335 Exception 335

12.335.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the GE Zone;

12.335.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Outside Storage: no outside storage shall be permitted outside a building in an area located closer than 25.0 metres to the east limit of Torbram Road.

12.336 Exception 336

12.336.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a tool and equipment rental establishment;

.b motor vehicle parts retail outlet;

.c automobile service and sales establishment; and,

.d convenience restaurant with drive-through facility.

.2 Non-Commercial:

.a purposes accessory to the other permitted purposes.

12.336.2 The lands shall be subject to the following requirements and restrictions:

.1 all main buildings shall be located within the areas identified as MAIN BUILDING AREAS on Figure 1-Exception 336;

.2 all accessory buildings shall be located within the areas identified as ACCESSORY BUILDING AREAS on Figure 1-Exception 336;

.3 the minimum front yard depth; side yard width and rear yard depth for each main building and for each accessory building shall be as shown on Figure 1-Exception 336;

.4 the Minimum Distance between main buildings shall be as shown on Figure 1-Exception 336;

.5 only the area identified as MAIN BUILDING AREA B on Figure 1-Exception 336 shall be used for the purposes permitted by Exception 336.1(1)(a) to 336.1(1)(c), and only the area identified as MAIN BUILDING AREA A on Figure 1-Exception 336, shall be used for the purposes permitted by Exception 336.1(1)(d);

.6 outdoor refuse storage facilities shall be completely enclosed and located within an accessory building;

.7 the Gross Commercial Floor Area of all buildings within the area identified as MAIN BUILDING AREA A on Figure 1-Exception 336 shall not exceed 450.0 square metres;

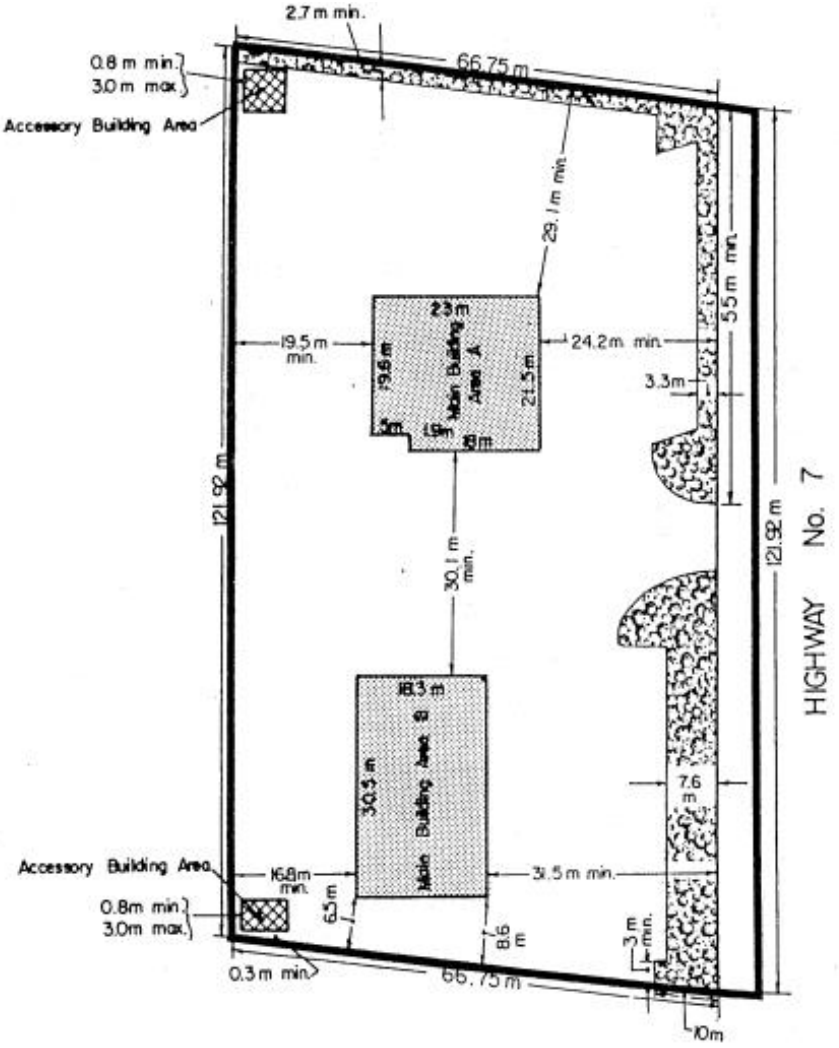
.8 the Gross Commercial Floor Area of all buildings within the area identified as MAIN BUILDING AREA B on Figure 1-Exception 336 shall not exceed 557.5 square metres;

.9 the Gross Floor Area of any one accessory building shall not exceed 36.0 square metres;

.10 the Building Height of a main building shall not exceed 1 storey; and,

.11 Landscaped Open Space of at least 17 percent of the lot area shall be provided and maintained within the area identified as LANDSCAPED OPEN SPACE on Figure 1-Exception 336.

Figure 1



LEGEND

Main Building Area

Accessory Building Area

Landscaped Open Space

Min. - Minimum

Max. - Maximum

ZONE BOUNDARY

12.337 Exception 337

12.337.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a dining room restaurant;
- .b a convenience restaurant;
- .c a take-out restaurant;
- .d a fruit and vegetable store;
- .e a motor vehicle parts and accessory store;
- .f a tool and equipment rental store;
- .g a bank, trust company, finance company;
- .h offices, excluding offices for health care practitioners;
- .i a personal service shop;
- .j dry cleaning and laundry distribution station; and,
- .k retail stores.

.2 Non-Commercial:

- .a purposes accessory to the other permitted purposes.

12.337.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Gross Leasable Floor Area: 650.0 square metres.

.2 Minimum Front Yard Depth: 15.0 metres.

.3 Minimum Interior Side Yard Width: 6.0 metres.

.4 Minimum Rear Yard Depth: 10.0 metres.

.5 Maximum Building Height : 1 storey.

.6 Minimum Landscaped Open Space:

- .a abutting a road allowance: 3.0 metres.
- .b abutting a residential zone: 1.0 metres.

.7 a masonry wall, 1.8 metres in height shall be erected along the lot lines which abut a Residential or Open Space Zone;

.8 garbage and refuse containers shall be totally enclosed within a climate controlled room and shall not be located closer than 9.0 metres to any residential zone;

.9 no outside storage or display of goods shall be permitted;

.10 no amusement devices shall be permitted;

.11 a dining room restaurant, a take-out restaurant, and a convenience restaurant shall not exceed the following gross leasable commercial floor areas:

.a Dining Room - 360.0 square metres of Gross Leasable Commercial Floor Area.

.b Take-Out - 100.0 square metres of Gross Leasable Commercial Floor Area.

.c Convenience - 175.0 square metres.

12.338 Exception 338

12.338.1 The lands shall only be used for the following purposes:

.1 A service shop excluding auto service;

.2 A personal service shop;

.3 An office;

.4 A dry cleaning and laundry distribution station;

.5 A bank, trust company, or finance company;

.6 A dining room restaurant, a convenience restaurant, a take-out restaurant;

.7 A printing establishment;

.8 A commercial school;

.9 A place of commercial recreation;

.10 A community hub;

.11 A health or fitness centre;

.12 A bank, trust company, a finance company;

.13 An art gallery;

.14 A banquet hall;

12.338.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback requirements shall be as follows:

- .a Airport Road: 4.0 metres;
- .b Queen Street 4.0 metres;
- .c Other yard setbacks: 3.0 metres;

.2 Landscape Open Space shall be provided as follows: 6.0 metres along Airport Road and Queen Street East except at approved building locations;

.3 Maximum Building Height: no restriction;

.4 Minimum Building Height: 2 storeys;

.5 Restaurant refuse storage shall be enclosed in a climate controlled area within a building;

.6 All garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be fully screened;

.7 Minimum Landscaped Open Space: 10% of the lot area;

.8 Minimum Parking Space Requirement:

.a 1 parking space per 23 square metres; and,

.b For office uses located above the second storey, the supply of parking spaces shall be in accordance with Section 4.1 of the Zoning by-law;

.9 An adult entertainment parlour, and adult videotape store or an amusement arcade shall not be permitted;

.10 Outdoor display of goods and materials shall not be permitted along or visible from Airport Road or Queen Street East;

.11 Only office uses shall be permitted above the first storey;

12.338.3 for the purposes of Exception 338:

.1 Shall also be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 338.2.

.2 Notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned Exception 365, Exception 346 and Exception 338 shall be treated as a single lot for zoning purposes.

12.339 Exception 339

12.339.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.339.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 300.0 square metres.

.b for a Corner Lot: 390.0 square metres.

.2 Minimum Lot Width:

.a for an Interior Lot: 10.0 metres.

.b for a Corner Lot: 13.0 metres.

.3 Minimum Lot Depth: 30.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Interior Side Yard Width: 1.2 metres on open side, and 0.9 metres on the other side, provided that the minimum distance between detached dwelling shall not be less than 2.1 metres.

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 Minimum Rear Yard Depth: 7.6 metres.

.8 Maximum Building Height: 10.6 metres.

.9 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

.10 Minimum Landscaped Open Space: 50 percent of the front yard area.

12.340 Exception 340

12.340.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings:

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.340.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 270.0 square metres.

.b for a Corner Lot: 360.0 square metres.

.2 Minimum Lot Width:

.a for an Interior Lot: 9.0 metres.

.b for a Corner Lot: 11.1 metres.

.3 Minimum Lot Depth: 30.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that the minimum distance between detached dwellings shall not be less than 2.1 metres.

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 Minimum Rear Yard Depth: 7.6 metres.

.8 Maximum Building Height: 10.6 metres.

.9 Minimum Landscaped Open Space:

.a 40 percent of the front yard of an interior lot;

.b 50 percent of the front yard of a corner lot; and,

.c 30 percent of the front yard where the side lot lines converge towards the front lot lines.

12.341 Exception 341

12.341.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings:

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.341.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 280.0 square metres.

.2 Minimum Lot Width: 9.0 metres.

.3 Minimum Lot Depth: 24.0 metres.

.4 Minimum Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side provided that the minimum distance between detached dwellings shall not be less than 2.1 metres.

.5 Minimum Rear Yard Depth: 7.6 metres.

.6 Maximum Building Height: 10.6 metres.

.7 Minimum Landscaped Open Space:

.a 40 percent of the front yard of an interior lot;

.b 50 percent of the front yard of a corner lot; and,

.c 30 percent of the front yard where the side lot lines converge towards the front lot lines.

12.342 Exception 342

12.342.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.342.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 700.0 square metres.

.b for a Corner Lot: 800.0 square metres.

.2 Minimum Lot Width:

.a for an Interior Lot: 20.0 metres.

.b for a Corner Lot: 23.0 metres.

.3 Minimum Lot Depth: 35.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.6 Minimum Exterior Side Yard Width: 3.0 metres.

12.343 Exception 343

12.343.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.343.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 630.0 square metres.

.b for a Corner Lot: 730.0 square metres.

.2 Minimum Lot Width:

.a for an Interior Lot: 18.0 metres.

.b for a Corner Lot: 21.0 metres.

.3 Minimum Lot Depth: 35.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres.

.5 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 Minimum Rear Yard Depth: 10.0 metres.

.8 Maximum Building Height: 10.5 metres.

.9 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

.10 Minimum Landscaped Open Space: 50 percent of the front yard

12.344 Exception 344

12.344.1 The lands shall only be used for the following purposes:

.1 single detached dwellings; and,

.2 purposes accessory to the other permitted purposes.

12.344.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.13 hectares

.2 Minimum Lot Width: 30.0 metres

.3 Minimum Lot Depth: 35.0 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metre for each additional storey or part thereof.

.6 Minimum Rear Yard Depth: 10.0 metres;

.7 Maximum Building Height: 10.5 meters

.8 Maximum Lot Coverage by main building: None;

.9 Minimum Landscape Open Space: 50 percent of the front yard

12.345 Exception 345

12.345.1 The lands shall only be used for the following purposes:

.1 a gas bar; and,

.2 only in conjunction with a gas bar, a convenience store.

12.345.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings shall be located within the areas shown as BUILDING AREAS on Figure 1-Exception 345;

.2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 345;

.3 the Gross Commercial Floor Area of a convenience store, not including the area used for garbage and refuse storage containers, shall not exceed 280.0 square metres;

.4 the Maximum Height of a convenience store shall not exceed 5.0 metres;

.5 the Maximum Height of a gas bar canopy shall not exceed 6.0 metres;

.6 no amusement devices shall be permitted;

.7 garbage and refuse storage containers shall be located within a totally enclosed area and kept in the location shown as Figure 1-Exception 345;

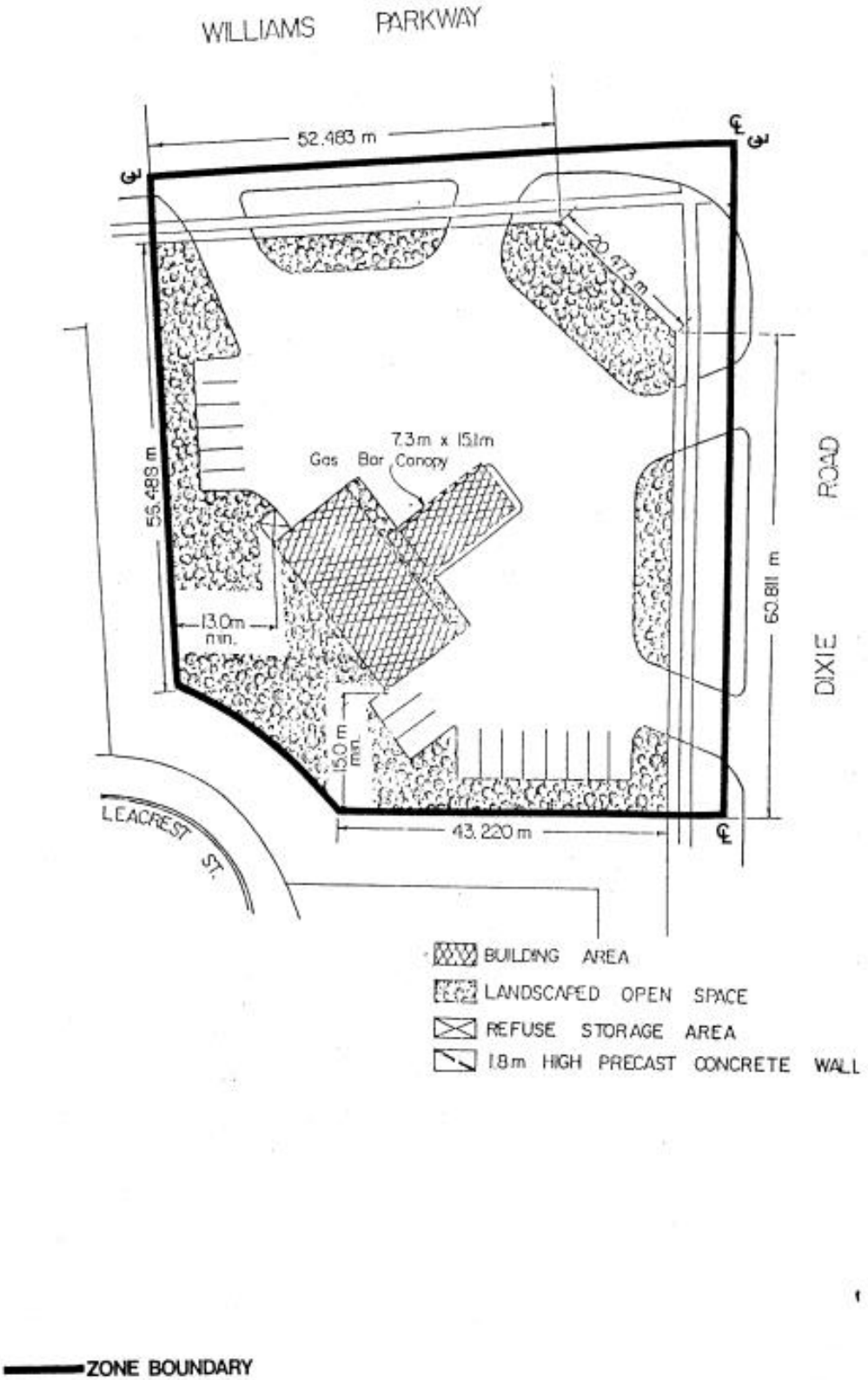
.8 a solid pre-cast concrete wall, 1.8 metres in height, shall be erected and maintained in the location shown on Figure 1-Exception 345;

.9 no outside storage or display of goods shall be permitted;

.10 a minimum of 17 parking spaces shall be provided;

.11 any free-standing sign shall not exceed 5.5 metres in height.

Figure 1-Exception 345



12.346. Exception 346

12. 346.1 The lands shall only be used for the following purposes:

.1 A retail establishment;

.2 One Retail Warehouse Membership Club including a food and non-food component;

.3 A retail warehouse;

.4 A service shop excluding auto service;

.5 A personal service shop;

.6 An office;

.7 A dry cleaning and laundry distribution station;

.8 A bank, trust company, or finance company;

.9 A dining room restaurant, a convenience restaurant, a take-out restaurant;

.10 A gas bar;

.11 A printing establishment;

.12 A commercial school;

.13 A garden centre;

.14 A place of commercial recreation;

.15 A community hub;

.16 A health or fitness centre;

.17 A taxi or bus station;

.18 A custom workshop;

.19 A pet service shop;

.20 A furniture and appliance store;

.21 An art gallery;

12. 346.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback requirements shall be as follows:

.a Airport Road: 4.0 metres;

.b Queen Street 4.0 metres;

.c Maritime Ontario Boulevard: 3.0 metres;

.d Other yard setbacks: 3.0 metres;

.e To the north elevation of Costco only: 2.0 metres;

.2 Landscape Open Space shall be provided as follows:

.a 6.0 metres along Airport Road and Queen Street East except at approved building locations; and

.b 4.0 metres along Maritime Ontario Boulevard except at approved building locations;

.3 Maximum Building Height: no restriction;

.4 Restaurant refuse storage shall be enclosed in a climate controlled area within a building;

.5 All garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be fully screened;

.6 Minimum Landscaped Open Space: 10% of the lot area;

.7 Minimum Parking Space Requirement: 1 parking space per 23 square metres;

.8 An adult entertainment parlour, and adult videotape store or an amusement arcade shall not be permitted;

.9 Outdoor display of goods and materials shall not be permitted along or visible from Airport Road or Queen Street East;

.10 Ancillary outdoor storage will be permitted in conjunction with a "Retail Warehouse" and a "Retail Warehouse Membership Club including a food and non-food component" and shall be restricted to areas not required for parking, landscaping or within the required yard setbacks;

.11 No drive thru facilities shall be located within 30 metres of Airport Road or Queen Street East;

.12 No gas bar shall be located within 60 metres of the intersection of Airport Road and Queen Street East;

.13 The aggregate Maximum Gross Leasable Floor Area for the purposes permitted by Exception 365.1 shall not exceed 46,450 square metres (500,000 square feet);

.14 The maximum number of retail establishments under 371 square metres (4000 square feet) shall be limited to 3;

.15 A "Retail Warehouse" use shall not exceed 11,612 square metres (125,000 square feet) in size;

.16 A "Retail Warehouse Membership Club including a food and nonfood component" shall not exceed 13,935 square metres (150,000 square feet) in size;

.17 A "Flea Market" shall not be permitted in this zone;

12. 346.3 for the purposes of Exception 346:

.1 For the purposes of this zone, a "Pet Service Shop" shall mean, the use of a building or portion thereof, for the selling of goods related to the care of household pets, pet grooming, veterinary services, boarding and pet day care;

.2 For the purposes of this zone, a "Retail Warehouse" shall mean, a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres (20,000 square feet) and where the principal use is the sale of products displayed and stored in a warehouse format, where such products shall not include food and pharmaceutical products and where ancillary restaurant uses may be provided;

.3 For the purposes of this zone, a “Retail Warehouse Membership Club including a food and non-food component” shall mean the use of a building in which goods, wares merchandise, substances or articles (which may include food and pharmaceuticals) are displayed, stored and sold in a warehouse format and may include accessory retail and personal services uses such as, but not limited to, an optometrist office, optical services and sales, hearing aid dispensary, a pharmacy, photo finishing and processing, restaurant and take-out restaurant, installation of automotive parts sold on the premises, tire sales and installation, oil changes and dispensing of fuel including propane, automotive display and a garden centre, including indoor and outdoor sales and display areas. The warehouse format means a configuration where the floor area devoted to sales is integrated with the storage of things sold and s accessible to patron of the Retail Warehouse Membership Club;

.4 Shall also be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 346.2.

.5 Notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned in GC-Exception 365, GC-Exception 346 and GC-Exception 338 shall be treated as a single lot for zoning purposes.

12.347 Exception 347

12.347.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12. 347.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width for a Corner Lot: 16.0 metres

.2 Minimum Exterior Side Yard Width: 3.0 metres

.3 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior sideyards on an interior lot is not less than 1.8 metres;

.4 Maximum Building Height: 13.0 metres

.5 On corner lots, the maximum cumulative garage door width for an attached garage shall be 5.5 metres.

.6 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.7 Notwithstanding Exception 347.2(6), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.8 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.9 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.a Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres.

12.348 Exception 348

12.348.1 The lands shall only be used for the following purposes:

.1 a gas bar;

.2 a convenience restaurant; and,

.3 purposes accessory to the other permitted purposes.

12.348.2 The lands shall be subject to the following requirements and restrictions:

.1 the purposes permitted by Exception 348.1(2) shall be permitted only after the channelization of the part of Mimico Creek located on the site is completed and municipal water and sewage services are available to the site.

.2 Maximum Gross Commercial Floor Area:

.a for a gas bar kiosk: 32.5 square metres

.b for a convenience restaurant: 170.0 square metres

.3 Maximum Building Height: 1 storey

.4 Minimum Number of Parking Spaces: 30

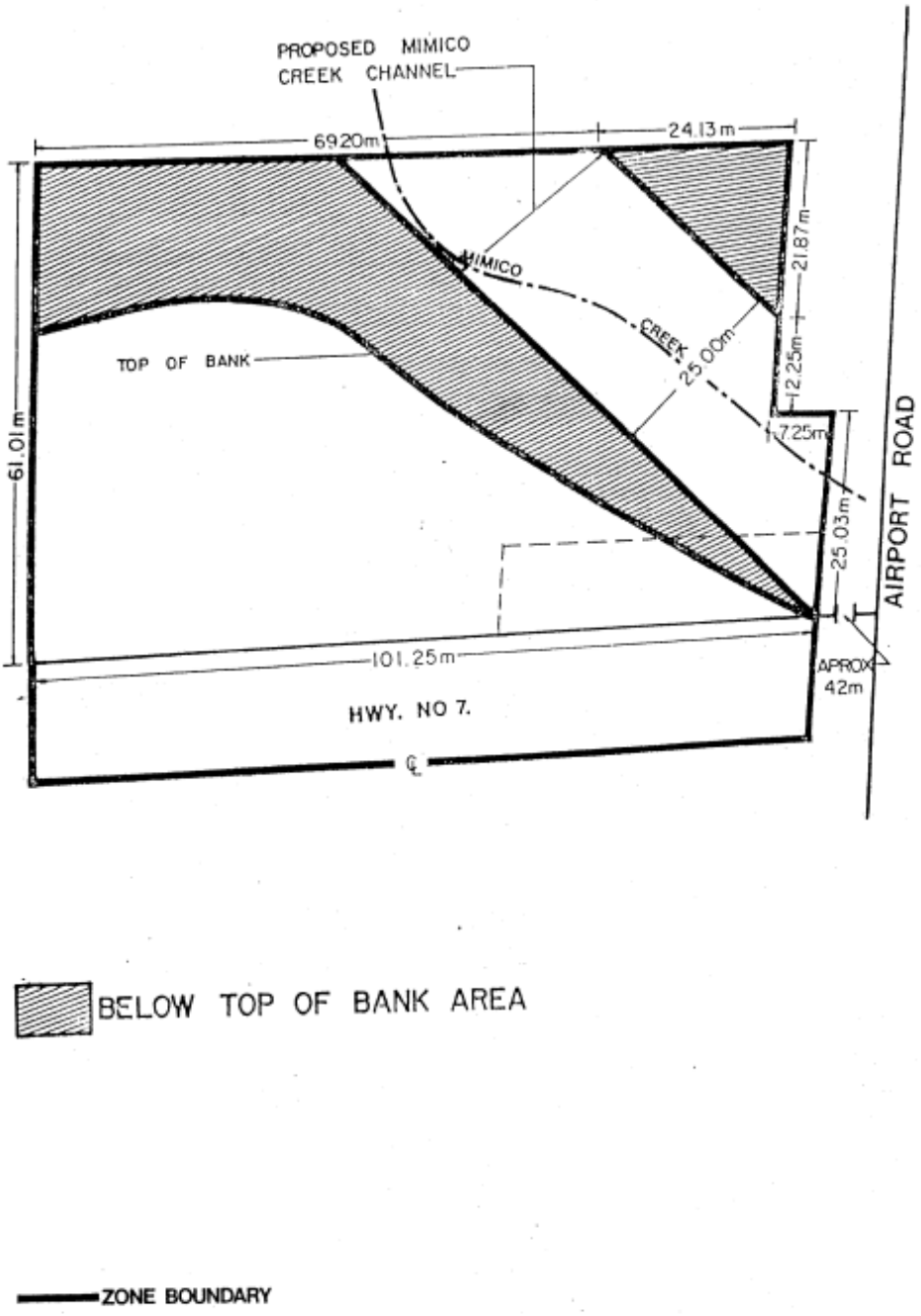
.5 No outside storage or display of goods or material shall be permitted;

.6 No amusement devices shall be permitted;

.7 No buildings or structures may be placed or erected within the area shown as BELOW TOP OF BANK AREA on Figure 1-Exception 348;

.8 No parking area for vehicles may be located within the area shown as BELOW TOP OF THE BANK AREA on Figure 1-Exception 348, until the channelization of the part of the Mimico Creek located on the site is completed.

Figure 1


PROPOSED MIMICO CREEK CHANNEL
69.20m
24.13m
21.87m
MIMICO CREEK
25.00m
12.25m
7.25m
TOP OF BANK
61.01m
25.03m
AIRPORT ROAD
101.25m
APPROX 42m
HWY. NO 7.
℄
BELOW TOP OF BANK AREA
ZONE BOUNDARY

12.349 Exception 349

12.349.1 The lands shall only be used for the following purposes:

.1 a dining room restaurant;

.2 a community club;

.3 a community centre;

.4 a banquet hall including a catering operation; and,

.5 purposes accessory to the other permitted purposes.

12.349.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 5.0 metres

.2 Minimum Interior Side Yard Width: 5.0 metres

.3 Minimum Rear Yard Depth: 10.0 metres

.4 Maximum Building Height: 2 storeys

.5 Minimum Landscaped Open Space:

- .a abutting a road allowance (except for driveways): 5.0 metres
- .b abutting an interior lot line: 1.0 metres

.6 garbage and refuse containers shall be totally enclosed within a climate controlled room within the main building;

.7 no outside storage or display of goods shall be permitted; and,

.8 no amusement devices shall be permitted.

12.350 Exception 350

12.350.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b a group home; and,

.c an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.350.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 375.0 square metres

.b for a Corner Lot: 465.0 square metres

.2 Minimum Lot Width:

.a for an Interior Lot: 12.5 metres

.b for a Corner Lot: 15.5 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall, and that the minimum distance between detached dwellings is not less than 2.1 metres.

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres from the rear lot line, and 10.0 metres from the Trans Canada pipeline easement.

.8 Maximum Building Height: 10.0 metres

.9 Minimum Landscaped Open Space:

.a 50 percent of the front yard of an interior lot;

.b 60 percent of the front yard of a corner lot; and,

.c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

12.351 Exception 351

12.351.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.351.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for Lot 32: 627.0 square metres
- .b for all other lots:
  - .i for an Interior Lot: 12.5 metres
  - .ii for a Corner Lot: 15.5 metres

.2 Minimum Lot Width:

- .a for Lot 32: 19.0 metres
- .b for all other lots:
  - .i Interior Lots: 11.6 metres
  - .ii Corner Lots: 14.0 metres

.3 Minimum Lot Depth: 32.0 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Side Yard Width:

- .a for the side yards of lots 1 and 31: 3.0 metres
- .b for the side yards of lots 14 and 15: 1.8 metres
- .c for all other side yards: zero metres provided that:
  - .i the lot has a 1 storey dwelling on it, the abutting lot has a 1 storey dwelling on it, and there is at least 1.2 metres between the dwelling; or,
  - .ii either or both of the lot(s) and the abutting lot(s) has a dwelling on it greater than 1 storey in height, and there is at least 1.8 metres between the dwellings.
- .d for the side yard of lot 28, which flanks a public highway: 2.4 metres

.6 Minimum Rear Yard Depth: 7.6 metres

.7 Maximum Building Height: 2 storeys

.8 Minimum Landscaped Open Space:

.a 40 percent of the front yard of an interior lot;

.b 50 percent of the front yard of a corner lot; and,

.c 30 percent of the front yard where the side lot lines converge towards the front lot lines.

12.352 Exception 352

12.352.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone

12.352.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 416.0 square metres

.b for a Corner Lot: 512.0 square metres

.2 Minimum Lot Width: for an Interior Lot: 13.0 metres

.a for a Corner Lot: 16.0 metres

.3 Minimum Lot Depth: 32.0 metres

.4 Minimum Front Yard Depth:

.a to the main wall of the building: 4.5 metres

.b to the front of a garage or carport: 6.0 metres

.5 Minimum Side Yard Width:

.a for a side yard flanking a road allowance:

.i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,

.ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

.b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus a 0.6 metres for each additional storey above the first.

.c for a side yard flanking lands subject to Exception 190: 3.0 metres

.6 for all other side yards: zero metres, provided that:

.a the distance between the walls of two dwellings is not less than 1.8 metres;

.b where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,

.c the total width of side yards on any lot is not less than 1.8 metres.

.7 Minimum Rear Yard Depth: 7.6 metres

.8 Maximum Building Height: 2 storeys

.9 Minimum Landscaped Open Space:

.a 50 percent of the front yard area of an interior lot;

.b 60 percent of the front yard of a corner lot; and,

.c 40 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

12.353 Exception 353

12.353.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.353.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 270.0 square metres

.b for a Corner Lot: 360.0 square metres

.2 Minimum Lot Width:

.a for an Interior Lot: 9.0 metres

.b for a Corner Lot: 12.0 metres

.3 Minimum Lot Depth: 32.0 metres

.4 Minimum Front Yard Depth:

.a to the main wall of the building: 4.5 metres

.b to the front of a garage or carport: 6.0 metres

.5 Minimum Side Yard Width:

.a for an exterior side yard:

3.0 metres, where the dwelling unit and garage both face the front lot line; and,

3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

.b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus a 0.6 metres for each additional storey above the first.

.c for a side yard flanking lands subject to Exception 190: 3.0 metres

.6 for all other side yards: zero metres, provided that:

.a the distance between the walls of two dwellings is not less than 1.8 metres;

.b where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,

.c the total width of side yards on any lot is not less than 1.8 metres.

.7 Minimum Rear Yard Depth: 7.6 metres

.8 Maximum Building Height: 2 storeys

12.354 Exception 354

12.354.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.354.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 464.0 square metres
- .b for a Corner Lot: 560.0 square metres

.2 Minimum Lot Width:

- .a for an Interior Lot: 14.5 metres
- .b for a Corner Lot: 17.5 metres

.3 Minimum Lot Depth: 32.0 metres

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of a garage or carport: 6.0 metres

.5 Minimum Side Yard Width:

- .a for a side yard flanking a road allowance:
  - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
  - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
- .b for a side yard flanking a public walkway or lands zoned Open Space (OS): 1.2 metres, plus 0.6 metres for each additional storey above the first.

.6 for all other side yards: zero metres, provided that:

- .a the distance between the walls of two dwellings is not less than 1.8 metres;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
- .c the total width of side yards on any lot is not less than 1.8 metres.

.7 Minimum Rear Yard Depth: 7.6 metres

.8 Maximum Building Height: 2 storeys

.9 Minimum Landscaped Open Space:

.a 50 percent of the front yard of an interior lot;

.b 60 percent of the front yard of a corner lot; and,

.c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

12.355 Exception 355

12.355.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.355.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 390.4 square metres
- .b for a Corner Lot: 486.4 square metres

.2 Minimum Lot Depth: 32.0 metres

.3 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of a garage or carport: 6.0 metres

.4 Minimum Lot Width:

- .a for an Interior Lot: 12.2 metres
- .b for a Corner Lot: 15.2 metres

.5 Minimum Side Yard Width:

- .a for an exterior side yard:
  - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
  - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
- .b for a side yard flanking a public walkway or lands zoned Open Space (OS): 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .c for all other side yards: zero metres, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres;
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  - .iii the total width of side yards on any lot is not less than 1.8 metres.

.6 Minimum Rear Yard Depth: 7.6 metres

.7 Maximum Building Height: 2 storeys

.8 Minimum Landscaped Open Space:

.a 50 percent of the front yard of an interior lot;

.b 60 percent of the front yard of a corner lot; and,

.c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

12.356 Exception 356

12.356.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.356.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 540.0 square metres
- .b for an Exterior Lot: 630.0 square metres

.2 Minimum Lot Width:

- .a for an Interior Lot: 18.0 metres
- .b for a Corner Lot: 21.0 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Interior Side Yard Width: 1.5 metres for a 2 storey dwelling and 1.2 metres for a 1 storey dwelling

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.6 metres

.8 Maximum Building Height: 10.0 metres

.9 Minimum Landscaped Open Space:

- .a 50 percent of the front yard of an interior lot;
- .b 60 percent of the front yard of a corner lot; and,
- .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

12.357 Exception 357

12. 357.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 Zone.

12. 357.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings shall be located within the areas identified as BUILDING AREA on Figure 1-Exception 357;

.2 Landscaped Open Space shall be provided and maintained within the areas identified as LANDSCAPED OPEN SPACE on Figure 1-Exception 357;

.3 all parking areas and driveways shall be located within the areas identified as PARKING AND DRIVEWAY AREA on Figure 1-Exception 357;

.4 Maximum Number of Dwelling Units: 45 units

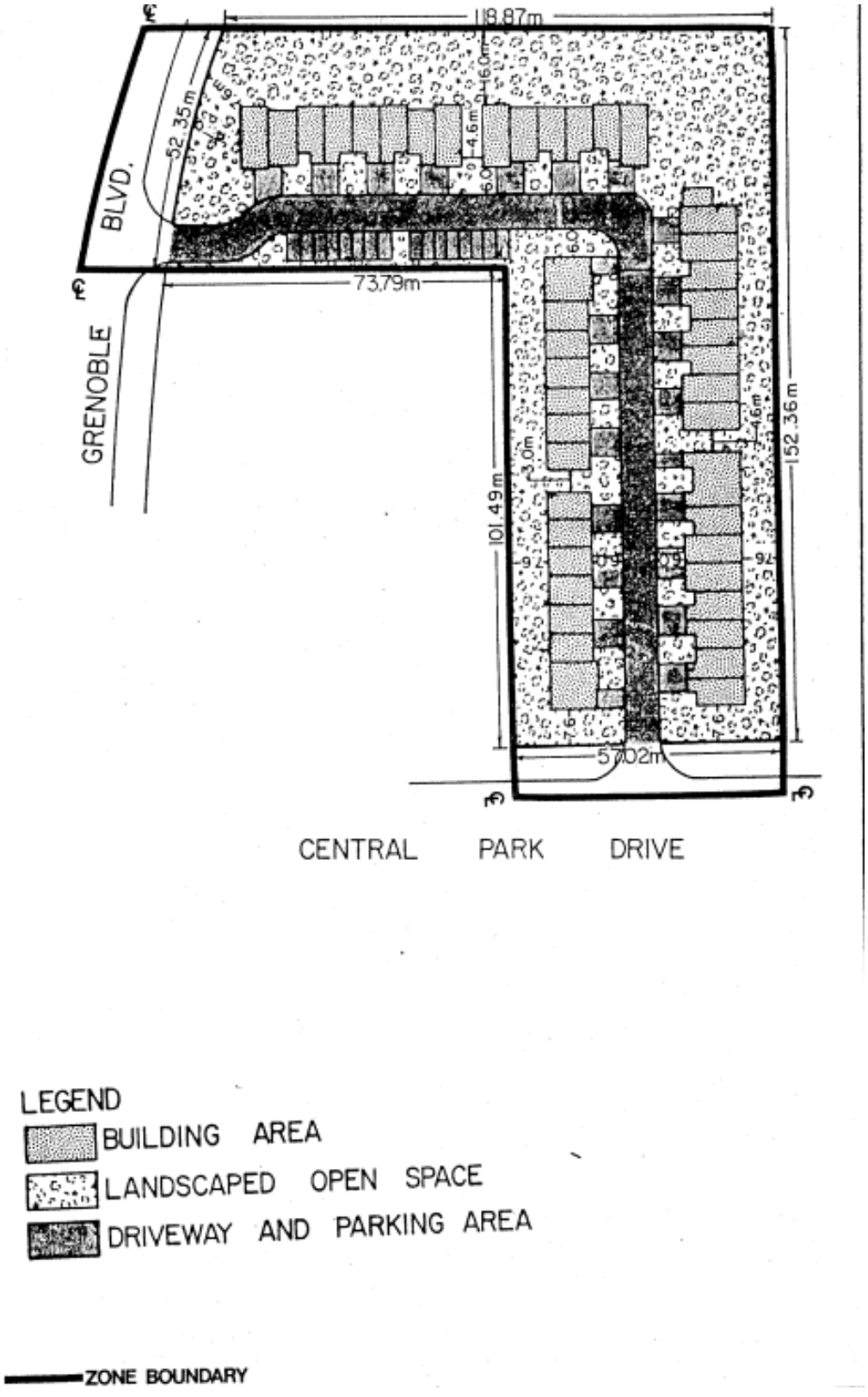
.5 Minimum Number of Visitor Parking Spaces: 14

.6 Minimum Number of recreational vehicle parking spaces: 2

.7 Minimum Lot Area: 12,190 square metres

.8 Maximum Lot Coverage: 25.5 percent

Figure 1


18.87m
52.35m
BLVD.
GRENOBLE
73.79m
101.49m
152.36m
5.02m
CENTRAL PARK DRIVE
LEGEND
BUILDING AREA
LANDSCAPED OPEN SPACE
DRIVEWAY AND PARKING AREA
ZONE BOUNDARY

12.358 Exception 358

12.358.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by the R1 Zone.

12.358.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 270.0 square metres
- .b for a Corner Lot: 360.0 square metres

.2 Minimum Lot Width:

- .a for an Interior Lot: 9.0 metres
- .b for a Corner Lot: 12.0 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door shall be permitted in any side wall; and,
- .b the minimum distance between detached dwellings shall not be less than 2.1 metres.

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.6 metres

.8 Maximum Building Height: 10.0 metres

12.359 Exception 359

12.359.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in the LC zone;

.2 A day nursery; and,

.3 Purposes accessory to the other permitted purposes.

12.359.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Setback: 3 metres;

.2 Minimum Exterior Side Yard Setback: 4.5 metres;

.3 Minimum Number of Parking Spaces: 233 spaces;

.4 Landscape Open Space Area: Retaining walls, curbs and bicycle parking spaces are permitted with the required landscaped open space.

12.360 Exception 360

12.360.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a a hotel or motel;

.b a motor vehicle sales, rental or leasing establishment;

.c only one freestanding building for the purposes of motor vehicle repair not in conjunction with a motor vehicle sales, rental, or leasing establishment;

.d a dining room restaurant;

.e banquet facilities;

.f an office, but not including the office of a health care practitioner;

.g a retail establishment having no outside storage but not including a garden centre sales establishment, a supermarket, and a department store;

.h a personal service shop;

.i a dry cleaning and laundry distribution station;

.j a bank, trust company, or finance company;

.k a custom workshop;

.l a radio or television broadcasting and transmission establishment;

.m a furniture and appliance store;

.n a recreational facility or structure;

.o a community club;

.p a retail warehouse establishment having no outside storage;

.q a convenience store; and,

.r purposes accessory to the permitted purposes.

.2 Industrial:

.a the warehousing and storage of goods and products within an enclosed building;

.b a printing establishment;

.c light manufacturing activities including the manufacturing and assembly of tubing, pipes, tools, instruments, electrical and electronic components, building hardware, telephone, television and radio components, drugs and pharmaceutical products, cosmetics and associated products; and,

.d shops for the repair and manufacturing of small goods and wares.

.3 Accessory:

.a an associated office;

.b a retail outlet operated in connection with a particular purpose permitted by Exception 360.1(2) provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and,

.c purposes accessory to the other permitted purposes.

12.360.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 15.0 metres

.2 Minimum Interior Side Yard Width: 8.0 metres, except where the exterior side yard abuts a 0.3 metre reserve, the minimum exterior side yard width shall be 15.0 metres;

.3 Minimum Rear Yard Depth: 15.0 metres

.4 Minimum Lot Width: 45.0 metres

.5 Minimum Lot Area: 4,000 square metres

.6 Maximum Lot Coverage: 50 percent

.7 Maximum Building Height: 8.6 metres

.8 Minimum Landscaped Open Space: 50 percent of required front, exterior side, interior side and rear yards.

.9 Landscaped Buffer Area: a landscaped buffer area of a minimum width of 15.0 metres abutting Highway Number 10 shall be provided and maintained in the location shown on Figure 1-Exception 360.

.10 Outdoor Storage: no storage shall be permitted outside a building.

.11 a minimum of 650 square metres of office space shall be provided and maintained within the existing building;

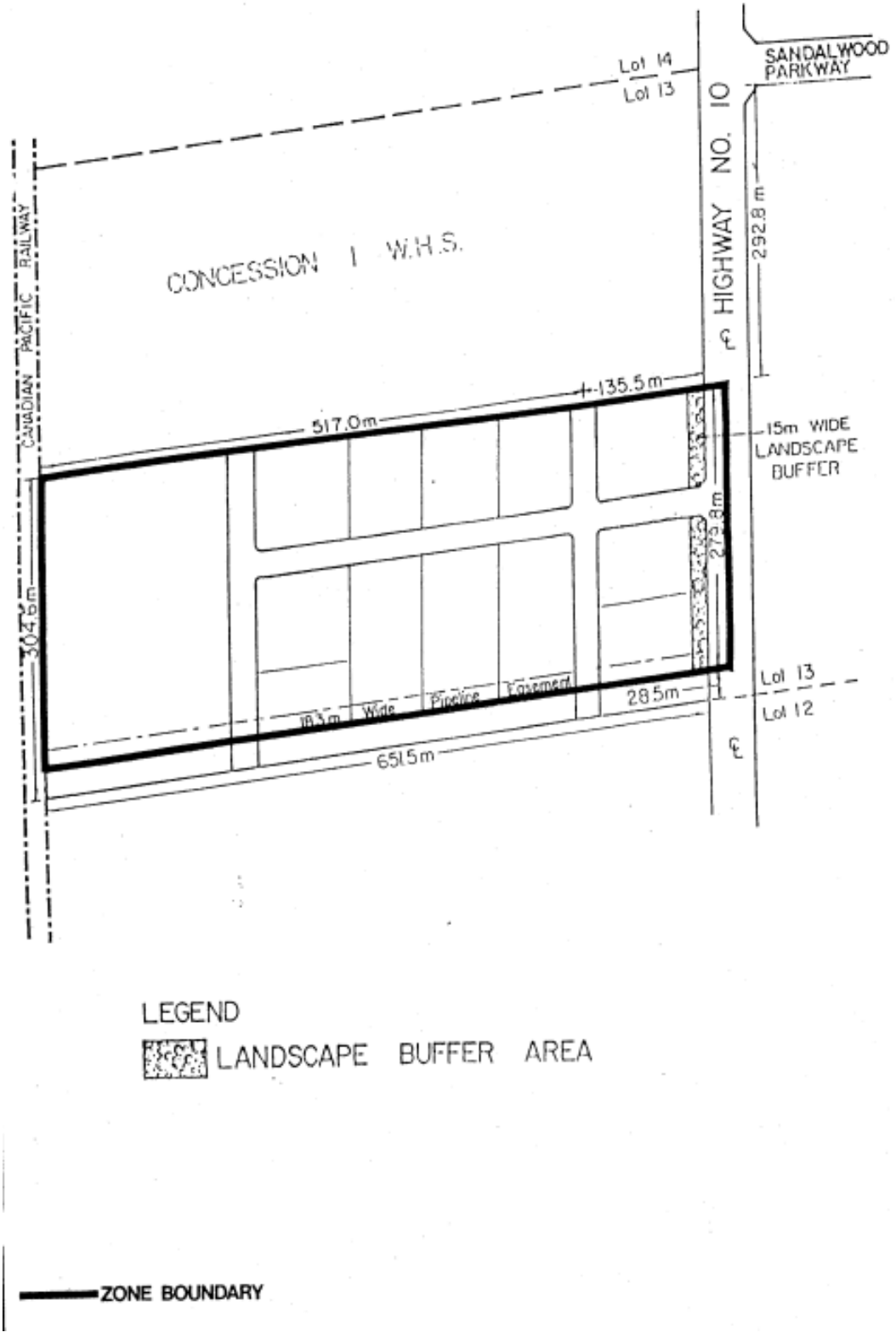
.12 a minimum of 171 parking spaces shall be provided on the site;

.13 the freestanding building for motor vehicle repair purposes shall not exceed 440 square metres in gross floor area;

12.360.3 for the purposes of Exception 360:

.1 for the purposes of this section a Retail Warehouse shall mean a building or structure, or a part of a building or structure, where the building or structure is occupied by a single user, and where the principal use is warehousing and selling of goods and materials to the general public.

Figure 1


Lot 14
Lot 13
SANDALWOOD PARKWAY
CANADIAN PACIFIC RAILWAY
CONCESSION 1 W.H.S.
HIGHWAY NO. 10
292.8 m
135.5m
517.0m
15m WIDE LANDSCAPE BUFFER
275.8m
304.5m
Lot 13
Lot 12
28.5m
18.3m Wide Pipeline Easement
651.5m
LEGEND
LANDSCAPE BUFFER AREA
ZONE BOUNDARY

12.361 Exception 361

12.361.1 The lands shall only be used for the following purposes:

.1 a retirement home:

.2 a nursing home; and,

.3 purposes accessory to the other permitted purposes

12.361.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 20.0 metres

.2 a maximum of 2 main buildings shall be permitted on the property;

.3 one main building shall not exceed a maximum gross floor area of 3900 square metres and the building height shall be a maximum of 2 storeys;

.4 a second main building shall not exceed a maximum gross floor area of 8600 square metres and the building height shall be a maximum of 3 storeys;

.5 all garbage and refuse storage containers shall be located within a building;

.6 Parking for all buildings shall be provided in accordance with the following requirements:

- .a Bed
  - .i Resident Spaces: 0.2
  - .ii Visitor Spaces: 0.25
  - .iii Total Spaces: 0.45

.7 a continuous 3.0 metre wide landscaped open space strip shall be provided abutting Kennedy Road North, except at one access driveway having a width not exceeding 7.6 metres; and,

.8 the Minimum Separation Distance between main buildings shall be 46.0 metres.

12.362 Exception 362

12.362.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage;

.2 a service shop;

.3 a personal service shop;

.4 a bank, trust, or finance company;

.5 an office;

.6 a dry cleaning and laundry distribution station;

.7 a laundromat;

.8 a parking lot;

.9 a dining room restaurant, a take-out restaurant;

.10 a printing or copying establishment;

.11 a community club;

.12 a health or fitness centre;

.13 a custom workshop;

.14 an animal hospital

.15 a religious institution, including an associated place of public assembly;

.16 a day nursery;

.17 a lodging house;

.18 purposes accessory to the other permitted purposes;

12.362.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Ground Floor Area of all buildings and structures shall not exceed 1370 square metres;

.2 the Maximum Building Height shall not exceed one storey;

.3 all garbage and refuse containers shall be located within the building;

.4 no outside storage of goods or materials shall be permitted;

.5 no drive-through facilities shall be permitted;

.6 parking shall be provided at the rate of one (1) parking space per nineteen (19) square metres of gross floor area;

.7 the total area of all restaurant uses and offices of doctors, dentists, and drugless practitioners combined shall not exceed 685 square metres; and,

.8 Minimum Landscaped Open Space:

.a a 3.0 metre wide landscaped open space strip shall be provided along the south property boundary except at an approved access location; and

.b a 4.5 metre wide landscaped open space strip shall be provided along the east property boundary.

12.362.3 for the purposes of Exception 362

.1 shall also be subject to the requirements and restrictions relating to the LC zone and all the general provisions of this bylaw which are not in conflict with the ones set out in Exception 362.2.

12.363 Exception 363

12.363.1 The lands shall only be used for the following purposes:

.1 Non-obnoxious Industrial Uses:

.a warehousing and storage of goods and products and materials within enclosed structures;

.b the manufacture and assembly of products such as:

.i apparel and finished textile or fabric products;

.ii printing, bookbinding and lithographing;

.iii die castings involving the use of plastics and light metals including aluminium and zinc;

.iv light manufacturing activities such as tubing, pipes, tools and instruments electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;

.c manufacturing, assembling, storage and distribution of semifinished and finished products;

.d shops for the repair or manufacturing of small goods and wares; and,

.e research and development facilities.

.2 Non-Industrial Uses:

.a business offices; and,

.b radio and television broadcasting and transmission facilities.

.3 Accessory Uses:

.a an associated education purpose;

.b an associated office;

.c one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;

.d a retail outlet operated in conjunction with a particular use permitted by Exception 363.1(1)(a) provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and,

.e purposes accessory to the other permitted purposes.

12.363.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 2,000 square metres

.2 Minimum Front Yard:

.a for a building not exceeding 8.0 metres in height: 15.0 metres

.b for a building not exceeding 9.1 metres in height: 18.0 metres

.3 Minimum Exterior Side Yard Width: 12.0 metres

.4 Minimum Interior Side Yard Width: 7.6 metres, except where:

.a the side lot line abuts the Torbram Road right-of-way, in which case 22.6 metres shall be required; and,

.b the side lot line abuts the Williams Parkway right-of-way, in which case 19.6 metres shall be required.

.5 Minimum Rear Yard Depth: 7.6 metres, except where:

.a the rear lot line abuts the Torbram Road right-of-way, in which case 22.6 metres shall be required; and,

.b the rear lot line abuts the Williams Parkway right-of-way, in which case 19.6 metres shall be required.

.6 Maximum Building Height: 9.1 metres

.7 Maximum Lot Coverage: 50 percent of the lot area

.8 Minimum Landscaped Open Space:

.a for a corner lot, 50 percent of the following:

.i required front yard area;

.ii required rear yard area; and,

.iii required exterior side yard area.

.b for an interior lot, 50 percent of the following:

.i required front yard area;

.ii required rear yard area; and,

.iii one required side yard, and none for the other side yard.

.9 no outdoor truck loading facilities shall be permitted in any yard abutting Torbram Road;

.10 a Landscaped Buffer Area with a minimum width of 15.0 metres shall be provided and maintained adjacent to Torbram Road;

.11 a Landscaped Buffer Area with a minimum width of 12.0 metres shall be provided and maintained adjacent to Williams Parkway;

.12 Outside Storage of goods and materials and equipment shall not be permitted;

.13 a 1.8 metre high chain link fence shall be provided and maintained where any lot line abuts a Natural System (NS) Zone; and,

.14 where any portion of a lot is designated as Exception 363, the entire lot shall be deemed to be zoned as Exception 363.

12.364 Exception 364

12.364.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the PE zone.

12.364.2 The lands shall be subject to the following requirements and restrictions:

.1 Trailer parking shall be permitted as outside storage in the rear of the building (abutting The Gore Road), and shall be permitted on a portion of the lot required for parking;

.2 That vegetation, fencing, and/or berming sufficient to screen the storage area from view from The Gore Road be provided;

.3 The stacking of intermodal shipping containers shall not be permitted;

.4 For the purposes of this zone, the lot line abutting Highway 50 shall be deemed the front lot line; and,

.5 The minimum landscape buffer requirement along the Highway 50 frontage shall be 2.0 metres.

12.365 Exception 365

12.365.1 The lands shall only be used for the following purposes:

.1 A retail establishment;

.2 One Retail Warehouse Membership Club including a food and non-food component;

.3 A retail warehouse;

.4 A service shop excluding auto service;

.5 A personal service shop;

.6 An office;

.7 A dry cleaning and laundry distribution station;

.8 A bank, trust company, or finance company;

.9 A dining room restaurant, a convenience restaurant, a take-out restaurant;

.10 A gas bar;

.11 A printing establishment;

.12 A commercial school;

.13 A garden centre;

.14 A place of commercial recreation;

.15 A community hub;

.16 A health or fitness centre;

.17 A taxi or bus station;

.18 A custom workshop;

.19 A pet service shop;

.20 A furniture and appliance store;

.21 An art gallery;

.22 A supermarket.

12. 365.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback requirements shall be as follows:

.a Airport Road: 4.0 metres;

.b Queen Street 4.0 metres;

.c Maritime Ontario Boulevard: 3.0 metres;

.d Other yard setbacks: 3.0 metres;

.e To the north elevation of Costco only: 2.0 metres;

.2 Landscape Open Space shall be provided as follows:

.a 6.0 metres along Airport Road and Queen Street East except at approved building locations; and

.b 4.0 metres along Maritime Ontario Boulevard except at approved building locations;

.3 Maximum Building Height: no restriction;

.4 Restaurant refuse storage shall be enclosed in a climate controlled area within a building;

.5 All garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be fully screened;

.6 Minimum Landscaped Open Space: 10% of the lot area;

.7 Minimum Parking Space Requirement: 1 parking space per 23 square metres;

.8 An adult entertainment parlour, and adult videotape or amusement arcade shall not be permitted;

.9 Outdoor display of goods and materials shall not be permitted along or visible from Airport Road or Queen Street East;

.10 Ancillary outdoor storage will be permitted in conjunction with a "Retail Warehouse" and a "Retail Warehouse Membership Club including a food and non-food component" and shall be restricted to areas not required for parking, landscaping or within the required yard setbacks;

.11 No drive thru facilities shall be located within 30 metres of Airport Road or Queen Street East;

.12 No gas bar shall be located within 60 metres of the intersection of Airport Road and Queen Street East;

.13 The aggregate Maximum Gross Leasable Floor Area for the purposes permitted by Exception 365.1 shall not exceed 46,450 square metres (500,000 square feet);

.14 The maximum number of retail establishments under 371 square metres (4000 square feet) shall be limited to 3;

.15 A "Retail Warehouse" use shall not exceed 11,612 square metres (125,000 square feet) in size;

.16 A "Retail Warehouse Membership Club including a food and nonfood component" shall not exceed 13,935 square metres (150,000 square feet) in size;

.17 A "Flea Market" shall not be permitted in this zone;

.18 A "Supermarket" use shall not exceed 2,787.1 square metres (30,000 square feet) in size and shall be limited to one (1).

.19 Notwithstanding Exception 365.2(9) of this zoning bylaw, the outdoor display of goods and materials shall be permitted in conjunction with a "Supermarket" use at the exterior main entryway and shall not exceed 200 square metres (2152.78 square feet).

12.365.3 for the purposes of Exception 365:

.1 For the purposes of this zone, a "Pet Service Shop" shall mean, the use of a building or portion thereof, for the selling of goods related to the care of household pets, pet grooming, veterinary services, boarding and pet day care;

.2 For the purposes of this zone, a "Retail Warehouse" shall mean, a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres (20,000 square feet) and where the principal use is the sale of products displayed and stored in a warehouse format, where such products shall not include food and pharmaceutical products and where ancillary restaurant uses may be provided;

.3 For the purposes of this zone, a "Retail Warehouse Membership Club including a food and non-food component' shall mean, the use of a building in which goods, wares, merchandise, substances or articles (which may include food and pharmaceuticals) are displayed, stored and sold in a warehouse format, and may include accessory retail and personal services uses such as, but not limited to, an optometrist office, optical services and sales, hearing aid dispensary, a pharmacy, photo finishing and processing, restaurant and take-out restaurant, installation of automotive parts sold on the premises, tire sales and installation, oil changes and dispensing of fuel including propane, automotive display and a garden centre, including indoor and outdoor sales and display areas. The warehouse format means a configuration where the floor area devoted to sales is integrated with the storage of things sold and s accessible to patron of the Retail Warehouse Membership Club.

.4 Shall also be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 365.2.

.5 Notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned GC - Exception 365, GC - Exception 346, and GC - Exception 338 shall be treated as a single lot for zoning purposes.

12.366 Exception 366

12.366.1 The lands shall only be used for the following purposes:

.1 Industrial Uses:

.a warehousing and storage of goods and products and materials within enclosed structures;

.b the manufacture and assembly of products such as:

.i apparel and finished textile or fabric products;

.ii printing, bookbinding and lithographing;

.iii die castings involving the use of plastics and light metals including aluminium and zinc;

.iv light manufacturing activities such as tubing, pipes, tools and instruments electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;

.c manufacturing, assembling, storage and distribution of semifinished and finished products;

.d shops for the repair or manufacturing of small goods and wares;

.e research and development facilities; and,

.f a builder's supply yard or a contractor's yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yard.

.2 Non-Industrial:

.a business offices;

.b radio and television broadcasting and transmission facilities;

.c dry cleaning and laundry distribution establishment;

.d a dairy;

.e a bakery;

.f a motor vehicle repair shop;

.g a motor vehicle body shop; and,

.h a radio or television broadcasting studio.

.3 Accessory:

.a an associated education purpose;

.b an associated office;

.c one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;

.d a retail outlet operated in conjunction with a particular use permitted by Exception 476.1(1) provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and,

.e purposes accessory to the other permitted purposes.

12.366.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 2,000 square metres

.2 Minimum Front Yard:

.a for a building not exceeding 8.0 metres in height: 15.0 metres

.b for a building not exceeding 9.1 metres in height: 18.0 metres

.c for a building 12.0 metres or less in height, but greater than 10.0 metres in height: 18.0 metres

.d for a building 15.0 metres or less, but greater than 12.0 metres in height: 21.0 metres

.3 Minimum Exterior Side Yard Width: 12.0 metres

.4 Minimum Interior Side Yard Width: 7.6 metres, except where the side lot line abuts the Williams Parkway right-of-way, in which case 19.6 metres shall be required.

.5 Minimum Rear Yard Depth: 7.6 metres, except where the rear lot line abuts the Williams Parkway right-of-way, in which case 19.6 metres shall be required.

.6 Maximum Building Height: 15.0 metres

.7 Minimum Landscaped Open Space:

.a for a corner lot:

.i 50 percent of the required front yard area;

.ii 50 percent of the required exterior side yard width; and,

.iii none required for an interior side yard.

.b for an interior lot:

.i 50 percent of the required front yard; and,

.ii 50 percent of one required side yard, and none for the other side yard.

.8 truck loading facilities may be located in the side or rear yard, provided that the landscape requirements of Exception 366.2(7) are complied with;

.9 Outside Storage of goods and materials and equipment is permitted subject to the following conditions:

.a the storage area shall not be located in the front yard, or in any exterior side yard, or on any portion of the lot required for parking, and shall not be closer to any side lot line, except in the rear yard, than the required setback for a building, provided, however, that where the rear yard abuts a street, the storage area shall not be located closer to any rear lot line than the required setback for a building from the rear lot line;

.b the storage area shall be enclosed by a fence or wall not less than 2.0 metres in height, constructed of metal, wood or masonry which is effective in screening the storage area from the street; and,

.c in addition to the requirements of Exception 366.2(7), where the storage area abuts a street, landscaped open space, 3.0 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected lot lines.

.10 a 1.8 metre high chain link fence shall be provided and maintained where any lot line abuts a Natural System (NS) Zone; and,

.11 a Landscape Buffer Area, with a minimum width of 12.0 metres shall be provided and maintained adjacent to Williams Parkway.

12.367 Exception 367

12.367.1 The lands shall only be used for the following purposes:

.1 Industrial

.a The manufacturing, cleaning, packaging, and processing, repairing or assembly of goods, foods or materials including a motor vehicle repair shop and a motor vehicle washing establishment.

.b non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental equipment, and a transportation terminal but not a junk yard, salvage yard, wrecking yard, quarry or pit;

.c a warehouse

.2 Accessory

.a An associated office.

12.367.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Landscape Open Space:

.a Except at approved driveway locations, a minimum 3.0 Metre wide strip shall be provided along the lot line abutting a street.

.b A minimum of 1.5 metre wide landscape strip shall be provided Along the interior lot line and 3.0 metres when adjacent to a NS zone;

.c The following shall be permitted in the required Landscape Open Space:

.i Retaining Wall;

.ii Noise Barriers.

.2 Minimum Interior Yard Setback: 1.5 metres and 3.0 metres when adjacent to a NS zone;

.3 Maximum Building Height: 13 metres

.4 Outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;

.5 Outside storage shall be screened from public view by fencing, architectural screening, landscape buffer, building placement, berms, or a combination of such treatments;

.6 No outside storage shall exceed the height of the fence screening located on the west property line;

.7 Notwithstanding the provisions of Section 4.1, the combined number of parking space for the uses permitted under Exception 367.1 shall be a minimum of 33 parking spaces.

12.367.3 for the purposes of Exception 367:

.1 Shall also be subject to the requirements and restrictions relating to the GE zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 367.2.

12.367.4 Holding (H)

.1 Shall only be used for the following purposes while the Holding (H) symbol is in place:

.a Purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.

.2 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:

.a It has been demonstrated to the satisfaction of the City and Region of Peel that:

.i Old Castlemore Road, east of the Rainbow Creek Corridor to Regional Road 50 be rebuilt to the City's Industrial Road Standard (Class 'A' Standard).

12.368 Exception 368

12.368.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b semi-detached dwellings; and,

.c townhouse dwellings.

.2 Non-Residential:

.a purposes accessory to the other permitted purposes.

12.368.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings shall be located within the areas shown as BUILDING AREA on Figure 1-Exception 368;

.2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 368;

.3 the Maximum Number of Dwelling Units shall be 35;

.4 the Minimum Distance between any structure and the right-of-way of Dixie Road shall be 14.0 metres;

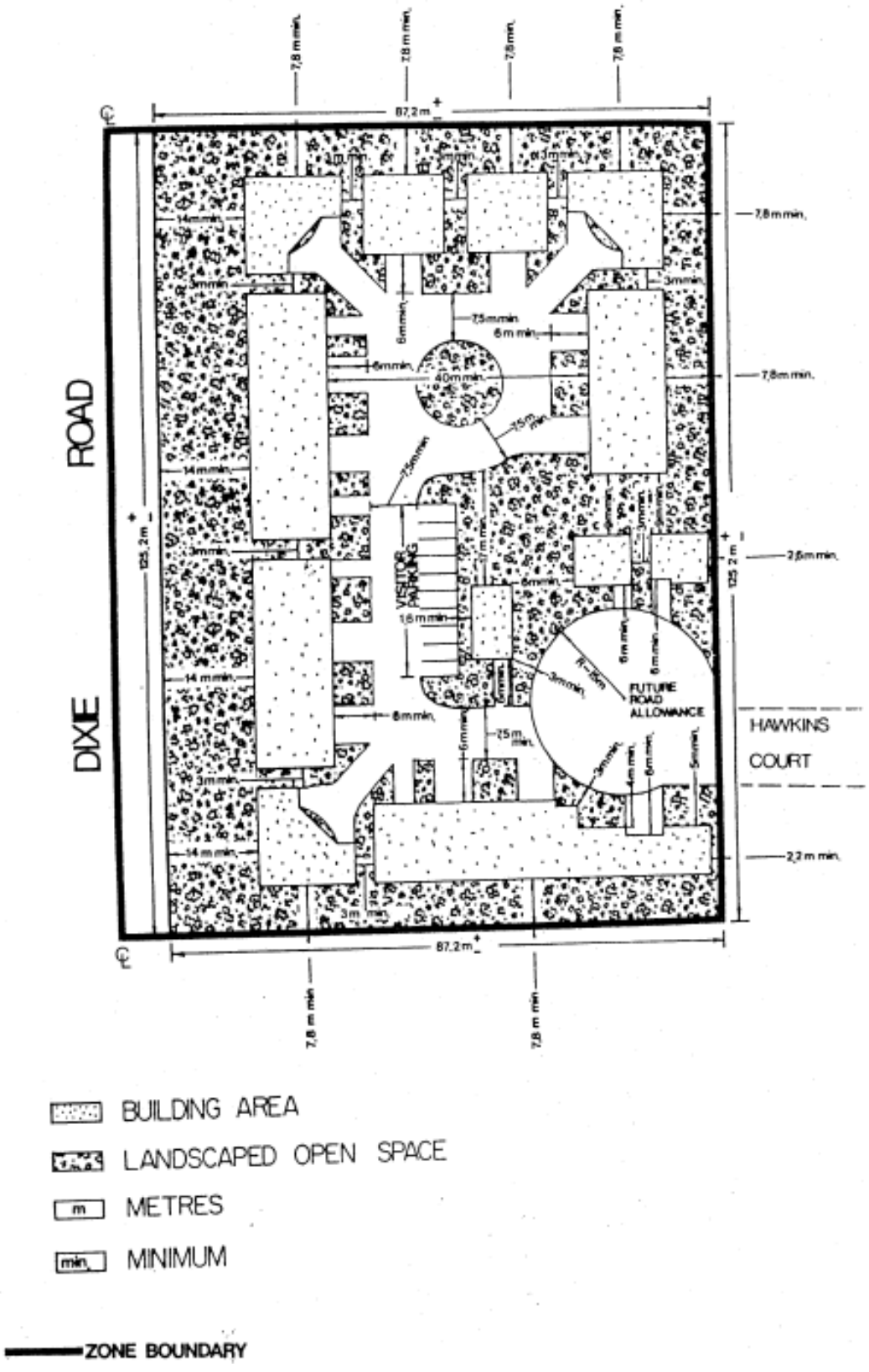
.5 each dwelling unit shall have direct pedestrian access from the front of the unit to the back of the unit without having to pass through any habitable room;

.6 the Maximum Height of any structure shall not exceed 8.0 metres;

.7 the minimum width of a private driveway which serves as vehicular access to a private garage shall be 3.0 metres;

.8 each visitor parking space shall have unobstructed access to a driveway having a minimum width of 7.5 metres and leading to a street.

Figure 1


DIXIE ROAD
HAWKINS COURT
FUTURE ROAD ALLOWANCE
VISITOR PARKING
87.2m
125.2m
7.8m min.
2.2m min.
BUILDING AREA
LANDSCAPED OPEN SPACE
METRES
MINIMUM
ZONE BOUNDARY

12.369 Exception 369

12.369.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone;

12.369.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.

.2 Minimum Rear Yard Depth: 7.6 metres from the rear lot line and 10.0 metres from the TransCanada Pipeline easement.

.3 Maximum Building Height: 10.0 metres

12.370 Exception 370

12.370.1 The lands shall only be used for the following purposes:

.1 single detached dwellings;

.2 a religious institution;

.3 a dwelling unit on the same lot as a religious institution; and,

.4 purposes accessory to the other permitted purposes.

12.370.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the following requirements and restrictions with respect to purposes permitted by Exception 370.1.1 and 370.1.4.

.a Minimum Interior Side Yard Width:

.i 1.2 metres on one side and 0.9 metres on the other side provided that where the distance between the walls of two dwellings is not less than 2.4 metres, no window below grade or door will be permitted in any such wall; and,

.ii the minimum distance between detached dwellings shall not be less than 2.1 metres.

.b Minimum Side Yard Width abutting the TransCanada Pipeline easement: 10.0 metres

.c Minimum Rear Yard Depth: 7.6 metres from the rear lot line, and 10.0 metres from the TransCanada Pipeline easement.

.d Maximum Building Height: 10.0 metres

12.370.3 for the purposes of Exception 370:

.1 shall also be subject to the requirements and restrictions relating to the I2 Zone, with respect to purposes permitted by Exception 370.1.2 and 370.1.3.

12.371 Exception 371

12.371.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.371.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall; and,

.b the minimum distance between detached dwellings shall not be less than 2.1 metres.

.2 Minimum Side Yard Width abutting the TransCanada Pipeline easement: 10.0 metres

.3 Minimum Rear Yard Depth: 7.6 metres from the rear lot line, and 10.0 metres from the TransCanada Pipeline Easement.

.4 Maximum Building Height: 10.0 metres

12.372 Exception 372

12.372.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.372.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: a side yard other than a side yard flanking a street may be reduced to zero metres provided that:

- .a the minimum distance between detached dwellings shall not be less than 2.1 metres;
- .b in no event shall the total width of both side yards on any lot be less than 2.1 metres; and,
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door shall be permitted in any such wall.

.2 Maximum Building Height: 10.0 metres

.3 Minimum Landscaped Open Space:

- .a 40 percent of the front yard of an interior lot;
- .b 50 percent of the front yard of a corner lot; and,
- .c 30 percent of the front yard where the side lot lines converge towards the front lot lines.

12.373 Exception 373

12.373.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 Zone.

12.373.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 10.0 metres

12.374 Exception 374

12.374.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a an office other than the offices of a health care practitioner.

.2 Accessory:

.a purposes accessory to the other permitted purposes.

12.374.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 5,000 square metres

.2 all buildings shall be located within the areas shown as BUILDING AREA on Figure 1-Exception 374;

.3 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 374;

.4 the Ground Floor Area of the office building shall not exceed 870.0 square metres;

.5 the Gross Commercial Floor Area of an office building shall not exceed 1740.0 square metres;

.6 the Maximum Height of the office building shall not exceed 2 storeys;

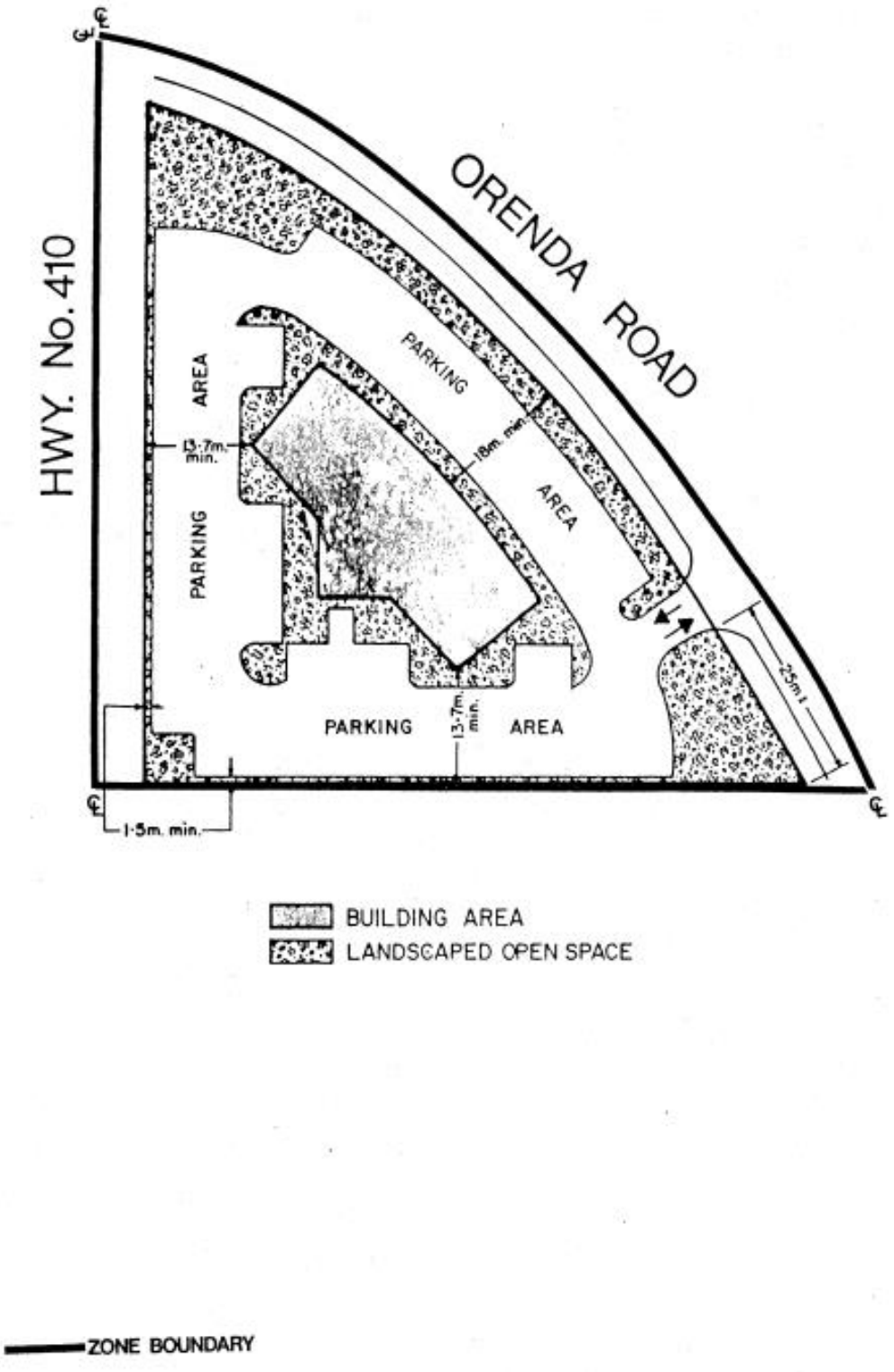
.7 a minimum of one (1) parking space shall be provided for each 20.0 square metres of gross commercial floor area or portion thereof, in the locations shown as PARKING AREA on Figure 1-Exception 374;

.8 a minimum of one (1) loading space shall be provided for the office building;

.9 the access driveway shall be provided in the location on Figure 1-Exception 374;

.10 any garbage or refuse container shall be located and enclosed within the office building.

Figure 1


HWY. No. 410
ORENDA ROAD
PARKING AREA
PARKING
18m. min.
AREA
13.7m. min.
PARKING
PARKING
13.7m. min.
AREA
25m.
1.5m. min.
BUILDING AREA
LANDSCAPED OPEN SPACE
ZONE BOUNDARY

12.375 Exception 375

12.375.1 The lands shall only be used for the following purposes:

.1 a gas bar;

.2 motor vehicle washing establishment; and,

.3 purposes accessory to the other permitted purposes.

12.375.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings shall be located within the areas shown as BUILDING AREAS on Figure 1-Exception 375;

.2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 375;

.3 the Gross Commercial Floor Area of a motor vehicle washing establishment shall not exceed 132.0 square metres;

.4 the Gross Commercial Floor Area of all kiosks shall not exceed 47.0 square metres;

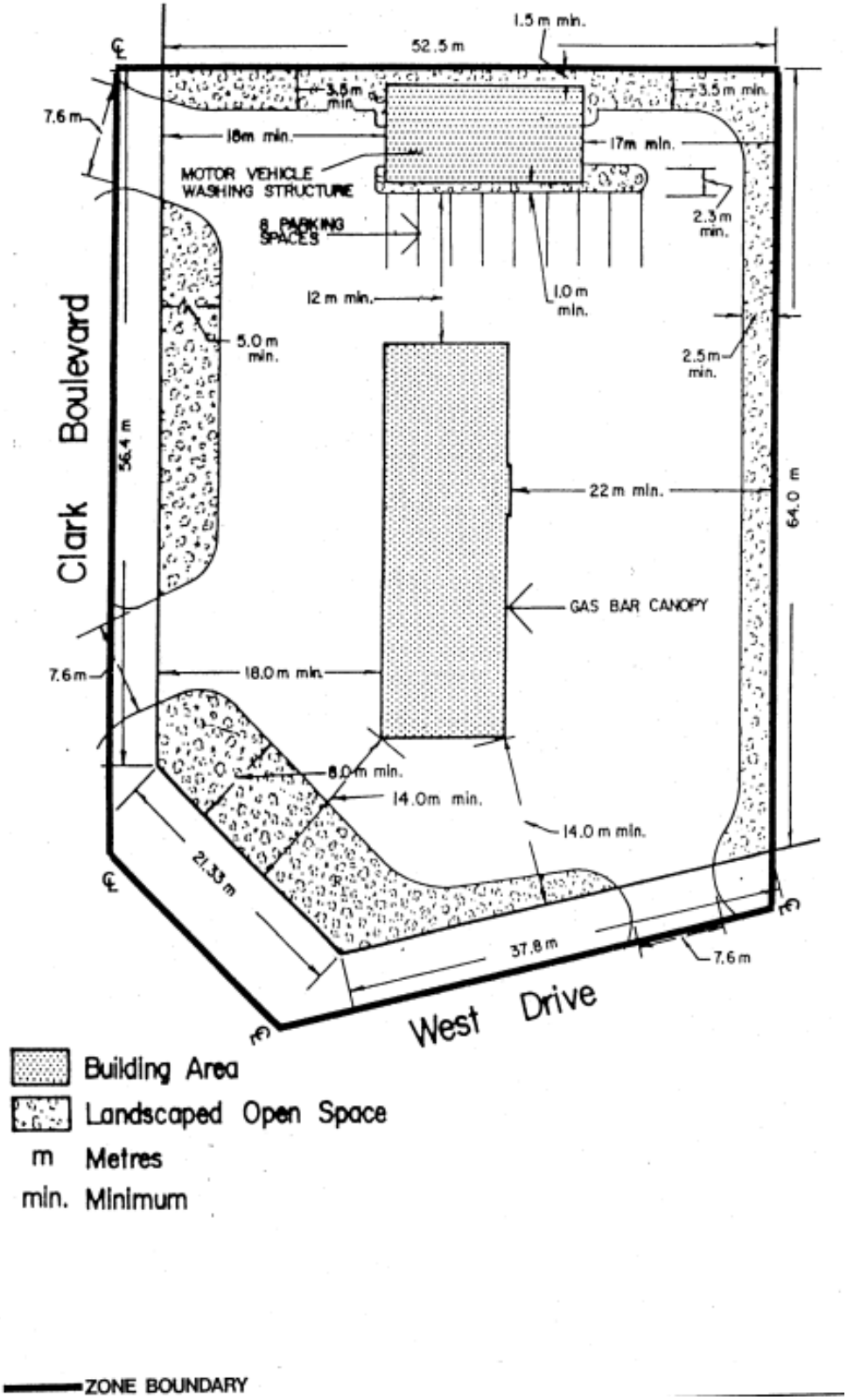
.5 the area covered by a gas bar canopy shall not exceed 355.0 square metres;

.6 the Maximum Height of all structures shall not exceed 1 storey;

.7 a minimum of ten (10) vehicle spaces shall be provided for a motor vehicle washing establishment; and,

.8 a minimum of 8 parking spaces shall be provided in the locations shown on Figure 1-Exception 375.

Figure 1


1.5 m min.
52.5 m
3.5 m min.
3.5 m min.
7.6 m
18m min.
17m min.
MOTOR VEHICLE WASHING STRUCTURE
8 PARKING SPACES
2.3 m min.
12 m min.
1.0 m min.
5.0 m min.
2.5 m min.
Clark Boulevard
56.4 m
22 m min.
64.0 m
GAS BAR CANOPY
7.6 m
18.0 m min.
8.0 m min.
14.0m min.
14.0 m min.
21.33 m
37.8 m
7.6 m
West Drive
Building Area
Landscaped Open Space
m Metres
min. Minimum
ZONE BOUNDARY

12.376 Exception 376

12.376.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.376.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 380.0 square metres
- .b for a Corner Lot: 470.0 square metres

.2 Minimum Lot Width:

- .a for an Interior Lot: 12.5 metres
- .b for a Corner Lot: 15.5 metres

.3 Minimum Lot Depth: 30.5 metres

.4 Minimum Front Yard Depth:

- .a to main wall of building: 4.5 metres
- .b to front of garage or carport: 6.0 metres

.5 Minimum Interior Side Yard Width: 1.2 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres, excluding any reserves less than 1.0 metres in width;

.7 Minimum Rear Yard Depth: 7.5 metres, except where the rear yard abuts a Highway Commercial or Institutional Zone, or a rail line, in which case the minimum requirement is 15.0 metres;

.8 Maximum Building Height: 10.6 metres

12.377 Exception 377

12.377.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.377.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 274.5 square metres

.b for a Corner Lot: 366.0 square metres

.2 Minimum Lot Depth: 30.5 metres

.3 Minimum Front Yard Depth:

.a to main wall of building: 4.5 metres

.b to front of garage or carport: 6.0 metres

.4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade shall be permitted in any such wall;

.5 Minimum Exterior Side Yard Width: 3.0 metres, excluding any reserves less than 1.0 metres in width;

.6 Minimum Rear Yard Depth: 7.6 metres, except where the rear yard abuts a Highway Commercial or Industrial Zone or a rail line, in which case the minimum requirement is 15.0 metres.

12.378 Exception 378

12.378.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone;

12.378.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;

.3 Minimum lot width of a lot abutting a daylighting triangle or rounding: 6.0 metres;

.4 Minimum building setback to a daylighting triangle/ rounding: 1.5 metres;

.5 Direct pedestrian access from the front yard to the rear yard is not required;

.6 No minimum dwelling unit width shall apply;

.7 Notwithstanding any other provision of the By-law, the maximum width of a driveway shall be:

.a 3.5m width for single driveways

.8 Notwithstanding any other provision of the By-law, the requirement for maintaining a minimum 0.6 metres wide permeable landscaped surfaces abutting one side lot line shall not apply;

.9 A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces

12.379. Exception 379

12.379.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.379.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle or rounding. Eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum 1.0 metres into the minimum front yard;

.3 Minimum lot width for a lot abutting a daylighting triangle/rounding: 11.0 metres;

.4 Minimum building setback to a daylighting triangle/rounding: 0.0 metres;

.5 Maximum interior garage width: 6.1 metres;

.6 Minimum Exterior Side Yard Width: 2.5 metres;

.7 Minimum Rear Yard Depth: 6.0 metres;

.8 The westerly lot line shall be the Front Lot Line.

12.380 Exception 380

12.380.1 The lands shall only be used for the following purposes:

.1 an office;

.2 medical centre;

.3 a bank, trust company or financial institution;

.4 pharmacy;

.5 only one coffee shop;

.6 purposes accessory to the other permitted purposes.

12.380.2 The lands shall be subject to the following requirements and restrictions:

.1 coffee shop shall not exceed a gross commercial floor area of 105 square metres.

.2 no advertisement, that can be seen from outside of the building, shall be permitted to give notice that a coffee shop is located within the building.

12.380.3 for the purposes of Exception 380:

.1 for the purposes of this Exception, Pharmacy shall mean a retail establishment dispensing prescription drugs, pharmaceuticals, patent medicines, personal health, medical and therapeutical appliances and equipment or any item which is prescribed or recommended by a physician.

12.381 Exception 381

12.381.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a personal service shop;
- .b a dry cleaning and laundry distribution station;
- .c a laundromat;
- .d a service shop;
- .e a bank, trust company or financial institution;
- .f an office including an office of a physician, dentist or drugless practitioner;
- .g a dining room restaurant excluding an adult entertainment parlour;
- .h a convenience restaurant;
- .i a take-out restaurant;
- .j a retail establishment having no outside storage, and
- .k a convenience store

12.381.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Commercial Floor Area for all buildings shall not exceed 2109 square metres;

.2 Minimum Front Yard Depth: 12.75 metres;

.3 Minimum Rear Yard Depth: 10.6 metres;

.4 Minimum Interior Side Yard Width: 13.6 metres;

.5 Minimum Exterior Side Yard Width: 10.5 metres;

.6 Minimum Lot Area: 7700 square metres;

.7 Maximum Building Height: 7.3 metres or 1 storey;

.8 all garbage and refuse storage containers shall be contained in the building and for purposes of a convenience restaurant and a dining room restaurant, garbage and refuse containers shall be self contained in a temperature controlled area within the building, and

.9 Minimum Landscaped Open Space:

- .a in the front yard, 25 percent of the minimum required front yard, and
- .b in the exterior side yard, 30 percent of the minimum required exterior side yard.

12.381.3 for the purposes of Exception 381:

.1 Convenience Store shall mean a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of less than 750 square metres.

12.382 Exception 382

12.382.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a personal service shop;
- .b a service shop;
- .c a dry cleaning and laundry distribution station;
- .d a laundromat;
- .e a bank, trust company or financial institution;
- .f an office;
- .g a retail establishment having no outdoor storage;
- .h a convenience restaurant, and a dining room restaurant; and,
- .i a convenience store.

.2 Accessory:

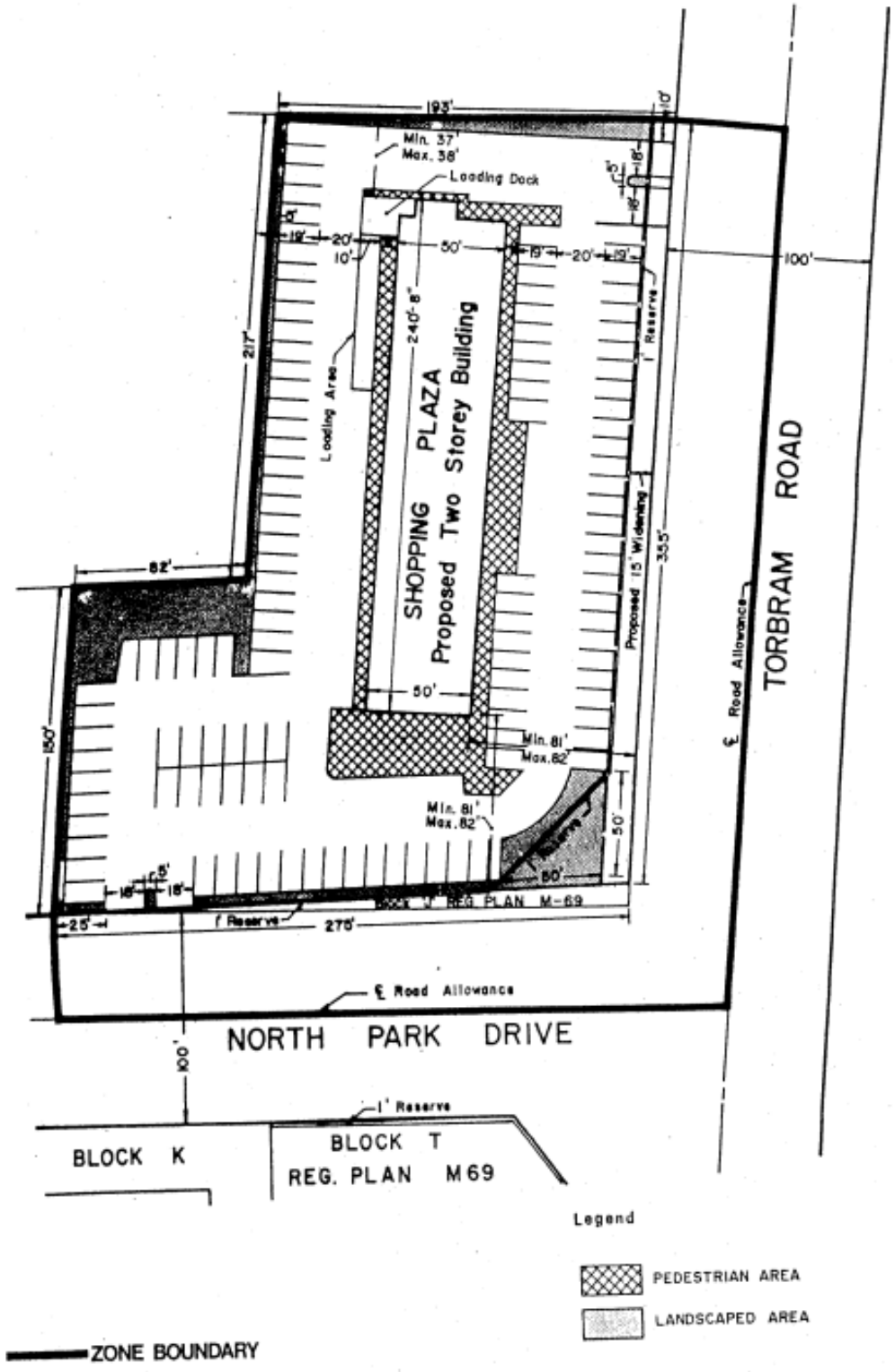
- .a purposes accessory to the other permitted purposes.

12.382.2 The lands shall be subject to the following requirements and restrictions:

.1 shall only be used in compliance with Figure 1-Exception 382; and,

.2 the Gross Floor Area for an office permitted by Exception 382.1(1)(f) shall not exceed 278.7 square metres.

Figure 1


193'
Min. 37'
Max. 38'
Loading Dock
20'
10'
50'
19'
20'
19'
100'
217'
240'-8"
Loading Area
SHOPPING PLAZA
Proposed Two Storey Building
1' Reserve
Proposed 15' Widening
355'
82'
150'
50'
Min. 81'
Max. 82'
Min. 81'
Max. 82'
50'
50'
5'
18'
18'
25'
1' Reserve
275'
REG. PLAN M-69
℄ Road Allowance
TORBRAM ROAD
NORTH PARK DRIVE
100'
1' Reserve
BLOCK K
BLOCK T
REG. PLAN M69
Legend
PEDESTRIAN AREA
LANDSCAPED AREA
ZONE BOUNDARY

12.383 Exception 383

12.383.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.383.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metre provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle or rounding. Eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum 1.0 metres into the minimum front yard;

.3 Minimum lot width for a lot abutting a daylighting triangle/rounding: 13.0 metres;

.4 Minimum building setback to a daylighting triangle/rounding: 0.0 metres;

.5 Maximum interior garage width: 6.1 metres.

12.384. Exception 384

12.384.1 The lands shall only be used for the following purposes:

.1 Underground Parking Structure.

.2 Landscaped Buffer Area.

.3 Shall also be subject to the requirements and restrictions relating to the R3H zone, residential general provisions, general provisions and OS zone of this bylaw which are not in conflict with those set out in Exception 384.

12.384.2 The Holding (H):

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

.a Confirmation that arrangements for a mutual access easement with the abutting property to the south (11532 Bramalea Road) have been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.

.b Confirmation that arrangements have been made to gratuitously convey any portion of the land that are deemed to be environmentally sensitive and are to be protected through the stewardship of the City of Brampton, to the satisfaction of the Commissioner of Planning, Building and Growth Management

12.385 Exception 385

12.385.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a a dining room restaurant;

.b a tavern;

.c a catering service; and,

.d a country inn.

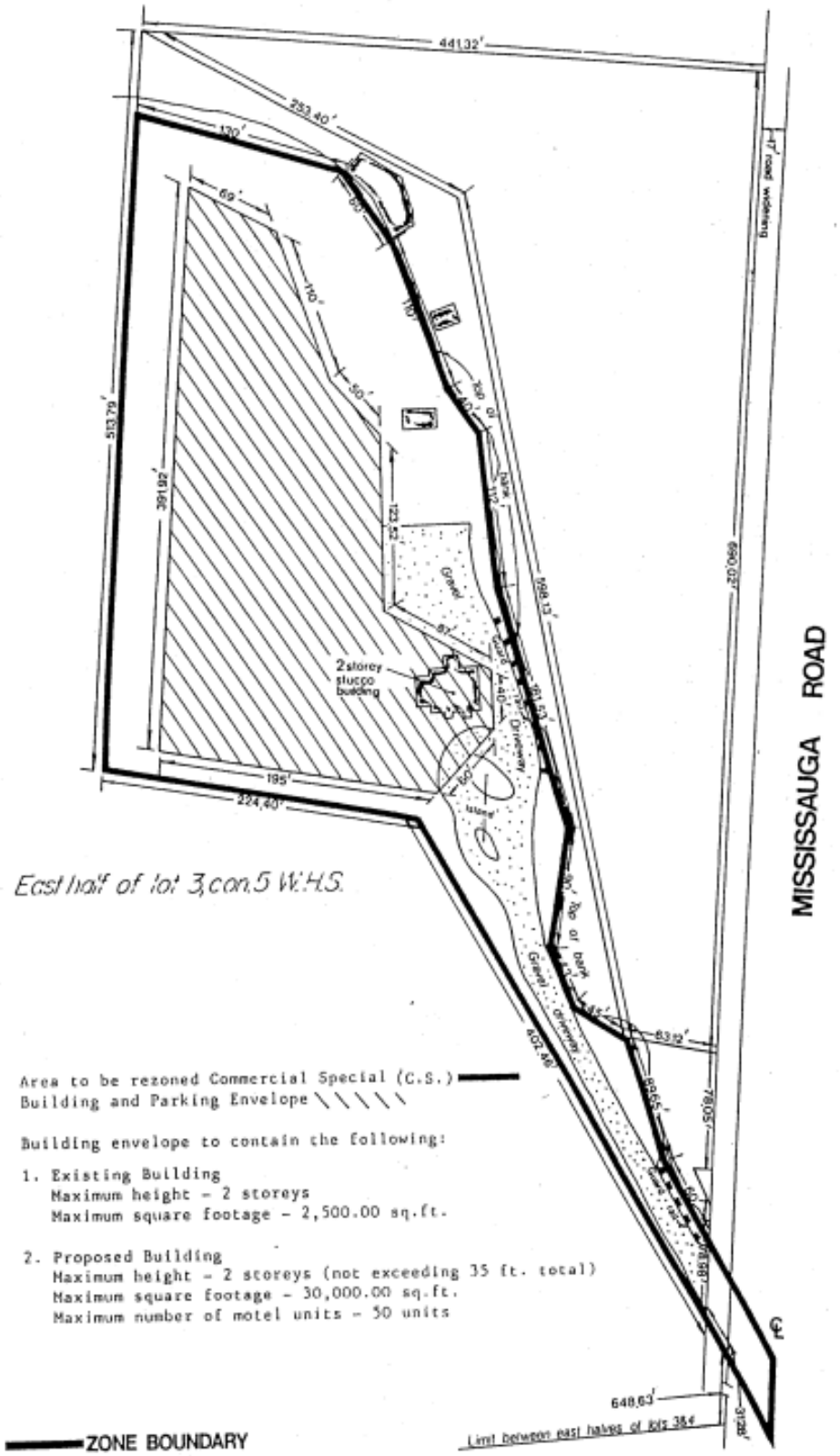
.2 Non-Commercial:

.a purposes accessory to the other permitted purposes.

12.385.2 The lands shall be subject to the following requirements and restrictions:

.1 shall only be used in compliance with Figure 1-Exception 385 to this by-law.

Figure 1


441.32'
253.40'
130'
69'
110'
50'
513.79'
391.92'
123.52'
Gravel
2 storey stucco building
195'
224.40'
598.13'
Driveway
Island
MISSISSAUGA ROAD
East half of lot 3, con. 5 W.H.S.
Area to be rezoned Commercial Special (C.S.)
Building and Parking Envelope
Building envelope to contain the following:
1. Existing Building
Maximum height - 2 storeys
Maximum square footage - 2,500.00 sq.ft.
2. Proposed Building
Maximum height - 2 storeys (not exceeding 35 ft. total)
Maximum square footage - 30,000.00 sq.ft.
Maximum number of motel units - 50 units
648.63'
Limit between east halves of lots 3&4
ZONE BOUNDARY

12.386 Exception 386

12.386.1 The lands shall only be used for the following purposes:

.1 An apartment dwelling.

.2 Purposes accessory to the other permitted uses.

12.386.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 27 metres

.2 Minimum Front Yard Depth: 5 metres

.3 Minimum Setback from a Lot Line for a Hydro Transformer: 0.3 metres

.4 Minimum Interior Side Yard (South): 6 metres

.5 Minimum Interior Side Yard (North): 3 metres

.6 Minimum Rear Yard Depth: 4.5 Metres

.7 Maximum Building Height: 15 Storeys

.8 Maximum Lot Coverage: 45%

.9 Minimum Landscaped Open Space: 37%

.10 Maximum Floor Space Index: 5.15

.11 Minimum Parking Requirements:

- .a Residents: 0.8 spaces per dwelling unit
- .b Visitor: 0.2 Spaces per dwelling unit

.12 Loading, Unloading and Waste Disposal Storage:

- .a One on-site loading space shall be provided.
- .b Loading, unloading and waste disposal facilities shall not be located on the wall of a building facing a street.

12.386.3 The Holding (H):

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

.a Confirmation that arrangements for a mutual access easement with the abutting property to the south (11532 Bramalea Road) have been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.

.b Confirmation that arrangements have been made to gratuitously convey any portion of the land that are deemed to be environmentally sensitive and are to be protected through the stewardship of the City of Brampton, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

12.387 Exception 387

12.387.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the LC Zone excluding a convenience restaurant.

12.387.2 The lands shall be subject to the following requirements and restrictions:

.1 the maximum Gross Floor Area of all buildings shall not exceed 3,349 square metres.

.2 notwithstanding Exception 387.2(1), an additional 140 square metres of Gross Floor Area will be permitted providing the following is satisfied:

.a a breezeway pedestrian connection is made through the main building in a location satisfactory to the Commissioner of Planning, Design & Development to connect the rear parking area to the front façade of the main building or,

.b a traffic and parking study, based on terms of reference approved by the Commissioner of Planning, Design and Development and undertaken by a consultant mutually agreeable to the Commissioner of Planning, Design and Development and the landowner, has been submitted and approved by the Commissioner of Planning, Design and Development acting reasonable, which concludes that the parking and traffic impact on the site of the additional proposed 140 square metres of Gross Floor Area can be accommodated without the construction of a breezeway. The foregoing determination shall be made on the basis of site observations at peak period over at least a one month period that is representational of higher demand time periods to demonstrate parking hazards(including but not limited to, fire lane parking, double parking or other illegal or hazardous stopping or parking) or inconveniences (including, but not limited to, vehicles leaving the site without parking after having had difficulty finding a parking space) are not experienced on the site due to the lack of convenient access to parking.

.3 offices for medical practitioners shall not exceed 195 square metres of gross floor area.

.4 drive-through facilities shall not be permitted.

.5 no outside storage shall be permitted.

.6 minimum landscaped open space:

.a a 3 metre wide landscaped strip abutting Queen Street and Torbram Road, except at approved access locations

.b a 3 metre wide landscaped strip abutting all other lands not zoned as LC - Exception 387, except at approved access locations.

.7 for a building constructed after September 2008, the minimum setback to Queen Street and Torbram Road shall be 3.0 metres.

12.388 Exception 388

12.388.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a a service station;

.b a day care centre; and,

.c the purposes permitted in the LC Zone.

12.389 Exception 389

12.389.1 The lands shall only be used for the following purposes:

.1 Permitted Uses:

.a Residential:

.i an apartment dwelling

.ii purposes accessory to other permitted uses (e.g. amenity space)

.b Commercial:

.i an office

.ii a retail establishment

.iii a convenience store

.iv a personal service shop

.v a day nursery

.vi a printing or copying establishment

.vii a dining room restaurant, a take-out restaurant

.viii a service shop

.ix a personal service shop

.x a community club

.xi a health & fitness centre

.xii an art gallery

.xiii an amusement arcade

12.389.2 The following uses shall not be permitted:

.1 an adult video store

.2 an adult entertainment parlour

.3 a body art and/or tattoo parlour

.4 a massage or body rub parlour

.5 a drive-through facility

12.389.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: No Requirement

.2 Minimum Lot Width: No Requirement

.3 Minimum Lot Depth: No Requirement

.4 Minimum setback to Queen Street East: 0.0 metres

.5 Minimum setback to June Avenue: 0.0 metres

.6 Minimum below grade setback: 0.0 metres

.7 Minimum setback to Rear Lot Line:

.a 7.5 metres for any portion of a building less than 12.0 metres in height from grade

.b 12.5 metres for any portion of the building greater than 12.0 metres in height from grade

.8 Minimum setback to Interior Side Lot Line:

.a 7.5 metres for any portion of a building within 30.0 metres of Queen Street East.

.b 5.0 metres for any portion of a building more than 30.0 metres of Queen Street East

.9 Minimum setback to a daylighting triangle/rounding: 0.0 metres

.10 Minimum distance between buildings within lands MH-Exception 389: 10.0 metres for the podium and 15.5 metres for the tow

.11 Maximum encroachment into the minimum rear and interior side yard setbacks or balconies, canopies, porches and patio: 2.5 metres

.12 Minimum Podium Height: 24.0 metres along Queen Street East

.13 Minimum Ground Floor Height for building closest to Queen Street East: 3.5 metres

.14 Maximum Floor Space Index (FSI): 10.7

.15 Maximum Building Height:

.a 150.0 metres for any building located within 40m of Queen Street,

.b 115.0 metres for any building beyond

.16 Notwithstanding 389.3(15), the following shall be exempt from the calculation of building height:

.a Lighting fixtures, trellises, stair enclosures, landscape features, elevator overruns, lightning rods, parapets, eaves, balcony or terrace guardrails, railings, vents and ventilating equipment, window washing equipment, mechanical equipment, landscape and green roof elements, outdoor recreation and amenity area elements (including accessory structures /buildings), partitions dividing outdoor recreation and amenity areas, rooftop lobbies to access rooftop amenity areas, wind mitigation, noise mitigation, chimney stack, exhaust

flues, and garbage chute overruns, to a maximum projection beyond the permitted building height by no more than 5.0 metres

.b A roof structure which is used only as an ornament or to house the mechanical equipment of any building

.17 Maximum Tower Floorplate Area: 800 square metres

.18 Minimum Gross Floor Area for a Dwelling Unit: No requirement

.19 Minimum Parking Requirements:

.a Access to any parking lot must be provided from an internal road;

.20 Commercial and office uses listed in Exception 389.1(b) shall be limited to the first 2 floors only;

.21 Loading areas shall be screened from view from a public street;

.22 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building.

12.389.4 for the purposes of Exception 389

.1 Podium shall mean any of various building elements that form the base or bottom storeys of a building, and does not include the Tower

.2 Tower shall mean the portion of the building located above a height of 38.0 metres for buildings located along Queen Street East and above a height of 24.0 metres all other building.

12.390 Exception 390

12.390.1 The lands shall only be used for the following purposes:

.1 Residential Uses:

- .a Nursing home
- .b Retirement community
- .c Stacked townhouse
- .d Back-to-back townhouse
- .e Back-to-back stacked townhouse
- .f Street townhouse

.2 Only as accessory to the uses identified in 390.1(1)(a) and (b) and contained within the same building:

- .a a personal service shop
- .b a dry cleaning and laundry distribution station
- .c a laundromat
- .d a dining room restaurant, a convenience restaurant or take-out restaurant
- .e a health centre or fitness centre
- .f a recreational facility
- .g an office
- .h a medical office

.3 Accessory uses:

- .a Purposes accessory to the other permitted purposes

12.390.2 The lands shall be subject to the following requirements and restrictions:

.1 For uses permitted in Exception 390.1(1)(a) and (b):

- .a Minimum Lot Area: No requirement;
- .b Minimum Lot Width: No requirement;
- .c Minimum Front Yard Depth: 7.5 metres;
- .d Minimum Interior Side Yard Depth: 2.0 metres;
- .e Minimum Rear Yard Depth: 4.0 metres;

.f Maximum Building Height: 8 storeys

.g Maximum Lot Coverage: 30%

.h Minimum Landscaped Open Space: No requirement

.i Maximum Gross Floor Area: 16,742 square meters

.j The uses identified in 390.1(2) shall only be permitted on the first to third floors

.k A rear deck may not project more than 4.0 metres beyond the rear wall of a building

.l Maximum number of dwelling units: 200

.m Minimum number of parking spaces: 91

.2 For uses permitted in Exception 390.1(1)(c), (d) and (e)

.a Minimum Lot Area: No requirement

.b Minimum Lot Width: No requirement

.c Minimum Front Yard Depth: 3.5 metres

.d Minimum Side Yard Depth: 3.5 metres

.e Minimum Rear Yard Depth: 4.0 metres

.f Maximum Building Height: 12.0 metres (excluding parapets, railings, privacy screens/dividers, and a rooftop structure used to house stairways/mechanical and electrical equipment)

.g Maximum Lot Coverage: 50%

.h Minimum Landscaped Open Space: 40% of the site

.i Minimum setback of a hydro transformer to a lot line: 1.2 metres

.3 For uses permitted in Exception 390.1(1)(f), the provisions of the R3M zone shall apply with a required minimum lot width of 6.0 metres and that a private street shall be considered as a street for zoning purposes.

12.390.3 for the purposes of Exception 390:

.1 A Retirement Community: is a residential community or housing complex intended for adults of retirement age who are generally able to care for themselves; however, assistance from home care agencies may be required, and activities and socialization opportunities are often provided.

.2 A Back-to-Back Stacked Townhouse Dwelling: a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where the units do not have a rear yard, and where each unit is directly accessible from the outside of the building.

12.391 Exception 391

12.391.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the RE zone;

.2 a Private School;

.3 a Day Nursery; and,

.4 purposes accessory to the other permitted uses.

12.391.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.5 hectares

.2 Minimum Lot Width: 60 metres

.3 Minimum Rear Yard Depth: 7.5 metres

.4 Minimum Front Yard Setback: 40 metres

.5 Minimum North Interior Side Yard: 4.5 metres

.6 Minimum South Interior Side Yard: 3.95 metres

.7 Maximum Lot Coverage: 25%

.8 Minimum Landscaped Buffer Area:

- .a 1.5 metres along the interior side yard lot lines;
- .b 3.0 metres along the rear yard lot line;
- .c 3.0 metres along the front yard lot line.

.9 A privacy fence shall be installed along the rear lot line.

.10 Notwithstanding any other provision of the By-law, garbage enclosure located within the required front yard shall be permitted with a fence height of 1.8 metres.

12.391.3 for the purposes of Exception 391:

.1 Shall also be subject to the requirements and restrictions relating to the RE zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 391.2.

12.392 Exception 392

12.392.1 The lands shall only be used for the following purposes:

.1 Offices;

.2 Product showroom;

.3 Uses accessory to the office use:

.a Recreation facility.

12.392.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum building height: 5 storeys, excluding the mechanical penthouse;

.2 Maximum gross floor area: 3,850 m2;

.3 Minimum exterior side yard width: 3.0 metres;

.4 Minimum required parking Spaces: 40 parking spaces;

.5 Setbacks to utility uses including gas meter, hydro transformer and generator shall not apply;

.6 Hydro transformer may be located within the required 3.0 metre landscape strip.

.7 Waste collection receptacle shall be located entirely within the rear yard or interior side yard and shall be screened from view from a street or public thoroughfare.

.8 A minimum 3.0 metre parking aisle width shall be provided abutting the east property line.

.9 Shall also be subject to the requirements and restrictions relating to the Industrial GE Zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 392.

12.393 Exception 393

12.393.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the I1 Zone; and,

.2 a day nursery.

12.393.2 The lands shall be subject to the following requirements and restrictions:

.1 the day nursery shall be carried on in compliance with Figure 1 - Exception 393;

.2 the area identified as "PLAY AREA" on Figure 1 - Exception 393 shall be enclosed by a fence, which on the south-easterly limit of the play area shall be of a 1.8 metres high solid screen board fence.

12.394 Exception 394

12. 394.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 Zone;

12. 394.2 The lands shall be subject to the following requirements and restrictions:

.1 Garage Control:

.a The maximum interior garage width shall not exceed 85% of the dwelling unit width and shall not project past the main building façade.

.b The interior space of a garage shall have a rectangular area not less than 2.7 metres by 5.4 metres with no more than one step encroachment.

12.395 Exception 395

12.395.1 The lands shall only be used for the following purposes:

.1 a residence for senior citizens; and,

.2 purposes accessory to the other permitted purposes.

12.395.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.4 hectares

.2 Maximum Gross Floor Area: 287.0 square metres

.3 Maximum Lot Coverage: 30 percent

.4 Maximum Number of Dwelling Units: 45

12.396 Exception 396

12.396.1 The lands shall only be used for the following purposes:

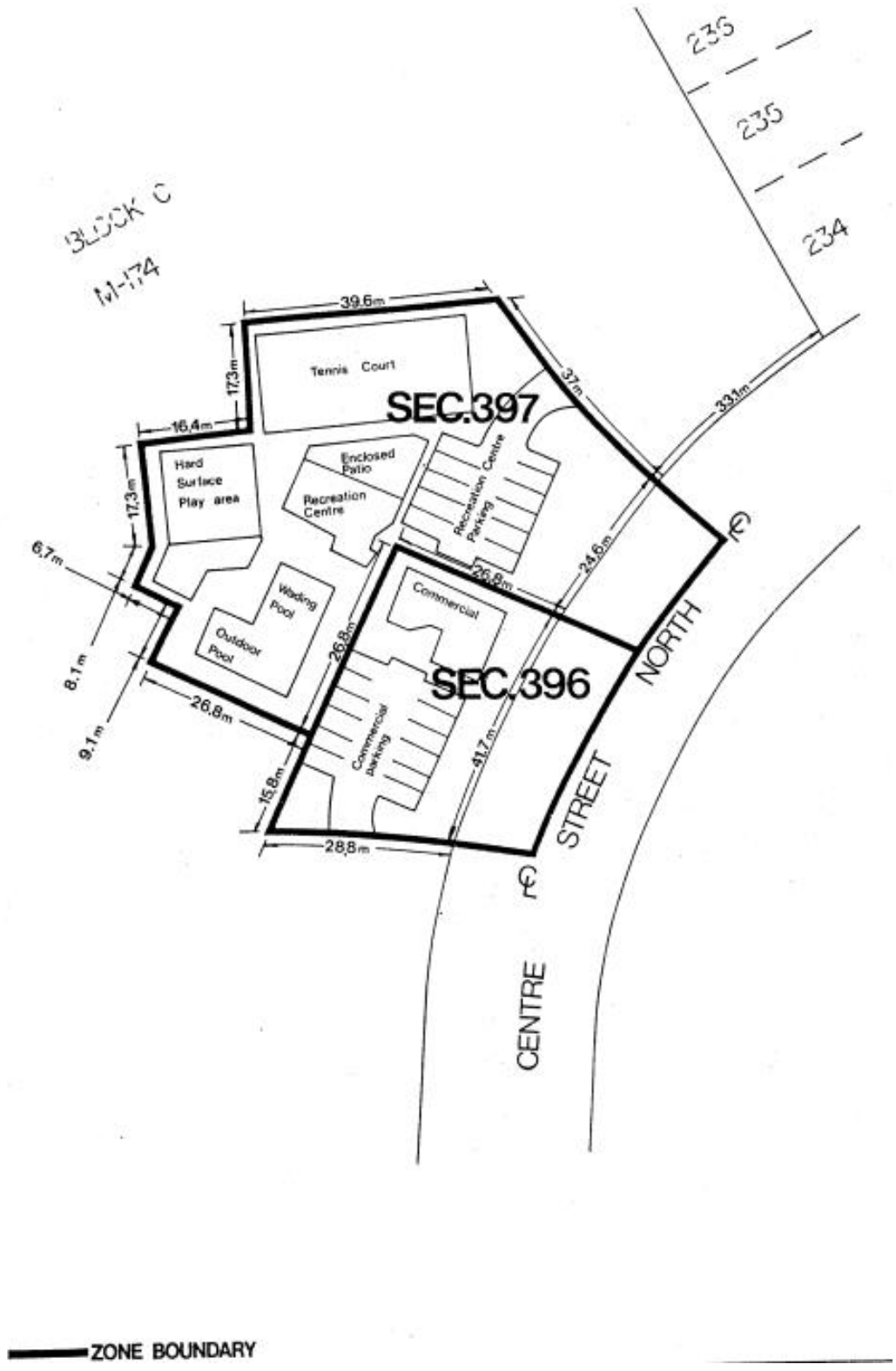
.1 shall only be used as a convenience store and purposes accessory thereto.

12.396.2 The lands shall be subject to the following requirements and restrictions:

.1 a minimum of 12 off-street parking spaces shall be provided and maintained in the locations shown on Figure 1-Exception 396.

.2 the site shall be used in compliance with Figure 1-Exception 396.

Figure 1


235
235
234
BLOCK C
M-174
39.6m
17.3m
16.4m
Tennis Court
SEC.397
37m
33.1m
Hard Surface Play area
Enclosed Patio
Recreation Centre
Recreation Centre Parking
17.3m
6.7m
8.1m
9.1m
Wading Pool
Outdoor Pool
26.8m
24.6m
Commercial
SEC.396
NORTH
26.8m
Commercial parking
41.7m
15.8m
28.8m
STREET
CENTRE
ZONE BOUNDARY

12.397 Exception 397

12.397.1 The lands shall only be used for the following purposes:

.1 a recreation centre; and,

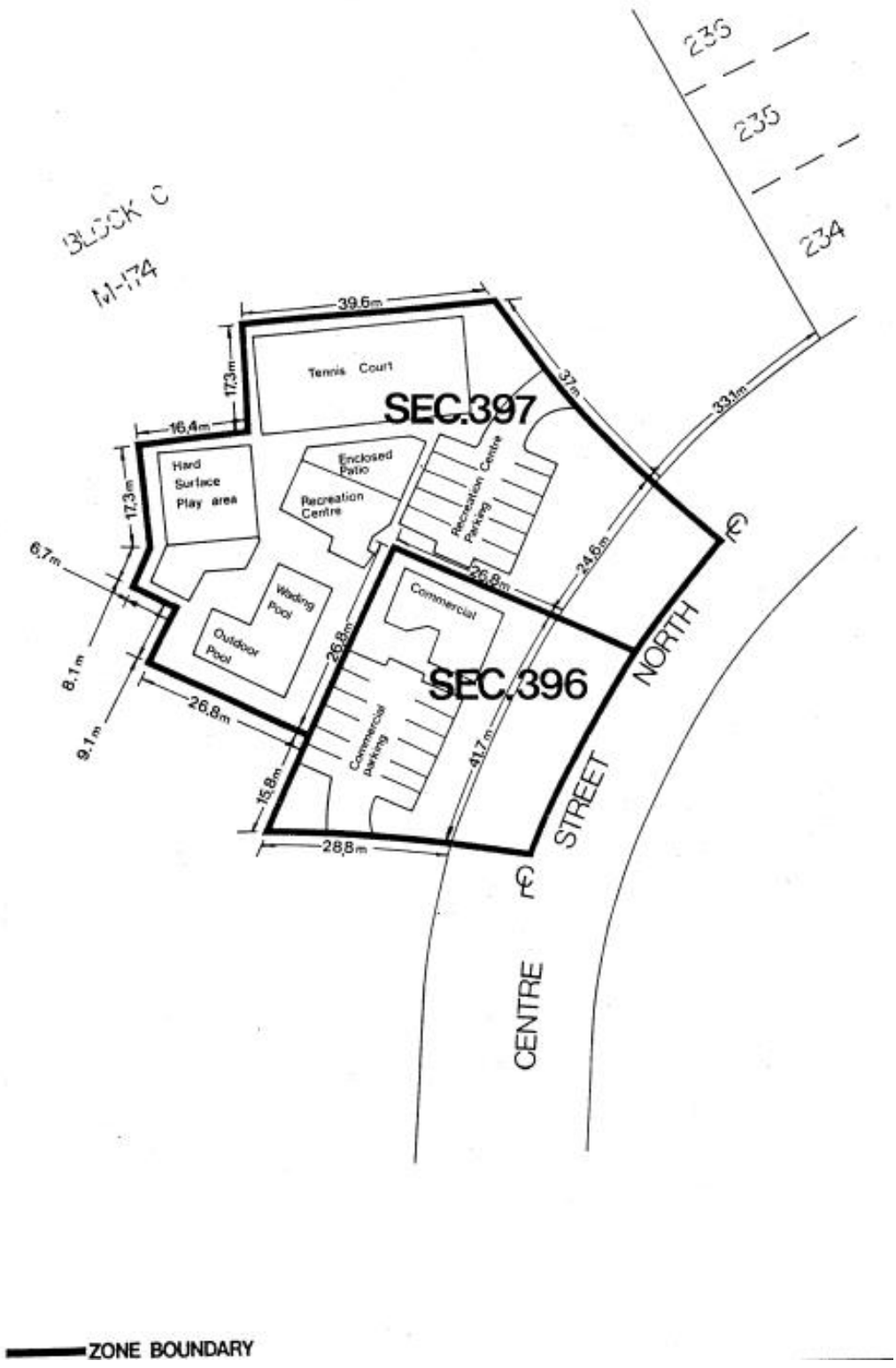
.2 purposes accessory to the other permitted purposes.

12.397.2 The lands shall be subject to the following requirements and restrictions:

.1 a minimum of 11 off-street parking spaces shall be provided and maintained in the locations shown on Figure 1-Exception 397;

.2 the site shall be used in compliance with Figure 1-Exception 397.

Figure 1


BLOCK C
M-174
235
235
234
39.6m
17.3m
Tennis Court
SEC.397
37m
331m
16.4m
17.3m
Hard Surface Play area
Enclosed Patio
Recreation Centre
Recreation Centre parking
6.7m
8.1m
9.1m
26.8m
Wading Pool
Outdoor Pool
26.8m
26.8m
24.6m
Commercial
SEC.396
NORTH
Commercial parking
41.7m
15.8m
28.8m
STREET
CENTRE
ZONE BOUNDARY

12.398 Exception 398

12.398.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in an R1 Zone;

.2 Open Space;

.3 Walkway;

.4 Emergency Access.

12.398.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: Corner Lot: 14.6 metres

.2 Minimum Front Yard:

- .a 4.5 metres, but 6.0 metres to the front of the garage
- .b The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .c A porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding triangle;
- .d A bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .e A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight triangle.

.3 Minimum Exterior Side Yard Width:

- .a 3 metres;
- .b The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .c A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .d A porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
- .e A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight triangle; and

.f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.

.4 Minimum Interior Side Yard Width:

.a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and

.b 1.2 metres for a corner lot abutting an interior lot.

.5 Garage Control: minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.

.6 Driveways Dimensions:

.a Driveway minimum width requirements: 3.5m (single), 6.0m (double), 7.3m (shared).

12.399 Exception 399

12.399.1 The lands shall only be used for the following purposes:

.1 a Nursing Home;

.2 a Retirement Home;

.3 only in conjunction with Exception 399.1(1) or Exception 399.1(2):

- .a Apartment Dwelling, excluding a single room occupancy unit;
- .b Adult Day Care; and,

.4 The following purposes accessory to the permitted uses:

- .a Day Nursery for the primary use of staff
- .b Health Centre/Fitness Centre
- .c Living Classroom;
- .d Office;
- .e Medical Office;
- .f Services Shop, Personal;
- .g Research and Development;
- .h Restaurant, Dining Room; and
- .i Retail Establishment,

12.399.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Setback

- .a For any portion of a building 3 storeys in height or less: 5.0 metres
- .b For any portion of a building 4 storeys in height or greater: 7.0 metres

.2 Minimum Interior Side Yard Setback

- .a For any portion of a building 3 storeys in height or less: 3.8 metres
- .b For any portion of a building 4 storeys in height or greater: 27.0 metres

.3 Minimum Exterior Side Yard Setback

- .a For any portion of a building 3 storeys in height or less: 3.5 metres
- .b For any portion of a building 4 storeys in height or greater: 35.0 metres

.4 Minimum Rear Yard Setback

.a For any portion of a building 3 storeys in height or less: 13.8 metres

.b For any portion of a building 4 storeys in height or greater: 88.0 metres

.5 Minimum Setback from a Daylight Triangle: 3.5 metres;

.6 Maximum Building Height: 12 storeys;

.7 Maximum Number of Apartment Dwelling Units: 138;

.8 Maximum Floor Space Index (FSI): 2.15;

.9 Landscaped Open Space: except at approved driveway locations, a landscaped open space strip having a minimum width of 3.0 metres shall be provided along the northerly and westerly property lines;

.10 All loading and waste disposal shall be screened;

.11 Parking:

.a For each bed for a nursing home and a retirement home, the minimum parking spaces shall be 0.33 parking spaces.

.b For each dwelling unit in an apartment or multiple residential dwelling, the minimum required parking shall be:

.i 1.0 parking space for residents, and

.ii 0.20 parking spaces for visitors,

.c No additional parking is required for uses identified in Exception 399.1(4);

.12 All lands zoned Exception 399 shall be treated as one lot for zoning purposes.

12.399.3 for the purposes of Exception 399:

.1 Single Room Occupancy Unit: shall mean a habitable dwelling unit owned and operated by a public authority, or by a non-profit and non commercial organization, within which kitchen, sleeping and sanitary facilities are not physically separated;

.2 Adult Day Care: shall mean an indoor or outdoor premises in which care is offered or supplied on a regular schedule to adults for a portion of a day, but shall no include overnight accommodation;

.3 Medical Office: shall mean premises designed and used for the diagnosis, examination, treatment and rehabilitation of human patients, including waiting and treatment rooms, blood testing clinics and pharmacy, but shall not include overnight accommodation for in-patient care;

.4 Living Classroom: shall mean premises that provides an in-situ learning platform that integrates theoretical and practical education and training for health care workers in the gerontological field;

.5 Research and Development: shall mean premises for scientific research investigation, testing, or experimentation, but not for the manufacturing or sale of products

12.400 Exception 400

12.400.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a retail establishment having no outdoor storage;
- .b a bank, trust company or financial institution;
- .c an office;
- .d a supermarket;
- .e a convenience store;
- .f a dry cleaning or laundry distribution station;
- .g a laundromat;
- .h a wine, beer or liquor store; and,
- .i a dining room restaurant or a take-out restaurant.

.2 Non-Commercial:

- .a a community centre;
- .b a recreation centre;
- .c a day nursery; and,
- .d purposes accessory to the other permitted purposes.

12.400.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: a recreational area, community centre or a day nursery or any combination thereof, shall have a minimum lot area of 0.5 hectares;

.2 Minimum Front Yard Depth: 18.0 metres

.3 Minimum Interior Side Yard Width: 0 metres

.4 Minimum Exterior Side Yard Width: 18.0 metres

.5 Maximum Building Height: 10.6 metres

.6 Maximum Gross Commercial Floor Area: 5020.0 square metres

12.401 Exception 401

12.401.1 The lands shall only be used for the following purposes:

.1 a religious institution;

.2 purposes accessory to the other permitted purposes.

12.401.2 The lands shall be subject to the following requirements and restrictions:

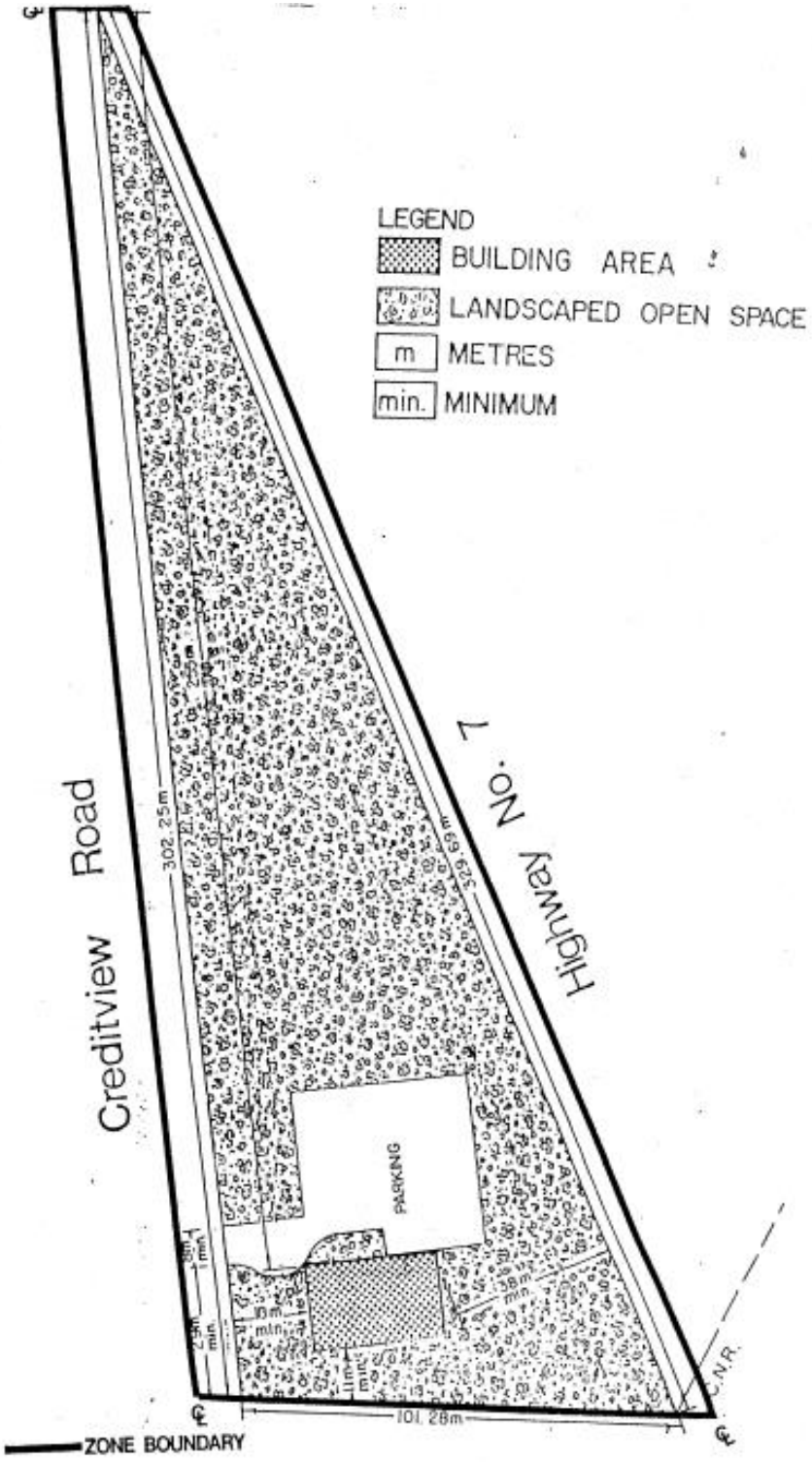
.1 all buildings shall be located within the area shown as BUILDING AREA on Figure 1-Exception 401;

.2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 401.

.3 the Gross Floor Area of all structures shall not exceed 750.0 square metres;

.4 the Maximum Height of any structure shall not exceed 6.0 metres;

Figure 1


LEGEND
BUILDING AREA
LANDSCAPED OPEN SPACE
m METRES
min. MINIMUM
Creditview Road
Highway No. 7
302.25m
329.69m
PARKING
101.28m
C.N.R.
ZONE BOUNDARY

12.402 Exception 402

12.402.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.402.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 396.0 square metres
- .b for a Corner Lot: 486.0 square metres

.2 Minimum Lot Width:

- .a for an Interior Lot: 13.2 metres
- .b for a Corner Lot: 16.2 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of a garage or carport: 6.0 metres

.5 Minimum Side Yard Width:

- .a for an exterior side yard:
  - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
  - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

.6 for a side yard flanking a public walkway, or land zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.

.7 for all other side yards: 0 metres provided that:

- .a the distance between the walls of two dwellings is not less than 1.8 metres;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade shall be permitted in either wall; and,
- .c the total width of side yards on any lot is not less than 1.8 metres.

.8 Minimum Rear Yard Depth: 7.6 metres

.9 Maximum Building Height: 2 storeys

.10 Minimum Landscaped Open Space:

.a 50 percent of the front yard of an interior lot;

.b 60 percent of the front yard of a corner lot; and,

.c 40 percent of the front yard area of a lot where the side lot lines converge towards the front lot line.

12.403 Exception 403

12.403.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.403.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 360.0 square metres
- .b Corner Lot: 486.0 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres
- .b Corner Lot: 16.2 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of a garage or carport: 6.0 metres

.5 Minimum Side Yard Width:

- .a for a side yard flanking a road allowance:
  - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
  - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces the side lot line.
- .b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .c for all other side yards: 0 metres, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres;
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, a door below grade is permitted in either wall; and,
  - .iii the total width of side yards on any lot shall not be less than 1.8 metres.

.6 Minimum Rear Yard Depth: 7.6 metres

.7 Maximum Building Height: 2 storeys

.8 Minimum Landscaped Open Space:

.a 50 percent of the front yard area of an interior lot;

.b 60 percent of the front yard of a corner lot; and,

.c 40 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

12.404 Exception 404

12.404.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.404.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 605.0 square metres

.2 Minimum Lot Width: 22.0 metres

.3 Minimum Lot Depth: 27.5 metres

.4 Minimum Front Yard Depth:

- .a from the garage: 6.0 metres
- .b from the dwelling: 3.0 metres

.5 Minimum Side Yard Width:

- .a for a 1 storey dwelling: 1.2 metres
- .b for a dwelling unit 2 or more storeys: 1.5 metres

.6 Minimum Rear Yard Depth: 7.6 metres

.7 Maximum Building Height: 10.0 metres

.8 Minimum Landscaped Open Space:

- .a 50 percent of the front yard of an interior lot;
- .b 60 percent of the front yard of a corner lot; and,
- .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

12.405 Exception 405

12.405.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.405.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 504.0 square metres
- .b for a Corner Lot: 630.0 square metres

.2 Minimum Lot Width:

- .a for an Interior Lot: 18.0 metres
- .b for a Corner Lot: 21.0 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Interior Side Yard Width:

- .a for a 1 storey dwelling: 1.2 metres
- .b for a 2 storey dwelling: 1.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.6 metres

.8 Maximum Building Height: 10.0 metres

.9 Garage Location: the front of a garage on a corner lot shall not be closer than 6.0 metres to a street lot line.

.10 Minimum Landscaped Open Space:

- .a 50 percent of the front yard of an interior lot;
- .b 60 percent of the front yard of a corner lot; and,
- .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

12.406 Exception 406

12.406.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone;

12.406.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width:

- .a for a 1 storey dwelling: 1.2 metres
- .b for a 2 or more storey dwelling: 1.5 metres

.2 Maximum Building Height: 10.0 metres

.3 Minimum Landscaped Open Space:

- .a 50 percent of the front yard of an interior lot;
- .b 60 percent of the front yard of a corner lot; and,
- .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

12.407 Exception 407

12.407.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.407.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 540.0 square metres

.2 Minimum Lot Width: 18.0 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Side Yard Width:

- .a for a 1 storey dwelling: 1.2 metres
- .b for 2 or more storey dwelling: 1.5 metres

.6 Minimum Rear Yard Depth: 10.0 metres

.7 Maximum Building Height: 10.0 metres

.8 Minimum Landscaped Open Space:

- .a 50 percent of the front yard of an interior lot;
- .b 60 percent of the front yard of a corner lot; and,
- .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

12.408 Exception 408

12.408.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a dining room restaurant;
- .b a convenience restaurant;
- .c a convenience restaurant with a drive-through facility;
- .d a bank, trust company or financial institution;
- .e a union hall;
- .f a printing or copying establishment;
- .g a mail or delivery courier service;
- .h a personnel service office;
- .i a mechanical or electrical engineering design office;
- .j an industrial design studio;
- .k an industrial photography studio; and,
- .l an establishment for the sales and service of industrial computers.
- .m a retail establishment having no outside storage;
- .n a service shop;
- .o a personal service shop;
- .p an office;
- .q a dry cleaning and laundry distribution station;
- .r a convenience store;
- .s a custom workshop; and,
- .t a health centre.

.2 Non-Commercial:

- .a purposes accessory to the other permitted purposes.

12.408.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 116.0 metres

.2 Minimum Lot Depth: 147.0 metres

.3 Minimum Lot Area: 2.0 hectares

.4 Minimum Front Yard Depth: 25.0 metres

.5 Minimum Interior Side Yard Width: 9.5 metres

.6 Minimum Exterior Side Yard Width: 25.0 metres

.7 Minimum Rear Yard Depth: 9.5 metres

.8 Maximum Number of Main Building: 2

.9 Minimum Distance Between Main Buildings: 40.0 metres

.10 Maximum Building Height: 2 storeys

.11 no storage shall be permitted outside a building.

.12 a Landscaped Buffer Area shall be provided and maintained adjacent to streets, except at driveway locations in accordance with the following:

- .a Street Minimum Width
  - .i Williams Parkway: 6.0 metres
  - .ii Chrysler Drive: 6.0 metres

.13 one driveway access ramp only shall be permitted to Williams Parkway allowing right turns in and right turns out, and two driveway access ramps only shall be permitted to Renault Boulevard allowing all turning movements.

.14 accessory buildings or structures are permitted subject to the following:

- .a accessory buildings shall be used for the purpose of parking motor vehicles, or the storage of garbage; and,
- .b accessory buildings shall not be permitted in an exterior side yard or front yard.

.15 a massage parlour, an adult video store or an adult entertainment parlour shall not be permitted.

12.409 Exception 409

12.409.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.409.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 480.0 square metres
- .b for a Corner Lot: 545.0 square metres

.2 Minimum Lot Depth: 32.0 metres

.3 Minimum Side Yard Width:

- .a for an exterior side yard:
  - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
  - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
- .b for all other side yards: 1.2 metres for the first storey, plus 0.6 metres for each storey above the first.

.4 Maximum Building Height: 2 storeys

12.410 Exception 410

12.410.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.410.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 416.0 square metres
- .b for a Corner Lot: 448.0 square metres

.2 Minimum Lot Width:

- .a for an Interior Lot: 13.0 metres
- .b for a Corner Lot: 14.0 metres

.3 Minimum Lot Depth: 32.0 metres

.4 Minimum Side Yard Width:

- .a for an exterior side yard:
  - .i 3.0 metres where the dwelling unit and garage both face the front lot line; and,
  - .ii 6.0 metres for the garage and 3.0 metres for the dwelling unit where the garage faces the side lot line.
- .b for a side yard abutting Lots 57, 58, 59 and 60 as shown on Registered Plan M-202: 1.2 metres for the first storey plus 0.6 metres for each storey above the first.
- .c for all other side yards: zero metres provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres;
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  - .iii the total width of side yards on any lot is not less than 1.8 metres.

.5 Maximum Building Height: 2 storeys

12.411 Exception 411

12.411.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R2 zone;

.2 Dwelling, Townhouse: shall mean a building that is divided vertically above established grade into three (3) or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than ten (10) square metres in area from the ground level to the roofline of the wall; and where each dwelling unit has an independent entrance to the front and rear yard immediately abutting the front and rear wall of the unit.;

12.411.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot — 120 square metres;
- .b Corner Lot — 180 square metres;
- .c End Lot — 144 square metres.

.2 Minimum Lot Width:

- .a Lot width to be measured 6.0 metres from the rear lot line;
- .b Interior Lot — 6.0 metres;
- .c Corner Lot — 9.0 metres;
- .d End Lot — 7.2 metres.

.3 Minimum Lot Depth: 20.0 metres, notwithstanding the minimum lot depth does not apply on lots adjacent to a daylighting triangle.

.4 For the purpose of this zone, the front lot line is deemed to be Mayfield Road and/or Torbram Road;

.5 Where a corner lot abuts a daylight or visibility triangle larger than 12.0 metres by 12.0 metres:

- .a The Lot Line that abuts a daylight or visibility triangle shall be deemed to be the Front Lot Line;
- .b The Lot Line that abuts a Lane shall be deemed to be the Rear Lot Line;
- .c Minimum Front Yard Depth: 1.2 metres;
- .d Minimum Lot Depth does not apply

.6 Minimum Front Yard Depth:

- .a 4.5 metres;

.b The main wall of a dwelling may encroach into the front yard to within 0.3 metre of a daylight rounding/triangle;

.c A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.d A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.e A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

.f A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.2 metres of a daylight rounding/triangle

.7 Minimum Rear Yard Depth

.a 3.0 metres for an interior lot;

.b 6.0 metres to a garage door facing the rear lot line;

.c The main wall of a dwelling may encroach into the rear yard to within 0.3 metres of a daylight rounding/triangle;

.d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard;

.e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle;

.f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum rear yard;

.g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 1.2 metres of a daylight rounding/triangle.

.8 Minimum Interior Side Yard Width:

.a 1.2 metres and 0.0 metres when abutting a side lot line that coincides with a common wall between two dwellings;

.b 0.0 metres when abutting a side lot line coincides with a common wall between two garages;

.9 Minimum Exterior Side Yard Width:

.a 3.0 metres;

.b 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone;

.c The main wall of a dwelling may encroach into the exterior side yard to within 0.3 metres of a daylight rounding/triangle;

.d A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;

.e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle.

.h For corner/end lots with a 1.2 metre exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres, exclusive of windows.

.10 The following shall apply to a bay, bow or box windows:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

.b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

.11 Maximum Building Height: 14.0 metres and shall not exceed 3-storeys.

.12 Minimum Amenity Area: 3.5 square metres shall be provided on a balcony or uncovered terrace on the second or third floor or in the rear yard at ground level.

.13 The following Garage Controls shall apply:

.a The maximum cumulative garage door width for interior lots having a lot with less or equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;

.b The maximum cumulative garage door width for corner lots having a lot width equal to or greater than 6.0 metres shall be 5.5 metres;

.c A two bay garage width shall be permitted on a corner lot;

.d The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width permitted on the lot;

.e The driveway with shall not exceed the width of any unit.

.f The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.

.14 Section 3.18 shall not apply.

.15 Section 4.2.B.1 shall not apply.

.16 Section 10.21 shall not apply.

.17 Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard.

.18 A maximum fence height of 1.2 metres shall be permitted in any yard, unless required to address acoustical requirements.

.19 An accessory structure shall not be permitted in any yard.

.20 Notwithstanding any other provision of the By-law, no more than 9 dwelling units shall be attached where located between a right-of-way and an open space zone.

.21 Section 5.2.Q.1 shall not apply.

.22 Notwithstanding any other provision of the By-law, the following shall apply to residential driveways:

.a The minimum driveway width shall be 2.75 metres;

.b For a corner lot, the maximum driveway width shall be the width set out in 5.2.I or the width of the garage, whichever is greater.

12.411.3 for the purposes of Exception 411:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 411.2.

12.411.4 Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

.a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

.b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.412 Exception 412

12.412.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 Zone.

12.412.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 37.0 units per hectare

12.413 Exception 413

12.413.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the HC Zone;

12.413.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth:

- .a 15.0 metres for a building not exceeding 8.0 metres in height;
- .b 18.0 metres for a building not exceeding 9.0 metres in height;
- .c 21.0 metres for a building not exceeding 12.0 metres in height; and,
- .d 24.0 metres for a building not exceeding 15.0 metres in height.

.2 Minimum Landscaped Open Space: 50 percent of the front yard area.

.3 Minimum Street Line Setback: 15.0 metres.

.4 Minimum Lot Area: 0.2 hectares.

.5 Minimum Rear Yard Depth: 7.6 metres, except where the rear lot line abuts a railway right-of-way in which case no rear yard shall be required.

.6 Minimum Side Yard Width: 7.6 metres, except where the side lot line abuts a railway right-of-way, in which case no side yard shall be required.

.7 Outside Storage: with the exception of motor vehicles, boats, camping equipment, snowmobiles, lawn and garden equipment displayed outdoors for sale, no storage of goods shall be permitted outside a building, except where such storage is confined to the rear yard and not closer than 1.2 metres to any lot line, and is totally enclosed with a solid fence having a minimum height of 1.8 metres and a maximum height of 3.0 metres, provided no fence shall be required in the rear lot line where a rear yard abuts a railway right-of-way.

12.414 Exception 414

12.414.1 The lands shall only be used for the following purposes:

.1 a gas bar;

.2 a take-out restaurant;

.3 a retail establishment having no outside storage;

.4 a convenience store;

.5 a personal service shop;

.6 a dry cleaning and laundry distribution station;

.7 a bank, trust company, or financial institution;

.8 a real estate office, and

.9 purposes accessory to the other permitted purposes.

12.414.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 40.0 metres;

.2 Minimum Rear Yard Depth: 3.0 metres;

.3 Maximum Building Height: 7.5 metres;

.4 a landscaped strip, not less than 3.0 metres in width shall be provided and maintained along the Torbram Road frontage and the Williams Parkway flankage, exclusive of the driveway locations, and along the hypotenuse of the daylighting triangle at the intersection of two streets;

.5 the floor area devoted to a take-out restaurant shall not exceed 66.0 square metres;

.6 an amusement arcade shall not be permitted;

.7 an adult entertainment parlour shall not be permitted, and

.8 the Maximum Gross Commercial Floor Area to be permitted on the site shall not exceed 815.0 square metres.

12.414.3 for the purposes of Exception 414:

.1 Amusement Arcade shall mean any shop, building or place in which amusement devices are installed, placed or operated as the principal trade.

12.415 Exception 415

12.415.1 The lands shall only be used for the following purposes:

.1 Residential Uses:

.a An apartment dwelling

.2 Only in conjunction with an apartment dwelling, the following non-residential uses shall be permitted on the ground floor of an apartment dwelling:

.a Retail establishment having no outside storage;

.b A bank, trust company, or finance company;

.c An animal hospital;

.d A commercial school;

.e A community club;

.f A custom workshop;

.g A dining room restaurant, a take-out restaurant;

.h A dry cleaning and laundry distribution station;

.i An office;

.j A personal service shop;

.k A printing or copying establishment; and

.l A health centre.

.3 Purposes accessory to other permitted uses.

12.415.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purpose of this exception, the lot line abutting Mississauga Road shall be deemed the front lot line.

.2 For the purpose of this exception, the lot line abutting Kent Road shall be deemed the rear lot line.

.3 For the purpose of this exception, the mezzanine level of any proposed building shall be included as part of the first floor level.

.4 All lands zoned MH- Exception 415 shall be treated as one lot for zoning purposes.

.5 Minimum setback to a hydro/ transformer: 1.0 metres

.6 Maximum encroachment of canopies and balconies is 1.8 metres into any yard.

.7 Maximum encroachment of windscreens is 1.2 metres into any yard.

.8 Notwithstanding any other provision of the By-law, windscreens are permitted to a maximum height of 2.0 metres.

.9 Minimum Setbacks to a One Storey Underground Garage Entrance Structure:

- .a Front Yard Depth: 105 metres
- .b North Interior Side Yard Width: 20.0 metres
- .c South Interior Side Yard Width: 5.0 metres
- .d Rear Yard Depth: 20.0 metres

.10 Minimum Building Setbacks:

- .a Front Yard Depth:
  - .i For the first 2 storeys: 3.0 metres
  - .ii For Any portion above the 2nd storey up to and including 7th storey: 4.0 metres
  - .iii For Any portion above the 7th storey and including the 30th storey: 6.0 metres
- .b North Interior Side Yard Width:
  - .i For the first five storeys: 24.0 metres
  - .ii For Any portion above the 5th storey up to and including the 9th storey: 25.0 metres
  - .iii For Any portion above the 9th storey up to and including the 30th storey: 34.0 metres
- .c East Interior Side Yard Width: 15.0 metres
- .d South Exterior Side Yard Width:
  - .i For the first seven storeys: 3.5 metres
  - .ii For Any portion above the 7th storey up to and including the 30th storey: 4.0 metres
- .e Rear Yard Depth: 60.0 metres
- .f Minimum building setback to a daylight triangle: 3.0 metres

.11 Minimum Separation

- .a Minimum separation distance between buildings for first seven storeys: 15.0 metres
- .b Minimum separation distance between buildings or portions thereof above 7th storey: 25.0 metres

.12 Maximum Building Height:

- .a located within 68.0 metres of the exterior side lot line: 30 storeys
- .b located within the remainder of the lot: 12 storeys

.13 Maximum Lot Coverage: 35%

.14 Maximum Floor Space Index: 4.5

.15 Minimum Landscape Open Space: 35% of the lot area

.16 Parking for all uses shall be provided in accordance with the following:

.a Visitor Spaces:

.i Visitor Parking: Minimum of 0.20 spaces per dwelling unit

.ii Non-residential gross floor area is exempted from the calculation of any minimum parking space requirement.

12.415.3 for the purposes of Exception 415:

.1 Windscreen: shall mean a physical feature or barrier with a maximum of two vertical sides or segments and designed to mitigate impact of wind.

.2 Mezzanine: shall mean a floor than is not larger in area than 40% of the ground floor area.

12.416 Exception 416

12.416.1 The lands shall only be used for the following purposes:

.1 Purposes permitted within the R2 zone.

12.416.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;

.2 Minimum building setback to a daylighting triangle/rounding: 1.5 Metres;

.3 Minimum lot width for a lot abutting a daylighting triangle: 7.0 metres;

.4 Minimum dwelling unit width: 6.0 metres;

.5 Minimum Interior Side Yard Width:

.a 1.2 metres; or

.b 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;

.6 Maximum Building Height: 14.0 metres;

.7 Maximum Lot Coverage: no requirement;

.8 The requirement for maintaining a minimum 0.6 metre wide permeable landscape surface abutting one side lot line shall not apply;

.9 Maximum cumulative garage door width: 3.5 metres.

12.416.3 The Holding (H)

.1 Until the Holding (H) symbol is removed, the lands designated R2(H) - Exception 416 shall only be used for the following purposes:

.a Uses, buildings and structures as may be permitted and in accordance with the Agricultural (A) zone.

.2 Written Confirmation that all infrastructure and services has been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy has been received by the Commissioner of Public Works.

12.417 Exception 417

12.417.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone

12.417.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 2,160.0 square metres

.2 Minimum Lot Width: 28.5 metres

12.418 Exception 418

12.418.1 The lands shall only be used for the following purposes:

.1 shall only be used for an animal hospital.

12.419 Exception 419

12.419.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone;

12.419.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 352.0 square metres
- .b for a Corner Lot: 448.0 square metres

.2 Minimum Lot Width:

- .a for an Interior Lot: 11.0 metres
- .b for a Corner Lot: 14.0 metres

.3 Minimum Lot Depth: 32.0 metres

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of a garage or carport: 6.0 metres

.5 Minimum Side Yard Width:

- .a for an exterior side yard:
  - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
  - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
- .b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .c for a side yard abutting Bovaird Drive or Highway Number 410, or a reserve abutting these roads: 13.7 metres
- .d for other side yards: zero metres, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres;
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  - .iii the total width of the side yards on any lot is not less than 1.8 metres.

.6 Minimum Rear Yard Depth: 7.6 metres, except where the rear yard abuts Bovaird Drive or Highway Number 410 or a reserve abutting these roads, in which case the minimum requirements is 13.7 metres.

.7 Maximum Building Height: 2 storeys

.8 Minimum Front Yard Landscaped Open Space: 40 percent of the front yard area of an interior lot, 50 percent of the front yard of a corner lot, and 30 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

12.420 Exception 420

12.420.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.420.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 288.0 square metres
- .b for a Corner Lot: 384.0 square metres

.2 Minimum Lot Depth: 32.0 metres

.3 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of a garage or carport: 6.0 metres

.4 Minimum Side Yard Width:

- .a for an exterior side yard:
  - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
  - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
- .b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .c for a side yard abutting Bovaird Drive on Highway Number 410, or a reserve abutting there roads: 13.7 metres
- .d or other side yards: zero metres, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door below grade is permitted in either wall; and,
  - .iii the total width of side yards on any lot is not less than 1.8 metres.

.5 Minimum Rear Yard Depth: 7.6 meters, except where the rear yard abuts Bovaird Drive or Highway Number 410 or a reserve abutting these roads in which case the minimum requirement is 13.7 metres.

.6 Maximum Building Height: 2 storeys

12.421 Exception 421

12.421.1 The lands shall only be used for the following purposes:

.1 a gas bar;

.2 only in conjunction with a gas bar, a convenience store;

.3 a convenience restaurant;

.4 a dry cleaning and laundry distribution station or a dry cleaning and laundry establishment;

.5 an office other than an office for a health care practitioner;

.6 a printing and copying establishment;

.7 a tool and equipment rental establishment;

.8 a rental and service establishment; and,

.9 purposes accessory to the other permitted purposes.

12.421.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings shall be located within the areas shown on Figure 1-Exception 421;

.2 Landscaped Open Space shall be provided and maintained in the area shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 421;

.3 the Gross Commercial Floor Area of all structures, with the exception of the gas bar canopy shall not exceed 600.0 square metres;

.4 the Gross Commercial Floor Area devoted to a convenience store shall not exceed 95.0 square metres;

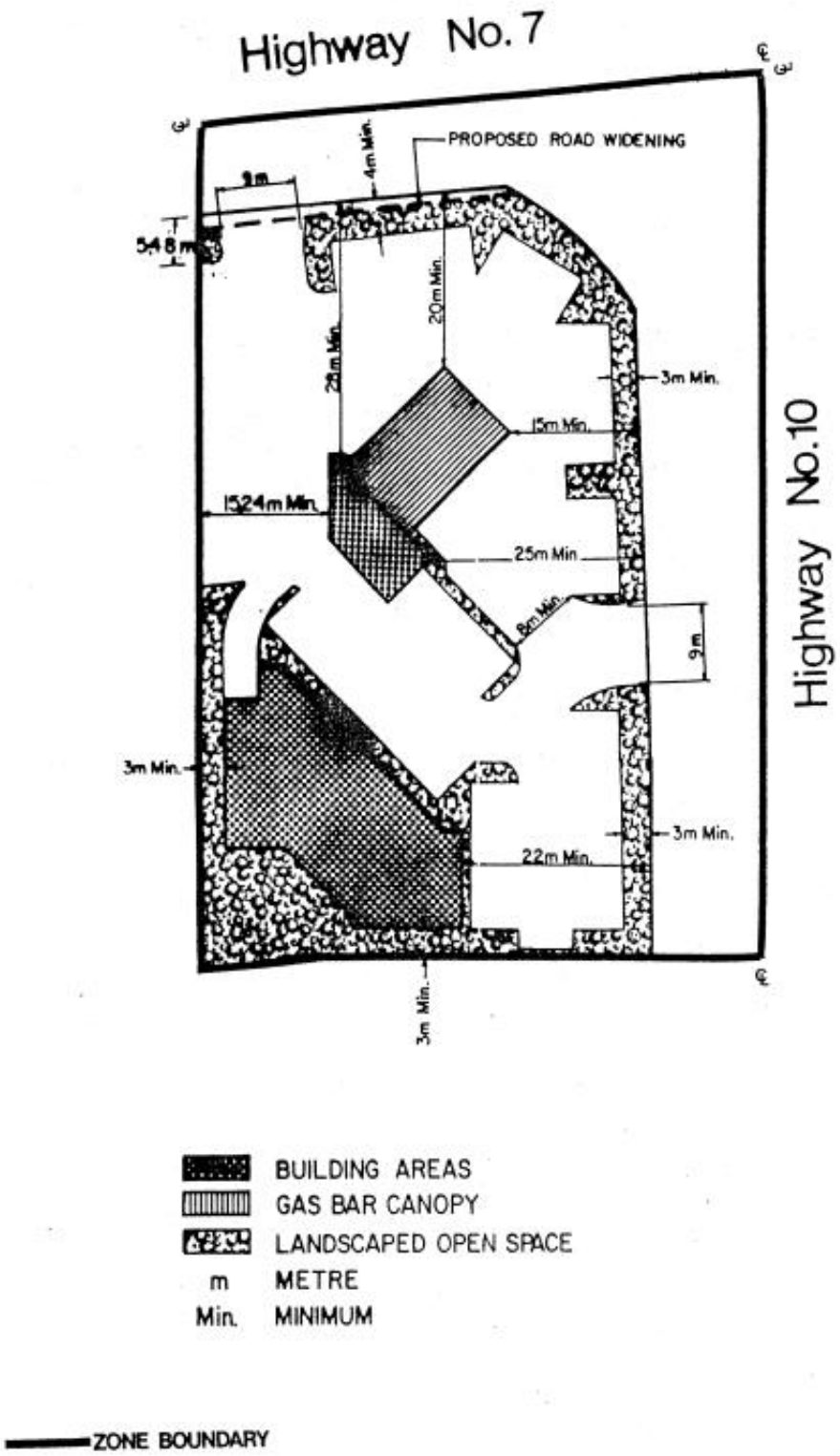
.5 the Gross Commercial Floor Area devoted to a convenience restaurant shall not exceed 180.0 square metres;

.6 the area covered by a gas bar canopy shall not exceed 190.0 square metres and shall be located within the area shown as GAS BAR CANOPY on Figure 1-Exception 421;

.7 the Maximum Height of all structures shall not exceed 1 storey; an adult entertainment parlour shall not be permitted; and,

.8 all garbage and refuse storage containers shall be located within the southerly structure on the site.

Figure 1


Highway No. 7
PROPOSED ROAD WIDENING
4m Min.
9m
5.48m
20m Min.
28m Min.
3m Min.
15m Min.
15.24m Min.
25m Min.
9m Min.
9m
3m Min.
3m Min.
22m Min.
3m Min.
Highway No.10
BUILDING AREAS
GAS BAR CANOPY
LANDSCAPED OPEN SPACE
m METRE
Min. MINIMUM
ZONE BOUNDARY

12.422 Exception 422

12.422.1 The lands shall only be used for the following purposes:

.1 purposes permitted in PE Zone;

.2 a service station;

.3 a gas bar;

.4 only in conjunction with a gas bar, a retail establishment having no outside storage;

.5 a bank, trust company, finance company;

.6 a dining room restaurant; a convenience restaurant; a take-out restaurant;

.7 a motor vehicle repair shop, and

.8 purposes accessory to the other permitted purposes.

12.423 Exception 423

12.423.1 The lands shall only be used for the following purposes:

.1 Purposes permitted within the R1 zone.

12.423.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;

.2 Maximum cumulative garage door width: 5.5 metres.

12.423.3 The Holding (H)

.1 Until the Holding (H) symbol is removed, the lands designated R1 -Exception 423 on Schedule Ashall only be used for the following purposes:

.a Uses, buildings and structures as may be permitted and in accordance with the Agricultural (A) zone.

.2 Written Confirmation that all infrastructure and services has been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy has been received by the Commissioner of Public Works.

12.424 Exception 424

12.424.1 The lands shall only be used for the following purposes:

.1 All purposes permitted within the R3M Zone

12.424.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth:

- .a For any portion of a building 2 storeys in height or less: 0.0 metres
- .b For any portion of a building 3 storeys in height or more: 2.5 metres

.2 Minimum Interior Side Yard Width:

- .a For any portion of a building 2 storeys in height or less: 4.5 metres
- .b For any portion of a building 3 storeys in height or more: 7.0 metres 3.

.3 Minimum Exterior Side Yard Width:

- .a For any portion of a building 2 storeys in height or less: 2.5 metres
- .b For any portion of a building 3-6 storeys in height: 5.5 metres
- .c For any portion of a building 7 storeys in height or more: 7.0 metres

.4 Minimum Rear Yard Depth:

- .a For any portion of a building 2 storeys in height or less: 2.7 metres
- .b For any portion of a building at the 3rd storey: 5.4 metres
- .c For any portion of a building at the 4th storey: 8.2 metres
- .d For any portion of a building at the 5th storey: 11.3 metres
- .e For any portion of a building at the 6th storey: 14.3 metres
- .f For any portion of a building 7 storeys in height or more: 18.8 metres

.5 Minimum Setback from Daylight Triangle:

- .a For any portion of a building 2 storeys in height or less: 0.0 metres
- .b For any portion of a building 3 storeys in height or more: 2.5 metres

.6 Maximum lot coverage: 75% of the lot area

.7 Minimum Landscaped Open Space: 20% of the lot area

.8 Maximum Floor Space Index: 3.3 FSI

.9 Maximum Height: 7 storeys

.10 Minimum parking requirement for an apartment dwelling use is 0.60 parking spaces per unit for residents and 0.20 parking spaces per unit for visitor

.11 Minimum setback from an electrical switchgear box and any other utility infrastructure to any property line is 0.5 metre

.12 Maximum encroachment of bay windows, awnings, balconies, canopies, architectural features, and structural elements is 1.0 metres into any yard.

12.425 Exception 425

12.425.1 The lands shall only be used for the following purposes:

.1 Shall only be uses for the purposes permitted in an R1 Zone.

12.425.2 The lands shall be subject to the following requirements and restrictions:

.1 The maximum cumulative garage door width and driveway width shall be 6.0 metres;

.2 The minimum lot width of a corner lot shall be 14.6 metres;

.3 Notwithstanding any other provision of the By-law, a private condominium road is permitted and shall be treated as a street for zoning purposes;

.4 A minimum of 6 visitor parking spaces shall be provided within the common element condominium area or lands zoned in Exception 425.

12.426 Exception 426

12.426.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b semi-detached dwellings;

.c a group home; and,

.d an auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.426.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for a Single Detached Dwelling: 435.0 square metres

.b for a Semi-Detached Dwelling: 870.0 square metres per lot and 435.0 square metres per dwelling unit.

.2 Minimum Lot Width:

.a for a Single Detached Dwelling: 9.2 metres

.b for a Semi-Detached Dwelling: 18.4 metres, and 9.2 metres per dwelling unit.

.3 Minimum Lot Depth: 45.0 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Rear Yard Depth: 7.6 metres

.6 Minimum Side Yard Width:

.a for a Single Detached Dwelling:

.i 1.2 metres on one side and 0.9 metres on the other side;

.ii the minimum distance between detached dwellings shall not be less than 2.1 metres;

.iii the width of the side yard abutting a walkway, or park shall not be less than 1.5 metres; and,

.iv where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

.b for a Semi-Detached Dwelling:

.i the minimum distance between two semi-detached dwelling units of a semi-detached dwelling shall be 1.2 metres except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be 0 metres;

.ii the minimum distance between two semi-detached dwellings or between a semi-detached dwelling and a single detached dwelling shall not be less than 2.1 metres;

.iii the width of the side yard abutting a walkway, or park shall not be less than 1.5 metres; and,

.iv where the distance between the walls of two semi-detached dwellings and a single detached dwelling, or of two dwelling units of a semi-detached dwelling is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

.7 Maximum Building Height: 2 storeys

.8 Minimum Landscaped Open Space:

.a 40 percent of the front yard of an interior lot;

.b 50 percent of the front yard of a corner lot; and,

.c 30 percent of the front yard where the side lot lines converge towards the front lot line.

12.427 Exception 427

12.427.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwelling; and,

.b a group home or auxiliary group home.

.2 Non-Residential:

.a a home occupation.

12.427.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 735.0 square metres

.b for a Corner Lot: 825.0 square metres

.2 Minimum Lot Width:

.a for an Interior Lot: 21.0 metres

.b for a Corner Lot: 24.0 metres

.3 Minimum Lot Depth: 33.5 metres

.4 Minimum Side Yard Width:

.a for a One Storey Dwelling: 1.2 metres

.b for a Two or More Storey Dwelling: 1.5 metres

.5 Maximum Building Height: 10.0 metres

.6 Garage Location: the front of a garage on a corner lot shall not be closer than 6.0 metres to a street lot line as projected.

.7 Minimum Landscaped Open Space:

.a 50 percent of the front yard of an interior lot;

.b 60 percent of the front yard of a corner lot; and,

.c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

12.428 Exception 428

12.428.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwelling; and,

.b a group home or auxiliary group home.

.2 Non-Residential:

.a a home occupation; and,

.b purposes accessory to the other permitted purposes.

12.428.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 735.0 square metres

.2 Minimum Lot Width: 21.0 metres

.3 Minimum Lot Depth: 35.0 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Interior Side Yard Width:

.a for a One Storey Dwelling: 1.2 metres

.b for a Two or More Storey Dwelling: 1.5 metres

.6 Minimum Rear Yard Depth: 7.6 metres

.7 a distance of 10.0 metres shall be maintained between any building or structure and the lot line separating the lot from land zoned by the Toronto and Region Conservation Authority abutting the valley of the Etobicoke Creek.

.8 Maximum Building Height: 10.0 metres

.9 Minimum Landscaped Open Space:

.a 50 percent of the front yard of an interior lot;

.b 60 percent of the front yard of a corner lot; and,

.c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

12.429 Exception 429

12.429.1 The lands shall only be used for the following purposes:

.1 one single detached dwelling;

.2 one mobile home to be occupied by persons employed as farm workers;

.3 one permanent farm workers living quarters;

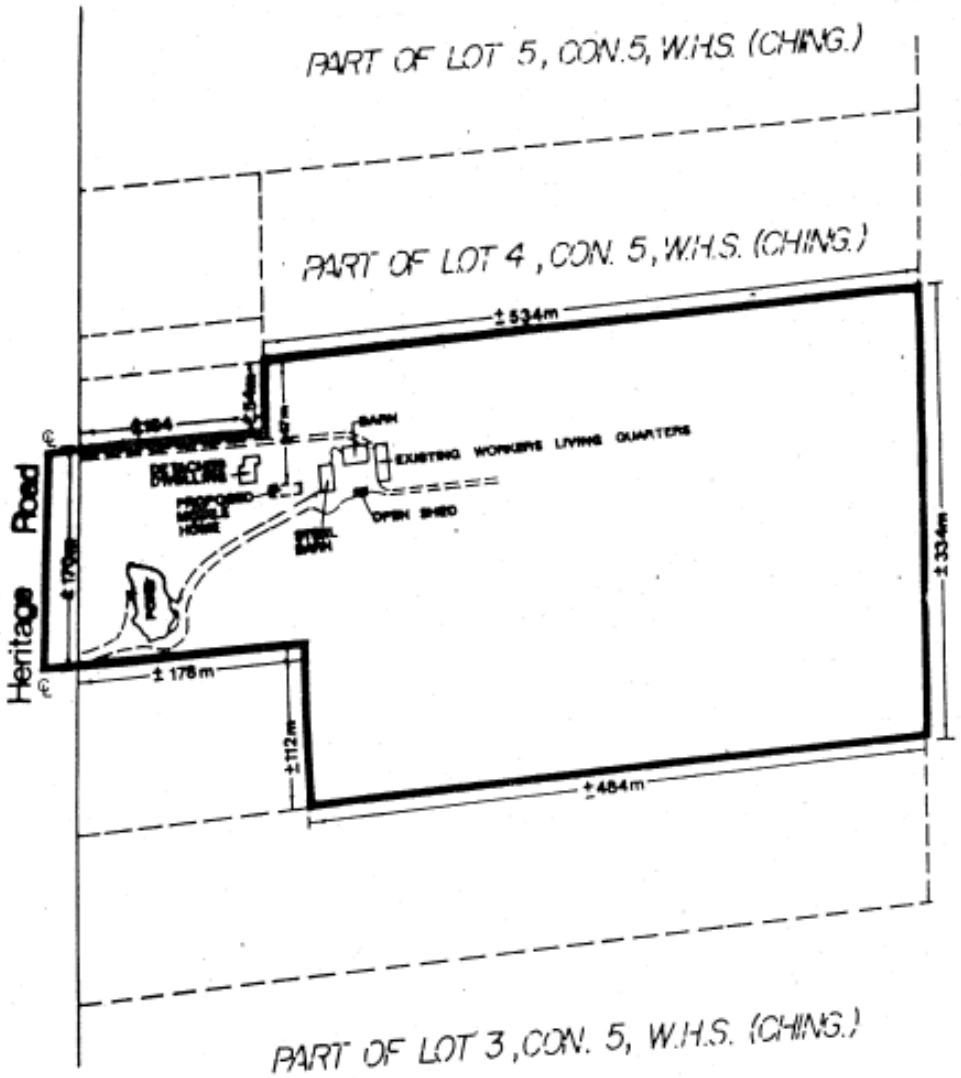
.4 agricultural purposes; and,

.5 purposes accessory to the other permitted purposes.

12.429.2 The lands shall be subject to the following requirements and restrictions:

.1 the single detached dwelling, the mobile home, the farm workers living quarters and accessory buildings shall be located as shown on Figure 1-Exception 429.

Figure 1


PART OF LOT 5, CON.5, W.H.S. (CHING.)
PART OF LOT 4, CON. 5, W.H.S. (CHING.)
PART OF LOT 3, CON. 5, W.H.S. (CHING.)
±534m
±334m
±484m
±178m
±112m
Heritage Road
BARN
EXISTING WORKERS LIVING QUARTERS
OPEN SHED
ZONE BOUNDARY

12.430 Exception 430

12.430.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.430.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a for Lot 1 as shown on Figure 1: 20.0 metres

.b for Lots 2 and 3 as shown on Figure 1: 24 metres

.2 Minimum Lot Depth: 53.0 metres

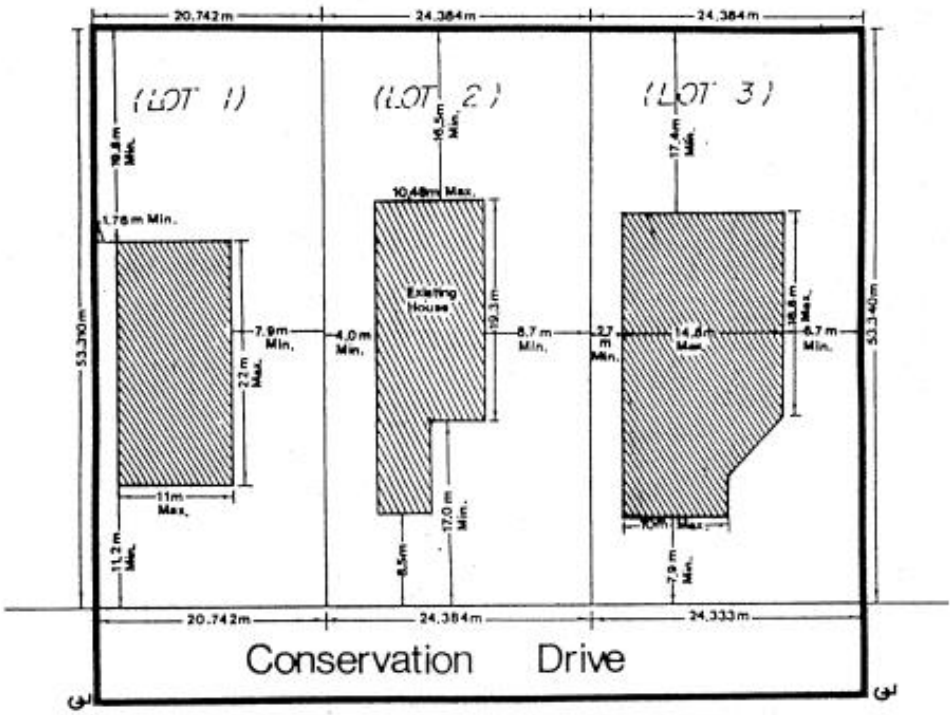
.3 Minimum Lot Area:

.a for Lot 1 as shown on Figure 1: 1,060.0 square metres;

.b for Lot 2 and 3 as shown on Figure 1: 1,250.0 square metres.

.4 the minimum front yard depth, side yard widths and rear yard depths for a residential dwelling and garage/carport for each lot shall be as shown on Figure 1.

Figure 1



LEGEND

- Building Area
- Min. Minimum
- Max. Maximum
- m Metres

ZONE BOUNDARY

12.431 Exception 431

12.431.1 The lands shall only be used for the following purposes:

.1 a convenience restaurant with drive-through facilities; and,

.2 purposes accessory to the other permitted purposes.

12.431.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings shall be located within the area shown as BUILDING AREA on Figure 1-Exception 431;

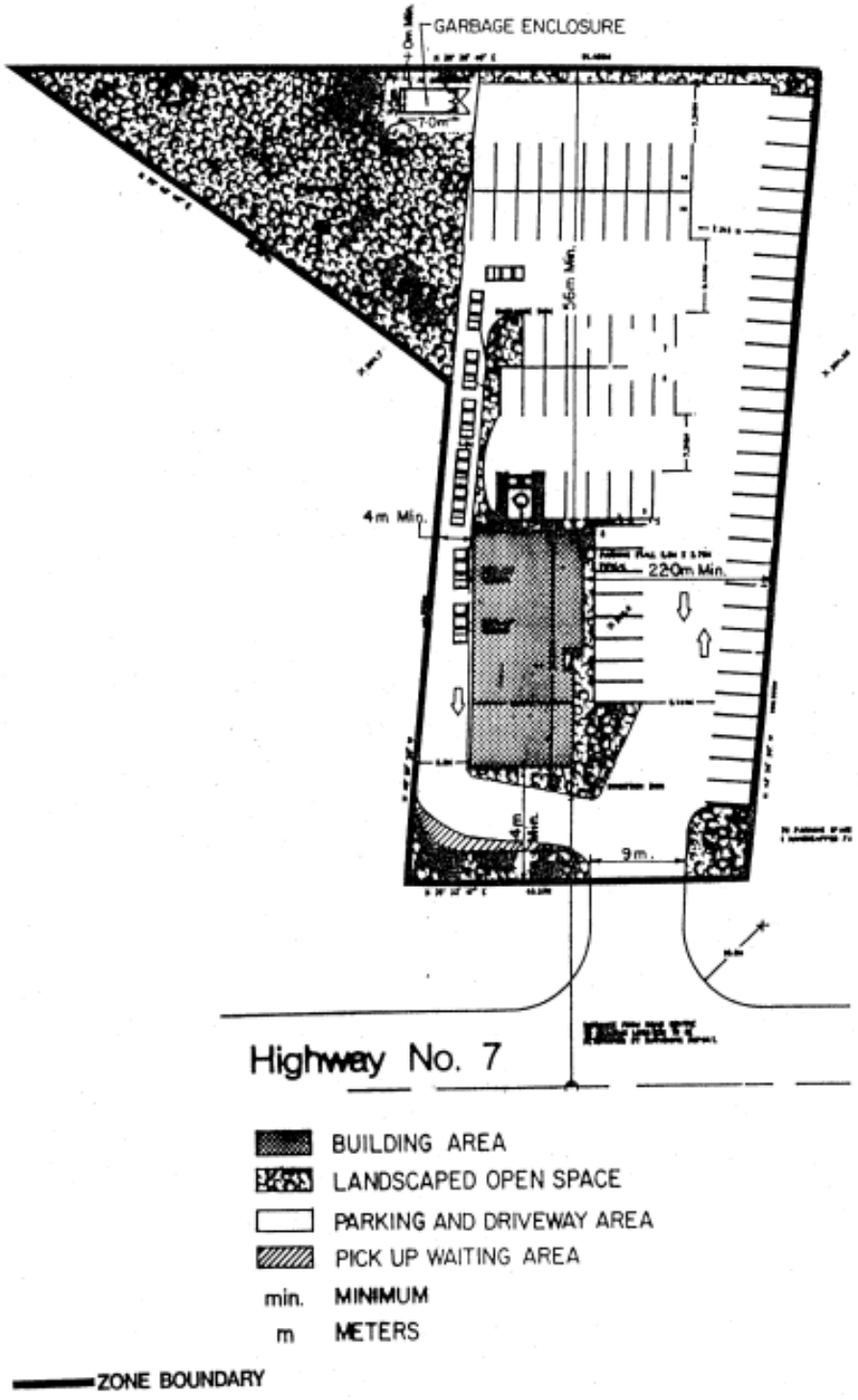
.2 the minimum depth of front and rear yards, and the minimum width of side yards, shall be as shown on Figure 1-Exception 431;

.3 the building shall not exceed a height of one storey;

.4 Landscaped Open Space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 431; and,

.5 all required parking spaces shall be located within the area shown as PARKING AND DRIVEWAY AREA on Figure 1-Exception 431.

Figure 1


GARBAGE ENCLOSURE
7.0m
56m Min.
4m Min.
22.0m Min.
9m.
Highway No. 7
BUILDING AREA
LANDSCAPED OPEN SPACE
PARKING AND DRIVEWAY AREA
PICK UP WAITING AREA
min. MINIMUM
m METERS
ZONE BOUNDARY

12.432 Exception 432

12.432.1 The lands shall only be used for the following purposes:

.1 a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment; and,

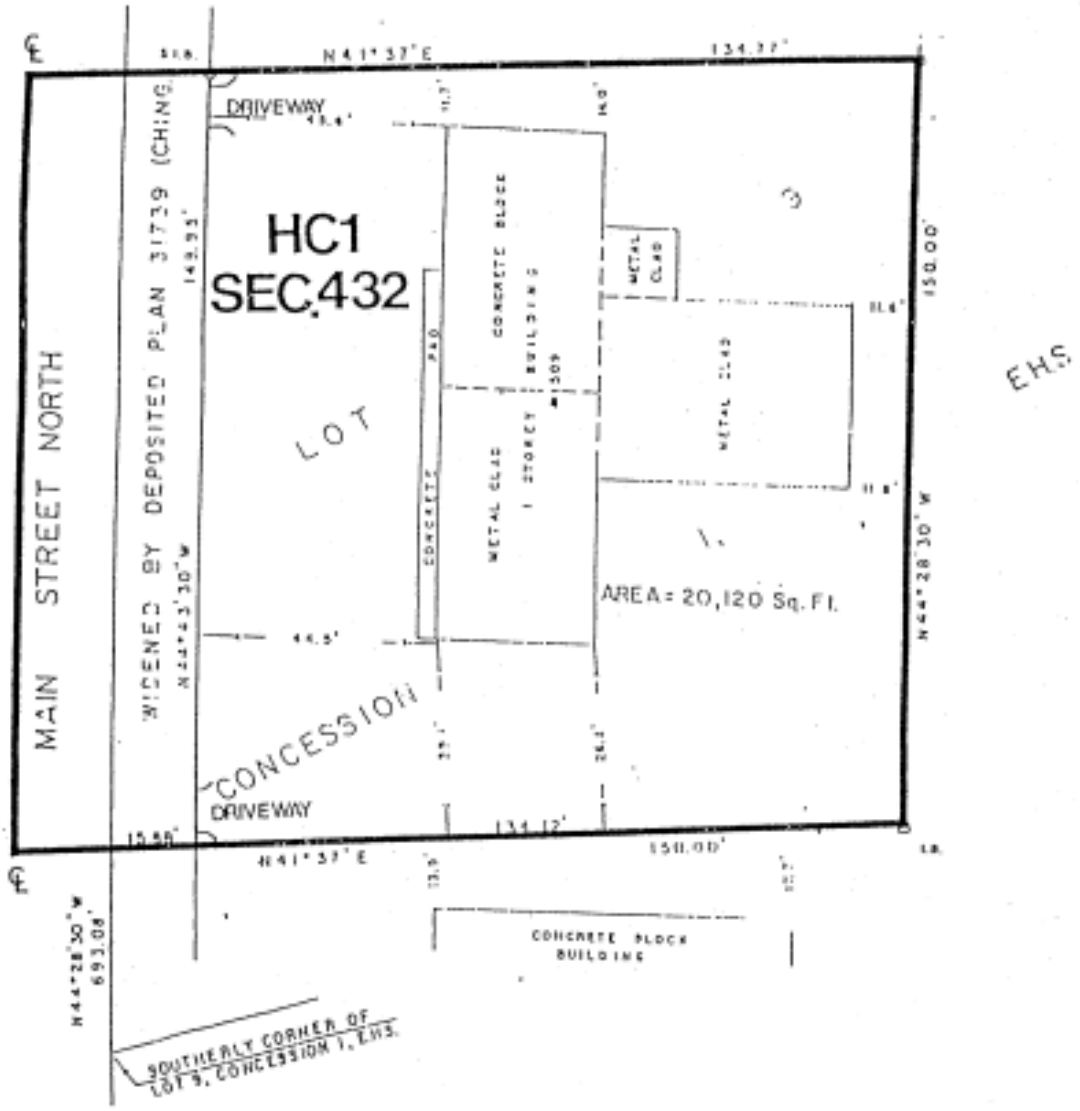
.2 only in conjunction with a motor vehicle sales, rental leasing or service establishment, a motor vehicle body shop.

12.432.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings and structures shall be located within the areas shown on Figure 1-Exception 432; and,

.2 the minimum depth of front and rear yards, and the minimum width of side yards shall be as shown on Figure 1-Exception 432.

Figure 1


HC1
SEC.432
MAIN STREET NORTH
WIDENED BY DEPOSITED PLAN 31739 (CHING
DRIVEWAY
LOT
CONCESSION
DRIVEWAY
AREA = 20,120 Sq. Ft.
CONCRETE BLOCK BUILDING
SOUTHERLY CORNER OF LOT 9, CONCESSION 1, EHS.
EHS

12.433 Exception 433

12.433.1 The lands shall only be used for the following purposes:

.1 a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;

.2 only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;

.3 the purposes permitted in the GE Zone;

.4 a service station;

.5 a bank, trust company, finance company; and,

.6 a dining room restaurant, a convenience restaurant, and a take-out restaurant.

12.434 Exception 434

12.434.1 The lands shall only be used for the following purposes:

.1 one fruit and vegetable retail market;

.2 general offices, including a real estate office;

.3 medical, dental and drugless practitioner's offices; and,

.4 purposes accessory to the other permitted purposes.

12.434.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Ground Floor Area of all buildings and structures shall not exceed 818.0 square metres;

.2 the Maximum Building Height shall not exceed 2 storeys;

.3 the Minimum Lot Depth shall be 67 metres;

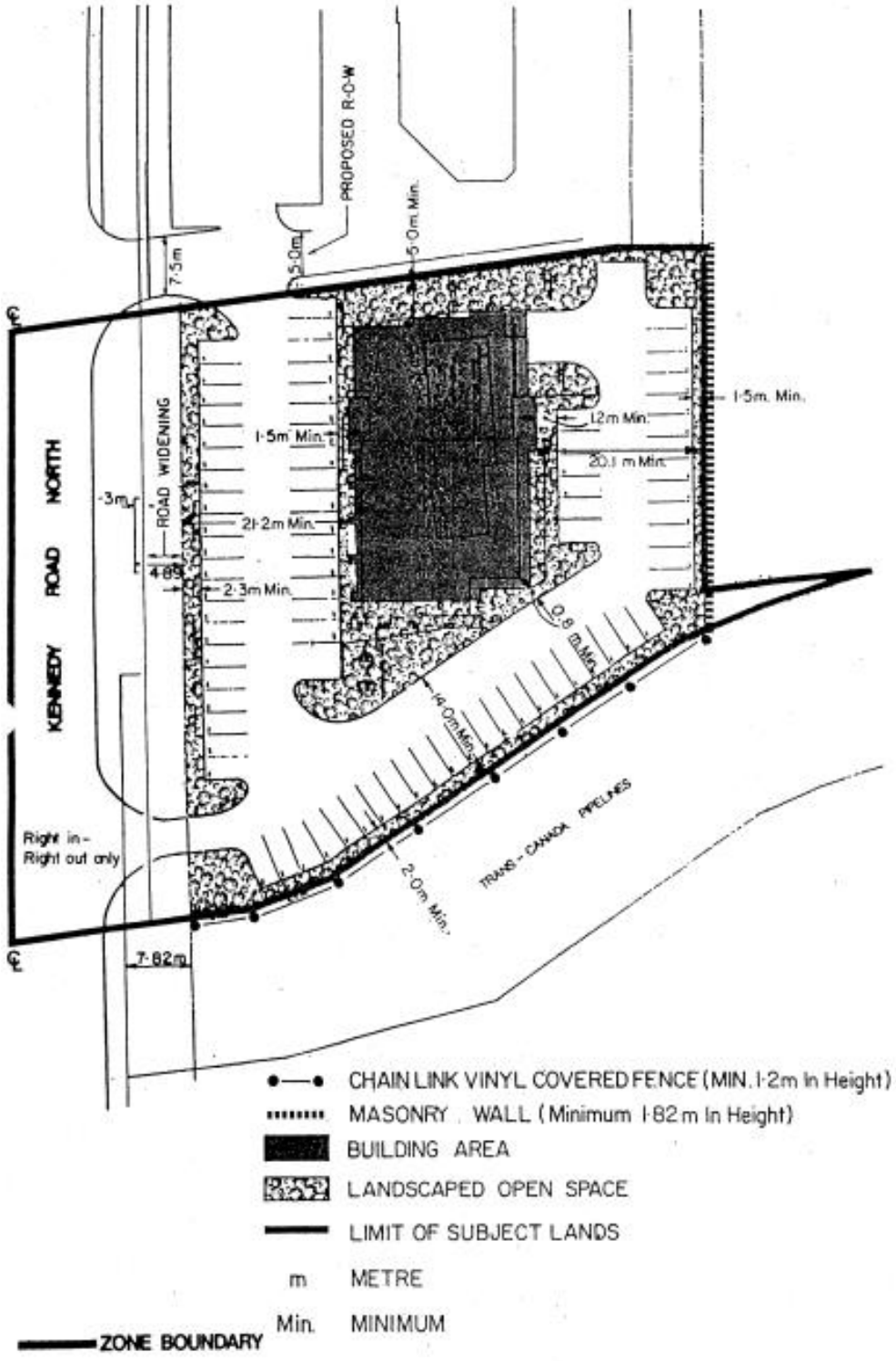
.4 the Minimum Lot Width shall be 76 metres;

.5 the Minimum Lot Area shall be 0.5 hectares;

.6 the minimum front yard depth, rear yard depth, side yard width shall be as shown on Figure 1-Exception 434; and,

.7 a masonry wall shall have a minimum height of 1.82 metres and shall be located as shown on Figure 1-Exception 434.

Figure 1


PROPOSED R-O-W
5·0m
5·0m Min.
7·5m
KENNEDY ROAD NORTH
ROAD WIDENING
3m
4·88
1·5m Min.
21·2m Min.
2·3m Min.
1·5m. Min.
1·2m Min.
20·1 m Min.
0·6 m Min.
4·0m Min.
2·0m Min.
TRANS - CANADA PIPELINES
Right in -
Right out only
7·82m
CHAIN LINK VINYL COVERED FENCE (MIN. 1·2m In Height)
MASONRY WALL (Minimum 1·82 m In Height)
BUILDING AREA
LANDSCAPED OPEN SPACE
LIMIT OF SUBJECT LANDS
m METRE
Min. MINIMUM
ZONE BOUNDARY

12.435 Exception 435

12.435.1 The lands shall only be used for the following purposes:

.1 offices, excluding health care practitioners and real estate;

.2 a bank;

.3 a stationery supply establishment;

.4 a printing and copying establishment;

.5 sale and rental of business equipment and services;

.6 repair and servicing of business equipment; and,

.7 purposes accessory to the other permitted purposes.

12.435.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 71.3 metres

.2 Minimum Lot Depth: 54.8 metres

.3 Minimum Lot Area: 3,900 square metres

.4 all buildings shall be located within the area shown as BUILDING AREA on Figure 1-Exception 435;

.5 minimum front yard depth, side yard width and rear yard depth shall be as shown on Figure 1-Exception 435;

.6 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 435;

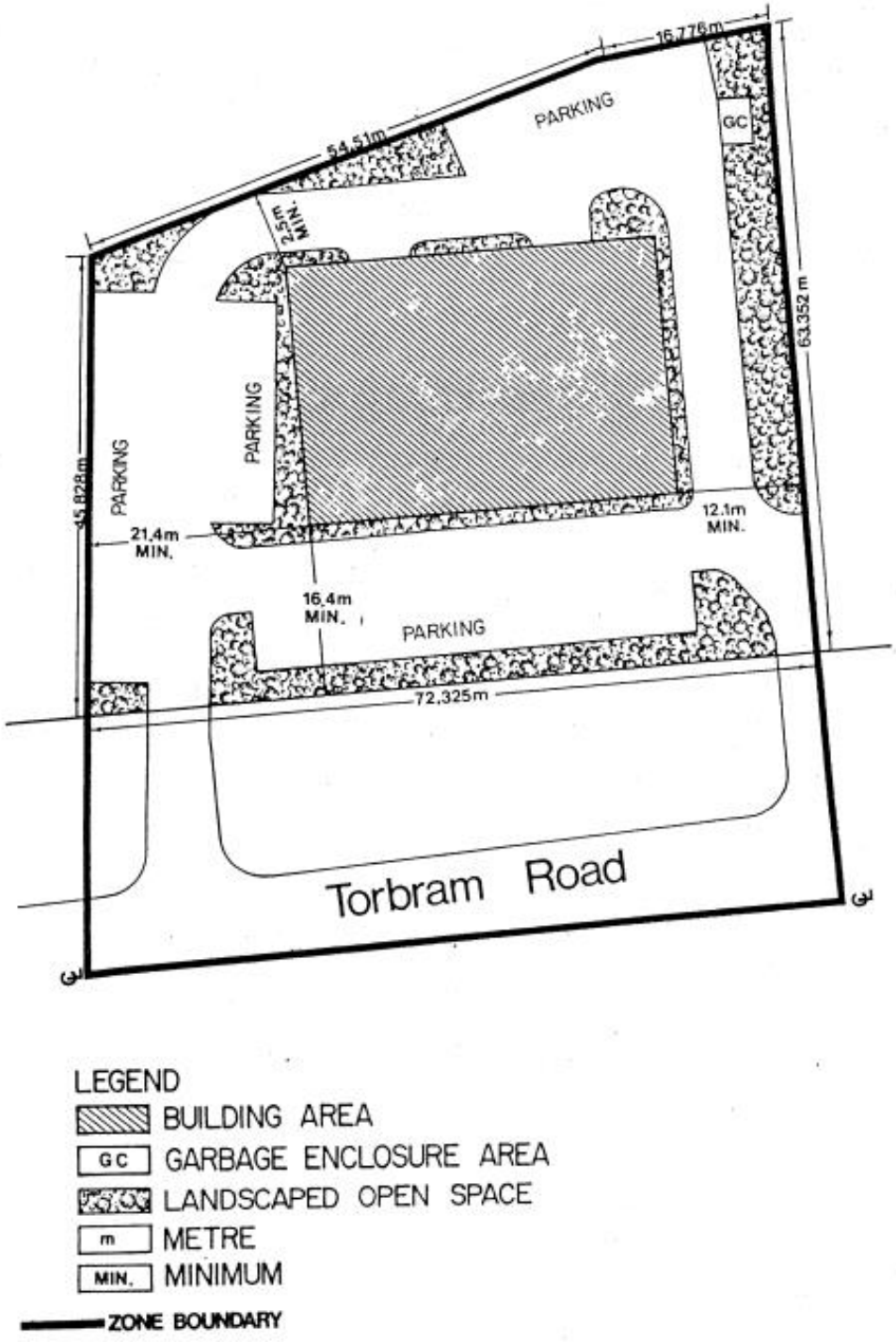
.7 the Gross Commercial Floor Area of all buildings and structures shall not exceed 1980 square metres;

.8 the Maximum Coverage shall not exceed 26 percent;

.9 the Maximum Height of all buildings shall not exceed 2 storeys at the front yard elevation and shall not exceed 3 storeys at the rear yard elevation; and,

.10 all garbage and refuse storage containers shall be located within the area shown as GARBAGE ENCLOSURE AREA on Figure 1-Exception 435;

Figure 1


16.776m
54.51m
PARKING
GC
2.5m MIN.
63.352 m
PARKING
PARKING
45.828m
21.4m MIN.
12.1m MIN.
16.4m MIN.
PARKING
72.325m
Torbram Road
LEGEND
BUILDING AREA
GC GARBAGE ENCLOSURE AREA
LANDSCAPED OPEN SPACE
m METRE
MIN. MINIMUM
ZONE BOUNDARY

12.436 Exception 436

12.436.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.436.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 1200 square metres

.2 Minimum Lot Width: 21.0 metres

.3 Minimum Lot Depth: 31.0 metres

.4 Minimum Front Yard Depth:

- .a from the garage: 6.0 metres
- .b from the dwelling: 3.0 metres

.5 Minimum Interior Side Yard Width:

- .a for a 1 storey dwelling: 1.2 metres
- .b for a 2 or more storey dwelling: 1.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.6 metres

.8 Maximum Building Height: 10.0 metres

.9 Garage Location: the front of a garage on a comer lot shall not be closer than 6.0 metres to a street lot line.

.10 Minimum Landscaped Open Space: 60 percent of the front yard of a comer lot and 40 percent of the front yard where the side lot lines converge towards the front lot lines.

12.437 Exception 437

12.437.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.437.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 750.0 square metres
- .b for a Corner Lot: 825.0 square metres

.2 Minimum Lot Width:

- .a for an Interior Lot: 24.0 metres
- .b for a Corner Lot: 27.0 metres

.3 Minimum Lot Depth: 31.0 metres

.4 Minimum Front yard Depth: 6.0 metres

.5 Minimum Interior Side Yard Width:

- .a for a 1 storey dwelling: 1.2 metres
- .b for a 2 or more storey dwelling: 1.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.6 metres

.8 Maximum Building Height: 10.0 metres

.9 Garage Location: the front of a garage on a corner lot shall not be closer than 6.0 metres to a street lot line.

.10 Minimum Landscaped Open Space: 50 percent of the front yard of an interior lot, 60 percent of the front yard of a corner lot and 40 percent of the front yard where the side lot lines converge towards the front lot lines.

12.438 Exception 438

12.438.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.438.2 The lands shall be saubject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 780.0 square metres
- .b for a Corner Lot: 950.0 square metres

.2 Minimum Lot Width:

- .a for an Interior Lot: 20.0 metres
- .b for a Corner Lot: 22.5 metres

.3 Minimum Lot Depth: 39.0 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Interior Side Yard Width:

- .a for a 1 storey dwelling: 1.2 metres
- .b for a 2 storey or more storey dwelling: 1.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.6 metres

.8 Maximum Building Height: 10.0 metres

.9 Garage Location: the front of a garage on a corner lot shall not be closer than 6.0 metres to a street lot line.

.10 Minimum Landscaped Open Space: 50 percent of the front yard of an interior lot, 60 percent of the front yard of a corner lot and 40 percent of the front yard where the side lot lines converge towards the front lot lines.

12.439 Exception 439

12.439.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.439.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 800.0 square metres

.2 Minimum Lot Width: 22.0 metres

.3 Minimum Lot Depth: 36.0 metres

.4 Minimum Front Yard Depth:

- .a from the garage: 6.0 metres
- .b from the dwelling: 3.0 metres

.5 Minimum Side Yard Width:

- .a for a 1 storey dwelling: 1.2 metres
- .b for a 2 or more storey dwelling: 1.5 metres

.6 Minimum Rear Yard Depth: 7.6 metres

.7 Maximum Building Height: 10.0 metres

.8 Minimum Landscaped Open Space: 50 percent of the front yard and 40 percent of the front yard, where the side lot lines converge towards the front lot lines.

12.440 Exception 440

12.440.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.440.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 700.0 square metres

.2 Minimum Lot Width: 20.0 metres

.3 Minimum Lot Depth: 34.0 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Interior Side Yard Width:

- .a for a 1 storey dwelling: 1.2 metres
- .b for a 2 or more storey dwelling: 1.5 metres

.6 Minimum Rear Yard Depth: 7.6 metres, provided that a distance of 10.0 metres shall be maintained between any building or structure and the lot line separating the lot from land owned by the Toronto and Region Conservation Authority abutting the valley of the Etobicoke Creek.

.7 Maximum Building Height: 10.0 metres

.8 Minimum Landscaped Open Space: 50 percent of the front yard and 40 percent of the front yard where the side lot lines converge towards the front lot lines.

12.441 Exception 441

12.441.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.441.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an Interior Lot: 725.0 square metres
- .b for a Corner Lot: 850.0 square metres

.2 Minimum Lot Width:

- .a for an Interior Lot: 20.0 metres
- .b for a Corner Lot: 23.5 metres

.3 Minimum Lot Depth: 36.0 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Interior Side Yard Width:

- .a for a 1 storey dwelling: 1.2 metres
- .b for a 2 or more storey dwelling: 1.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.6 metres

.8 Maximum Building Height: 10.0 metres

.9 Garage Location: the front of a garage on a corner lot shall not be closer than 6.0 metres to a street lot line.

.10 Minimum Landscaped Open Space: 50 percent of the front yard of an interior lot, 60 percent of the front yard of a corner lot and 40 percent of the front yard where the side lot lines converge towards the front lot line.

12.442 Exception 442

12.442.1 The lands shall only be used for the following purposes:

.1 a retail establishment;

.2 a convenience restaurant;

.3 a take-out restaurant;

.4 a personal service shop;

.5 a financial institution;

.6 a dry cleaning and laundry distribution station;

.7 offices;

.8 a parking lot; and,

.9 purposes accessory to the other permitted purposes.

12.442.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Lot Area: 0.55 hectares

.2 Minimum Front Yard Depth: 10.0 metres

.3 Minimum Building Setback:

- .a from a Road Allowance: 14.0 metres
- .b from a Residential Zone: 9.0 metres

.4 Maximum Building Height 1 storey

.5 Minimum Landscaped Open Space Width:

- .a flanking a Road Allowance: 3.0 metres
- .b abutting a Residential Zone: 3.0 metres

.6 a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone;

.7 garbage and refuse containers shall be totally enclosed and shall not be located closer than 9.0 metres to any Residential Zone;

.8 no outside storage of goods shall be permitted; and,

.9 no amusement devices shall be permitted.

12.443 Exception 443

12.443.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone.

12.443.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for an Interior Lot: 368.0 square metres

.b for a Corner Lot: 476.0 square metres

.2 Minimum Lot Width:

.a for an Interior Lot: 11.0 metres

.b for a Corner Lot: 14.0 metres

.3 Minimum Lot Depth: 33.5 metres

.4 Minimum Front Yard Depth:

.a to the main wall of the building: 4.5 metres

.b to the front of a garage or carport: 6.0 metres

.5 Minimum Side Yard Width:

.a for a side yard flanking a road allowance:

3.0 metres where the dwelling unit and garage both face the front lot line; and,

3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

.6 for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.

.a for a side yard abutting an R1 Zone

.b for other side yards: 0 metres, provided that:

.i the distance between the walls of two dwellings is not less than 1.8 metres;

.ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,

.iii the total width of side yards on any lot is not less than 1.8 metres.

.7 Minimum Rear Yard Depth: 7.6 metres.

.a Permitted Yard Encroachments:

.i every part of any required yard shall be open and unobstructed from the ground to the sky by any structure, except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimetres or 50 percent of any required yard; and,

.ii chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 percent of any required yard.

.8 Maximum Building Height: 2 storeys.

.9 Minimum Landscaped Open Spaces: 40 percent of the front yard area of an interior lot, 50 percent of the front yard area of a corner lot, and 30 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

12.444 Exception 444

12.444.1 The lands shall only be used for the following purposes:

.1 the uses permitted in the HC Zone;

.2 a personal service shop;

.3 a dry cleaning and laundry distribution station;

.4 a bank, trust company or finance company; and,

.5 an office, excluding those for health care practitioners.

12.445. Exception 445

12. 445.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 Zone.

12. 445.2 The lands shall be subject to the following requirements and restrictions:

.1 The maximum cumulative garage door width and driveway width shall be 6.0 metres;

.2 The minimum lot width of a corner lot shall be 14.6 metres;

.3 Notwithstanding any other provision of the By-law, a private condominium road is permitted and shall be treated as a street for zoning purposes.

12.446 Exception 446

12.446.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264 square metres

.2 Minimum Lot Depth:24.0 metres

.3 Minimum Lot Width for Lots located fronting Creditview Road: 20.0 metres

.4 Minimum Lot Area for Lots located fronting Creditview Road: 500 square metres

.5 Minimum Front Yard Depth:

- .a 4.5 metres but 6.0 meters to the front of the garage
- .b 3.5 metres but 5.5 metres to the front of the garage for lots abutting the Natural System (NS) Zone

.6 Minimum Rear Yard Depth:

- .a 6.0 metres
- .b 4.75 metres from any residential dwelling existing at the time of the passing of this by-law
- .c 4.5 metres for lots abutting the Natural System (NS) Zone
- .d A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback.

.7 Garage Control: The maximum cumulative garage door width for an attached garage shall be 5.05 metres for a lot having a width less than 11.6 metres.

12.446.2 for the purposes of Exception 446:

.1 Shall also be subject to the requirements and restrictions relating to the R1 Zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 446.1.

12.447 Exception 447

12. 447.1 The lands shall only be used for the following purposes:

.1 Purposes permitted within the R2 zone

.2 Dual Frontage Townhouse Dwelling;

12. 447.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;

.2 Minimum building setback to a daylighting triangle/rounding: 1.5 metres

.3 No minimum dwelling unit width shall apply;

.4 Minimum Rear Yard Depth 4.5 metres to any living space above a garage

.5 Minimum setback to a garage door: 0.0 metres when accessed from the rear yard

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres; or
- .b 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;

.7 Minimum Front Yard Depth: 3.0 metres. For the purposes of lands zoned R2(H) Exception 447, the front lot line shall be deemed to be Torbram Road.

.8 Maximum Building Height: 14.0 metres

.9 Maximum Lot Coverage: no requirement

.10 The requirement for maintaining a minimum 0.6 metre wide permeable landscape surface abutting one side lot line shall not apply;

.11 Maximum garage door width: 3.5 metres

12.447.3 Holding (H):

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

- .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

.b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.448. Exception 448

12. 448.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted within the R1 zone.

12. 448.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;

.2 Maximum cumulative garage door width: 5.5 metres.

12. 448.3 Holding (H):

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

.a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

.b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.449. Exception 449

12. 449.1 The lands shall only be used for the following purposes:

.1 The purposes permitted by the A zone; and

.2 Outside storage of motor vehicles.

12. 449.2 The lands shall be subject to the following requirements and restrictions:

.1 Uses permitted under Exception 449.1(1) shall be subject to the requirements and restrictions of the Agricultural (A) zone.

.2 Uses permitted under Exception 449.1(2) shall be subject to the following requirements and restrictions:

.a That there shall be no outside storage other than motor vehicles (meaning no heavy equipment, oversized motor vehicles, trucks, trailers, cargo containers, etc.); and

.b Outdoor storage of motor vehicles shall only be permitted until Friday November 28, 2025.

12.450 Exception 450

12.450.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted by PE Zone and a takeout and convenience restaurant.

12.451 Exception 451

12.451.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R2 zone;

12.451.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a End Lot — 180 square metres.

.2 Minimum Lot Width:

.a End Lot — 7.2 metres measured six (6) metres back from the front lot line.

.3 Minimum Lot Depth does not apply.

.4 Minimum Front Yard Depth:

.a 4.5 metres;

.b 6.0 metres to a garage door facing the front lot line;

.c A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.d A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard.

.5 Minimum setback to the intersection of two interior side lot lines

.a 7.5 metres;

.6 Minimum Interior Side Yard Width:

.a 1.2 metres and 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;

.b A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 0.5 metres into the interior side yard;

.c A bay window, bow window or box window with or without foundation or cold cellar may encroach 0.5 metres into the minimum exterior side yard.

.7 The following shall apply to a bay, bow or box windows:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

.b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

.8 Maximum Building Height: 12.0 metres.

.9 The following Garage Controls shall apply:

.a The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

.b The maximum cumulative garage door width of an attached garage shall be 3.7 metres.

.c The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.

.10 Section 5.2.Q.1 shall not apply.

13.451.3 for the purposes of Exception 451:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 451.2.

12.451.4 The Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

.a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

.b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.452 Exception 452

12.452.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in a R2 zone;

12.452.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot — 156 square metres;
- .b Corner Lot — 234 square metres;
- .c End Lot — 187 square metres.

.2 Minimum Lot Width:

- .a Interior Lot — 6.0 metres;
- .b Corner Lot — 9.0 metres;
- .c End Lot — 7.2 metres.

.3 Minimum Lot Depth: 26.0 metres.

.4 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 6.0 metres to a garage door facing the front lot line.
- .c The main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding.
- .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.2 metres of a daylight rounding/triangle.

.5 Minimum Rear Yard Depth

- .a 6.0 metres for an interior lot;

.b 3.5 metres to a deck off the main floor;

.c 4.5 metres for open roofed porches and or uncovered terraces;

.d A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard.

.6 Minimum Interior Side Yard Width: 1.2 metres and 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings.

.7 Minimum Exterior Side Yard Width:

.a 3.0 metres;

.b 1.2 metres where the exterior side yard abuts a public walkway, public lane, or a non-residential zone;

.c The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding.

.d A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;

.e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle.

.8 The following shall apply to a bay, bow or box windows:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

.b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

.9 Maximum Building Height: 12.0 metres.

.10 The following Garage Controls shall apply:

.a The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

.b The maximum cumulative garage door width of an attached garage shall be 3.7 metres.

.c The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.

.11 Section 5.2.Q.1 shall not apply.

12.452.3 for the purposes of Exception 452:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 452.2.

12.452.4 Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

.a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

.b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.453 Exception 453

12.453.1 The lands shall only be used for the following purposes:

.1 nursery and craft store with associated outdoor garden sales area;

.2 an office, excluding office of a doctor, dentist or drugless practitioner;

.3 a printing or copying establishment;

.4 a dining room restaurant or convenience restaurant;

.5 retail establishment;

.6 personal service shop, and

.7 purposes accessory to the other permitted purposes.

12.453.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Frontage: 90 metres;

.2 Minimum Front Yard Depth: 18.3 metres;

.3 the outdoor storage area, as an accessory purpose of an equipment rental establishment, shall be enclosed by a visual screen fence not less than 2.0 metres high;

.4 Landscaped Open Space shall be provided and maintained not less than 5.5 metres in width across the frontage, except for a driveway access;

.5 the outdoor garden sales area shall be located only at the westerly 70 metres of the lot;

.6 the Maximum Gross Commercial Floor Area of all structures shall not exceed 4,275 square metres, and

.7 the Maximum Height of all buildings and structures shall not exceed one (1) storey.

12.454 Exception 454

12.454.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a motel;
- .b a retail establishment having no outside storage;
- .c a service shop;
- .d an office;
- .e a dry cleaning and laundry distribution station;
- .f a laundromat;
- .g a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .h a printing or copying establishment;
- .i a community club;
- .j a health centre;
- .k a tool and equipment rental establishment;

.2 Non-Commercial:

- .a a day nursery;

.3 Residential:

- .a an apartment dwelling;

.4 purposes accessory to the other permitted purposes.

12.454.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Gross Floor Area for Motel: 740 square metres

.2 Minimum Landscaped Open Space:

- .a 3 metres adjacent to a residential or open space zone
- .b 5 metres adjacent to Bovaird Drive (Regional Road 107), except at approved access points.

.3 Maximum Building Height for a commercial use: 2 storeys

.4 Maximum Height for an apartment dwelling: 5 storeys

.5 Minimum Lot Area Per Dwelling Unit for an apartment dwelling: 67.0 square metres

.a a drive-through lane shall be no closer than 15 metres to a residential zone

.b a ramp for underground parking shall be no closer than 10 metres to a residential zone

.6 Maximum Number of Apartment Units: 125

.7 Maximum Size of a Dwelling Unit: 92.9 square metres

.8 Minimum Number of Parking Spaces for an apartment dwelling: 1.1 spaces per unit.

.9 Minimum Building Setback:

.a 15 metres to a residential zone

.b 10 metres to an open space zone

.c 8 metres between a commercial building and an apartment dwelling

.10 no outside storage is permitted

.11 notwithstanding any other provision of the zoning by-law to the contrary, the entire lands zoned HC-Exception 454 shall be treated as a single lot for zoning purposes.

12.455. Exception 455

12.455.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.455.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot — 253 square metres;
- .b Corner Lot — 272 square metres.

.2 Minimum Lot Width:

- .a Interior Lot — 9.2 metres;
- .b Corner Lot — 11.0 metres, notwithstanding the minimum lot width is 9.9 metres where the corner lot is adjacent to a public lane.

.3 Minimum Lot Depth: 27.5 metres.

.4 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 6.0 metres to a garage door facing the front lot line;
- .c The main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding.
- .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.2 metres of a daylight rounding/triangle.

.5 Minimum Rear Yard Depth

- .a 7.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a deck off the main floor;

.d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;

.e 4.5 metres for open roofed porches and or uncovered terraces;

.f A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard.

.6 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots

.c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;

.d A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard.

.7 Minimum Exterior Side Yard Width:

.a 3.0 metres;

.b 6.0 metres to a garage door facing the exterior side yard for corner lots;

.c The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding.

.d 1.2 metres where the exterior side yard abuts a public walkway, public lane, or a non-residential zone;

.e A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;

.f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle.

.8 The following shall apply to a bay, bow or box windows:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

.b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

.9 Maximum Building Height: 12.0 metres.

.10 The following Garage Controls shall apply:

.a The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

.b The maximum cumulative garage door width of an attached garage shall be 3.7 metres or 50% of the dwelling unit width whichever is greater.

.c The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.

12.455.3 For the purposes of Exception 455:

.11 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 455.2.

12.455.4 Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

.a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

.b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.456 Exception 456

12.456.1 The lands shall only be used for the following purposes:

.1 for Lot 1 as identified on Figure 1 - Exception 456:

.a shall only be used for office purposes and purposes accessory thereto

.2 for Lot 2 as identified on Figure 1 - Exception 456:

.a shall only be used for office purposes and purposes accessory thereto;

.3 for Lot 3 as identified on Figure 1 - Exception 456:

.a shall only be used for office purposes and purposes accessory thereto;

.4 for Lot 4 as identified on Figure 1 - Exception 456:

.a shall only be used for office purposes and purposes accessory thereto;

.5 for Lot 5 as identified on Figure 1 - Exception 456:

.a shall only be used for office purposes and purposes accessory thereto;

.6 for Lot 6 as identified on Figure 1 - Exception 456:

.a shall only be used for office purposes and purposes accessory thereto;

.7 for Lot 7 as identified on Figure 1 - Exception 456:

.a shall only be used for office purposes and purposes accessory thereto;

.8 for Lot 8 as identified on Figure 1 - Exception 456:

.a shall be used for office purposes and purposes accessory thereto;

.9 for Lot 9 as identified as those lands outlined by the heavy line, less those lands identified as Lot 1 to Lot 8, inclusive, on Figure 1 - Exception 456:

.a shall only be used for the following purposes:

.i landscaped open space;

.ii parking, and

.iii shopping centre access driving.

12.456.2 The lands shall be subject to the following requirements and restrictions:

.1 for Lot 1 as identified on Figure 1 - Exception 456:

.a Maximum Lot Coverage: 100 percent;

.b Minimum Front Yard Depth: 0 metres;

.c Minimum Rear Yard Depth: 0 metres;

.d Minimum Side Yard Width: 0 metres;

.e Minimum Lot Area: 202.0 square metres;

.f Minimum Lot Width: 8.5 metres;

.g Minimum Lot Depth: 20.5 metres;

.h Maximum Building Height: 3 storeys, and

.i minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Figure 1 - Exception 456.

.2 for Lot 2 as identified on Figure 1 - Exception 456:

.a Maximum Lot Coverage: 100 percent;

.b Minimum Front Yard Depth: 0 metres;

.c Minimum Rear Yard Depth: 0 metres;

.d Minimum Side Yard Width: 0 metres;

.e Minimum Lot Area: 194.0 square metres

.f Minimum Lot Width: 8.5 metres;

.g Minimum Lot Depth: 20.5 metres;

.h Maximum Building Height: 3 storeys, and

.i minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Figure 1 - Exception 456.

.3 for Lot 3 as identified on Figure 1 - Exception 456:

.a shall be subject to the following requirements and restrictions:

.b Maximum Lot Coverage: 100 percent;

.c Minimum Front Yard Depth: 0 metres;

.d Minimum Rear Yard Depth: 0 metres;

.e Minimum Side Yard Width: 0 metres;

.f Minimum Lot Area: 199.0 square metres;

.g Minimum Lot Width: 8.5 metres;

.h Minimum Lot Depth: 20.5 metres;

.i Maximum Building Height: 3 storeys, and

.j minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Figure 1 - Exception 456.

.4 for Lot 4 as identified on Figure 1 - Exception 456:

.a shall be subject to the following requirements and restrictions:

.b Maximum Lot Coverage: 100 percent;

.c Minimum Front Yard Depth: 0 metres;

.d Minimum Rear Yard Depth: 0 metres;

.e Minimum Side Yard Width: 0 metres;

.f Minimum Lot Area: 197.0 square metres;

.g Minimum Lot Width: 8.5 metres;

.h Minimum Lot Depth: 20.5 metres;

.i Maximum Building Height: 3 storeys, and

.j minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Figure 1 - Exception 456.

.5 for Lot 5 as identified on Figure 1 - Exception 456:

.a shall be subject to the following requirements and restrictions:

.b Maximum Lot Coverage: 100 percent;

.c Minimum Front Yard Depth: 0 metres;

.d Minimum Rear Yard Depth: 0 metres;

.e Minimum Side Yard Width: 0 metres;

.f Minimum Lot Area: 205.0 square metres;

.g Minimum Lot Width: 8.5 metres;

.h Minimum Lot Depth: 20.5 metres;

.i Maximum Building Height: 3 storeys, and

.j Minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Figure 1 - Exception 456.

.6 for Lot 6 as identified on Figure 1 - Exception 456:

.a shall be subject to the following requirements and restrictions:

.b Maximum Lot Coverage: 100 percent;

.c Minimum Front Yard Depth: 0 metres;

.d Minimum Rear Yard Depth: 0 metres;

.e Minimum Side Yard Width: 0 metres;

.f Minimum Lot Area: 206.0 square metres;

.g Minimum Lot Width: 8.5 metres;

.h Minimum Lot Depth: 20.5 metres;

.i Maximum Building Height: 3 storeys, and

.j minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Figure 1 - Exception 456.

.7 for Lot 7 as identified on Figure 1 - Exception 456:

.a shall be subject to the following requirements and restrictions:

.b Maximum Lot Coverage: 100 percent;

.c Minimum Front Yard Depth: 0 metres;

.d Minimum Rear Yard Depth: 0 metres;

.e Minimum Side Yard Width: 0 metres;

.f Minimum Lot Area: 198.0 square metres;

.g Minimum Lot Width: 8.5 metres;

.h Minimum Lot Depth: 20.5 metres;

.i Maximum Building Height: 3 storeys, and

.j minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Figure 1 - Exception 456.

.8 for Lot 8 as identified on Figure 1 - Exception 456:

.a shall be subject to the following requirements and restrictions:

.b Maximum Lot Coverage: 100 percent;

.c Minimum Front Yard Depth: 0 metres;

.d Minimum Rear Yard Depth: 0 metres;

.e Minimum Side Yard Width: 0 metres;

.f Minimum Lot Area: 393.0 square metres;

.g Minimum Lot Width: 8.5 metres;

.h Minimum Lot Depth: 20.5 metres;

.i Maximum Building Height: 3 storeys, and

.j minimum number of parking spaces: 25 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Figure 1 - Exception 456.

.9 for Lot 9 as identified as those lands outlined by the heavy line, less those lands identified as Lot 1 to Lot 8, inclusive, on Figure 1 - Exception 456:

.a Landscaped Open Space shall be provided and maintained in areas shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 456;

.b a minimum of 130 parking spaces shall be provided and maintained in areas shown as PARKING AREA on Figure 1 - Exception 456;

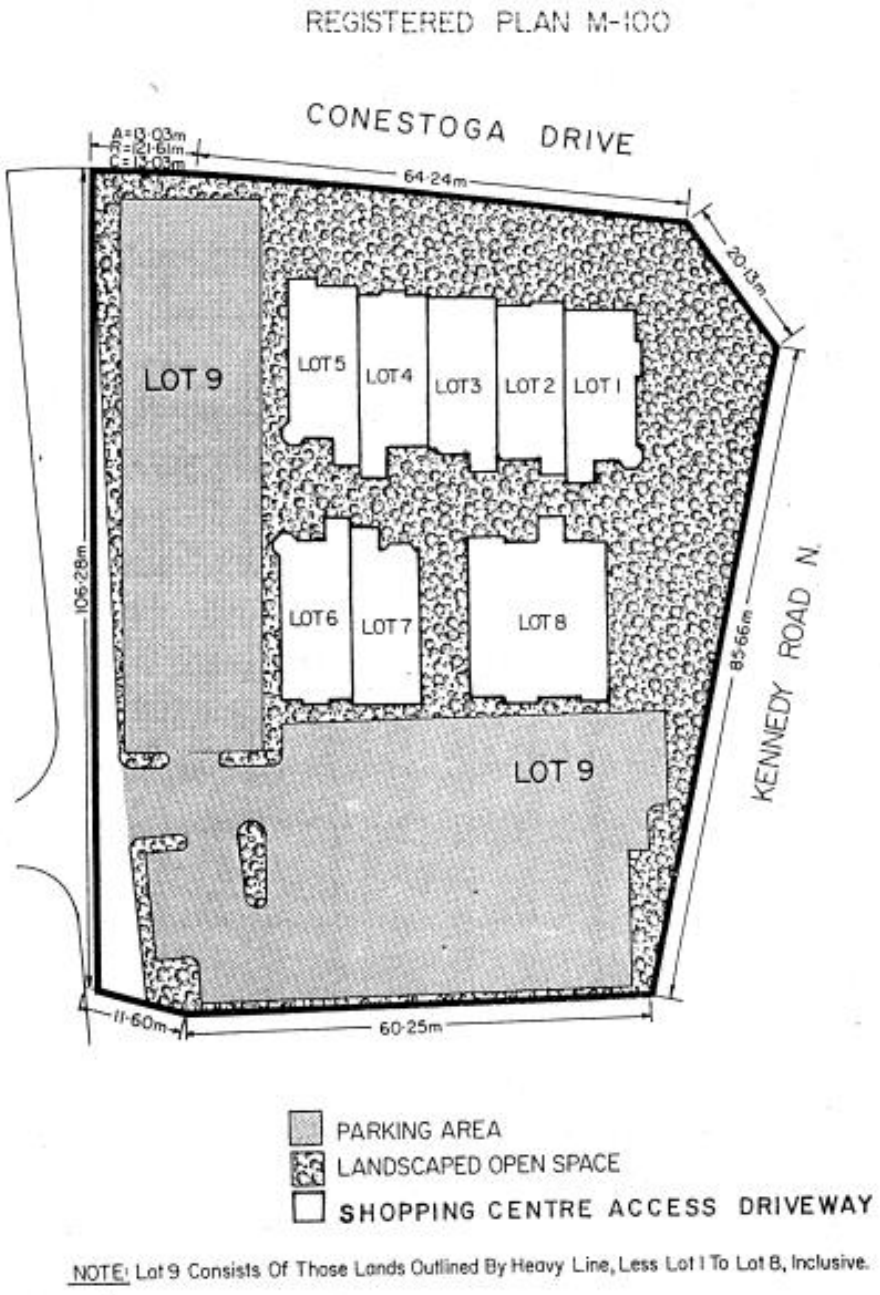
.c Minimum Lot Width: 89.0 metres, and

.d Minimum Lot Depth: 105.0 metres.

12.456.3 for the purposes of Exception 456

.1 Lot shall mean a parcel for land which is permitted to be conveyed under Part VI of the Planning Act, 1990.

Figure 1


REGISTERED PLAN M-100
CONESTOGA DRIVE
A=0.03m
R=21.61m
C=19.03m
64.24m
20.13m
LOT 9
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
LOT 6
LOT 7
LOT 8
LOT 9
105.28m
85.66m
KENNEDY ROAD N.
11.60m
60.25m
PARKING AREA
LANDSCAPED OPEN SPACE
SHOPPING CENTRE ACCESS DRIVEWAY
NOTE: Lot 9 Consists Of Those Lands Outlined By Heavy Line, Less Lot 1 To Lot 8, Inclusive.

12.457. Exception 457

12.457.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.457.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot — 315 square metres;
- .b Corner Lot — 375 square metres.

.2 Minimum Lot Width:

- .a Interior Lot — 11.6 metres;
- .b Corner Lot — 13.4 metres.

.3 Minimum Lot Depth: 27.5 metres.

.4 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 6.0 metres to a garage door facing the front lot line;
- .c The main wall of a dwelling may encroach into the front yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a rounding.
- .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Rear Yard Depth

- .a 7.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a deck off the main floor;

.d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;

.e 4.5 metres for open roofed porches and or uncovered terraces;

.f A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard.

.6 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;

.d A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard.

.7 Minimum Exterior Side Yard Width:

.a 3.0 metres;

.b 6.0 metres to a garage door facing the exterior side yard for corner lots;

.c 1.2 metres where the exterior side yard abuts a public walkway or a nonresidential zone;

.d The main wall of a dwelling may encroach into the exterior side yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a rounding;

.e A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;

.f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle.

.8 The following shall apply to a bay, bow or box windows:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

.b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

.9 Maximum Building Height: 12.0 metres.

.10 The following Garage Controls shall apply:

.a The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

.b The maximum cumulative garage door width of an attached garage shall be 5.8 metres or 50% of the dwelling unit width whichever is greater.

12.457.3 For the purposes of Exception 457:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 457.2.

12.457.4 Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

.a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

.b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.458 Exception 458

12.458.1 The lands shall only be used for the following purposes:

.1 Institutional:

.a a religious institution, and

.b purposes accessory to the other permitted purpose.

12.458.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Gross Floor Area of the building shall not exceed 490 square metres;

.2 the Maximum Height of the building, excepting the steeple, shall not exceed 9.5 metres;

.3 all buildings shall be setback a minimum distance of 7.5 metres from the lands zoned OS, NS or P;

.4 all parking areas shall be setback a minimum distance of 3.0 metres from the lands zoned OS, NS or P;

.5 Parking shall be provided on the basis of one parking space for every four fixed seats or two metres of open bench space, or in the case that there are no fixed seats or open benches, parking shall be provided on the basis of 1 space for every nine square metres of gross assembly, and

.6 a minimum 3.0 metre wide landscaped strip shall be provided along the front lot line except at the location of an access driveway.

12.459 Exception 459

12.459.1 The lands shall only be used for the following purposes:

.1 a gas bar

.2 only in conjunction with a gas bar:

.a a convenience store

.b motor vehicle washing establishment

.3 purposes accessory to the other permitted purposes.

12.459.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings shall be located within the areas shown as BUILDING AREA A, BUILDING AREA B and BUILDING AREA C on Figure 1 - Exception 459.

.2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 459.

.3 the Gross Commercial Floor Area of all buildings and structures, with the exception of a gas bas canopy, shall not exceed 670 square metres

.4 the Gross Commercial Floor Area devoted to a convenience store shall not exceed 205 square metres

.5 vacuum island shall be located within the areas shown as VACUUM ISLAND on Figure 1 - Exception 459.

.6 the area covered by a gas bar canopy shall not exceed 132 square metres and shall be located within the area shown as GAS BAR CANOPY on Figure 1 - Exception 459.

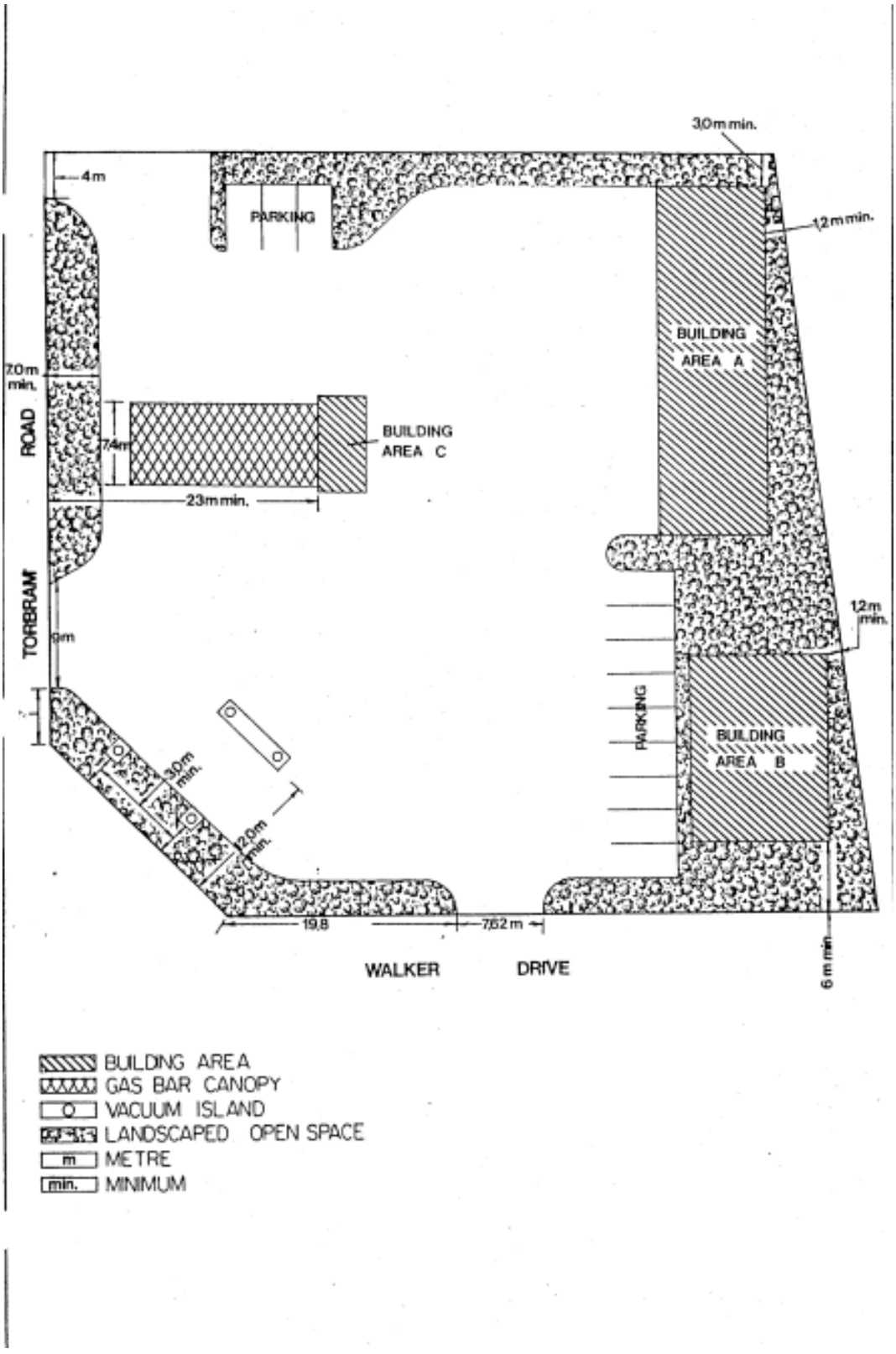
.7 the Maximum Height of all buildings shall not exceed 1 storey

.8 Parking Spaces are not required for a coin operated motor vehicle washing establishment

.9 a Loading Space shall not be required,

.10 all garbage and refuse storage containers shall be located within an enclosure that screens the containers from view at all times and the enclosure shall be located between BUILDING AREA A and BUILDING AREA B as shown on Figure 1 - Exception 459.

Figure 1


3.0m min.
4m
PARKING
12m min.
BUILDING
AREA A
20m
min.
ROAD
7.4m
BUILDING
AREA C
23m min.
TORBRAM
9m
12m
min.
PARKING
BUILDING
AREA B
3.0m
min.
7.0m
min.
19.8
7.62 m
WALKER
DRIVE
6 m min
BUILDING AREA
GAS BAR CANOPY
VACUUM ISLAND
LANDSCAPED OPEN SPACE
m METRE
min. MINIMUM

12.460 Exception 460

12.460.1 The lands shall only be used for the following purposes:

.1 a gas bar

.2 only in conjunction with a gas bar, a motor vehicle washing establishment, and

.3 purposes accessory to the other permitted purposes

12.460.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.53 hectares

.2 Minimum Lot Width: 58.0 metres

.3 Minimum Lot Depth: 90.0 metres

.4 Maximum Building Height: one storey

.5 all buildings shall be located within the areas shown as BUILDING AREA on Figure 1 - Exception 460.

.6 canopy shall be located within the area shown as CANOPY on Figure 1 - Exception 460.

.7 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 460.

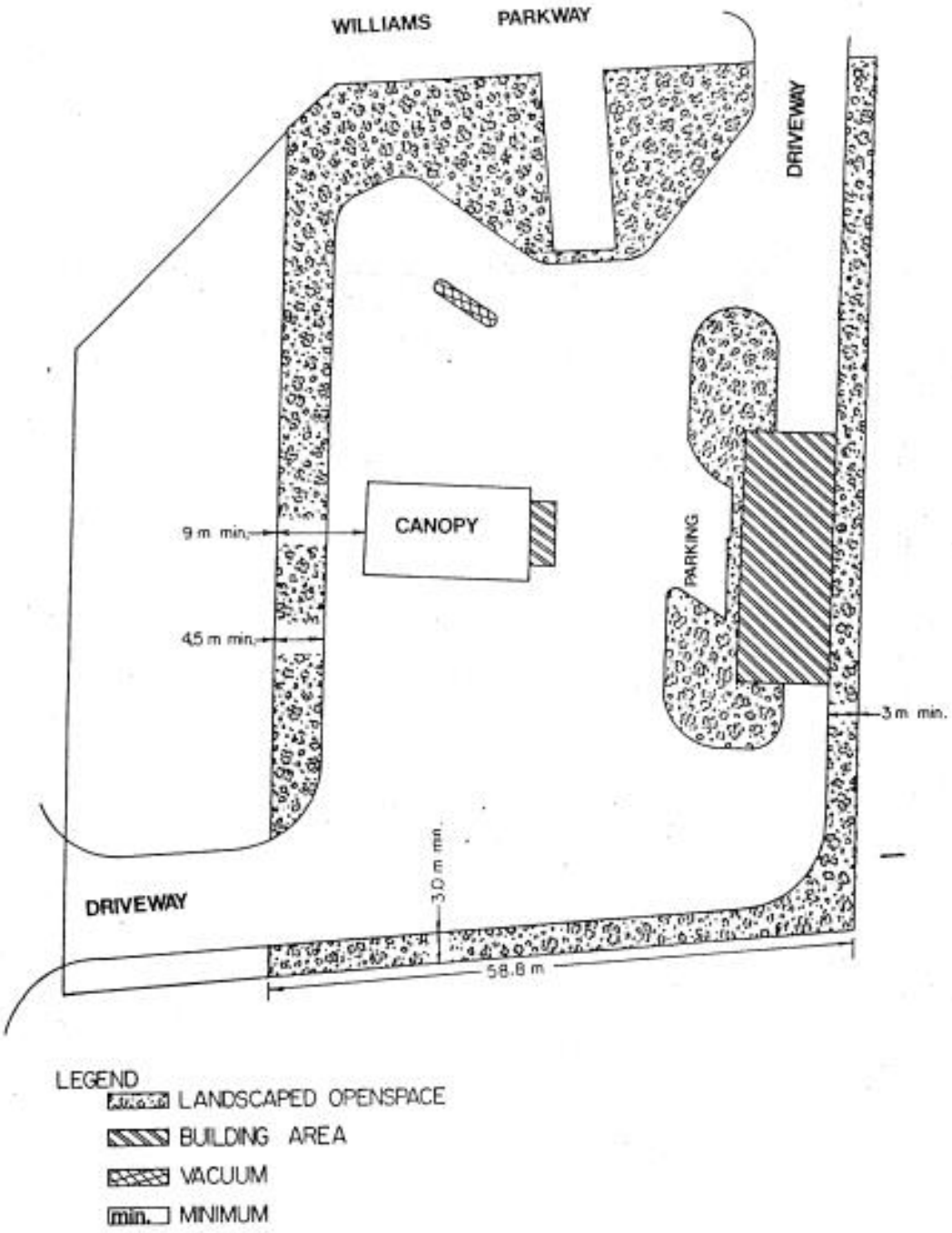
.8 a minimum of 4 parking spaces shall be provided and maintained in the area shown as PARKING on Figure 1 - Exception 460.

.9 driveways shall be located as shown on Figure 1 - Exception 460.

.10 no outside storage or display of goods shall be permitted

.11 waste storage facilities shall be contained within a building.

Figure 1


WILLIAMS PARKWAY
DRIVEWAY
CANOPY
9 m min.
4.5 m min.
PARKING
3 m min.
DRIVEWAY
3.0 m min.
58.8 m
LEGEND
LANDSCAPED OPENSPACE
BUILDING AREA
VACUUM
min. MINIMUM

12.461 Exception 461

12.461.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.461.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS, NS or P shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

.2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.462 Exception 462

12.462.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.462.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Rear Yard Depth shall be 10 metres.

.2 where a garage faces a side lot line the minimum setback to the front of garage shall be 6

12.463 Exception 463

12.463.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.463.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS, NS or P shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

.2 the Minimum Front Yard Depth shall be:

.a to the main wall of building: 4.5 metres

.b to the front of garage or carport: 6.0 metres

.3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.464 Exception 464

12.464.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.464.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Front Yard Depth shall be:

- .a to the main wall of building: 4.5 metres
- .b to the front of garage or carport: 6.0 metres

.2 no building shall be located closer than 7.6 metres to Bovaird Drive.

.3 the Minimum Rear Yard Depth shall be 10 metres.

.4 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.465 Exception 465

12.465.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 - Exception 283 zone.

12.465.2 The lands shall be subject to the following requirements and restrictions:

.1 no building shall be located closer than 7.6 metres to Bovaird Drive.

.2 where a garage faces a side lot line the minimum setback to the garage shall be 6 metres.

12.466. Exception 466

12.466.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a retail establishment having no outside storage;
- .b a supermarket;
- .c a service shop;
- .d a personal service shop;
- .e a bank, trust company and finance company;
- .f an office;
- .g a dry cleaning and laundry distribution station;
- .h a laundromat;
- .i a parking lot;
- .j a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .k a service station;
- .l a printing or copying establishment;
- .m a commercial school;
- .n a garden centre sales establishment;
- .o an amusement arcade;
- .p a temporary open air market;
- .q a place of commercial recreation;
- .r a community club;
- .s a health centre;
- .t a tavern;
- .u a taxi or bus station;
- .v a theatre;
- .w a custom workshop;
- .x a motor vehicle or boat sales establishment;
- .y a motor vehicle repair shop;

.z a swimming pool sales and service establishment;

.aa a gas bar;

.bb a motor vehicle washing establishment; and,

.cc a hotel or motel.

.2 Non-Commercial:

.a an apartment dwelling.

.3 Accessory:

.a purposes accessory to the other permitted purposes.

12.466.2 The lands shall be subject to the following requirements and restrictions:

.1 no more than one gas bar or service station and one motor vehicle washing establishment shall be permitted;

.2 no more than one hotel or motel shall be permitted;

.3 the hotel or motel use shall not exceed 32,515 square metres of gross floor area;

.4 Parking for the motel or hotel use shall be provided and maintained in accordance with 1 parking space for each 92.9 square metres of gross leasable floor area;

.5 commercial uses permitted by section 466.1 shall not exceed 111,480 square metres of gross leasable floor area;

.6 for commercial uses shall be one parking space for each 19 square metres of gross leasable commercial floor area or portion thereof.

.7 office uses shall not exceed 92900 square metres of gross leasable floor area;

.8 parking for office uses shall be provided and maintained in accordance with the following:

.a 1 parking space for each 27.8 square metres of gross leasable floor area;

.b 1 parking space for each 69.6 square metres of gross leasable floor area above the ground floor, provided that no parking shall be required for an amount of gross leasable floor area in office use up to 20 percent of the gross leasable floor area used for commercial purposes.

.9 the maximum number of apartment dwelling units shall not exceed 1000. The maximum gross floor area of apartment dwelling units shall not exceed 84,539.0 square metres.

.10 parking for apartment dwelling units shall be provided in accordance with 1.25 spaces for each dwelling unit.

.11 no building or structure shall be erected nearer than 45.7 metres from the centre line of Clark Boulevard as widened to 39.6 metres. No apartment dwelling shall be erected closer than 213 metres from the nearest lot line of any single detached located south of Clark Boulevard. All other buildings and structures located within the said 213 metre setback area, shall be erected at a

distance equal to their own height from the nearest lot line of any single detached dwelling located south of Clark Boulevard.

12.467 Exception 467

12.467.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.467.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot 369 square metres
- .b Corner lot 469 square metres

.2 Minimum Lot Width:

- .a Interior lot 11.0 metres
- .b Corner lot 13.4 metres

.3 Minimum Lot Depth: 33.0 metres

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of a garage or carport: 6.0 metres

.5 Minimum Side Yard Width:

- .a for a side yard flanking a road allowance,
  - .i where the dwelling unit and garage both face the front lot line, 3 metres, and
  - .ii where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage.
- .b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .c for a side yard abutting Highway Number 410 or a reserve abutting this road: 13.7 metres.
- .d for other side yards: 0 metres, provided that,
  - .i the distance between the walls of two dwellings is not less than 1.8 metres,
  - .ii here the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall, and
  - .iii the total width of side yards on any lot is not less than 1.8 metres.

.6 Minimum Rear Yard Depth: 7.6 metres, except where the rear yard abuts Highway Number 410 or a reserve abutting this road, in which case the minimum requirement is 13.7 metres.

.7 Maximum Building Height: 2 storeys.

.8 Minimum Front Yard Landscaped Open Space: 45 percent of the front yard area of an interior lot, 55 percent of the front yard area of a corner lot, and 35 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

12.467.3 for the purposes of Exception 467:

.1 Lot Area shall mean the total horizontal area enclosed within the lot lines of a lot. In the case of a corner lot having a street line rounding at the corner of a radius of 6 metres or less, the lot area of such lot shall be calculated as if the lot lines were produced to their point of intersection. Lot Width shall mean the least distance, measured in a straight line, between the side lot lines where the side lot lines are parallel, and:

.2 where such lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 7.62 metres back from the front lot line, or

.3 where such lot lines are not parallel but converge towards the rear lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 15.0 metres back from the front lot line, or

.4 in the case of a corner lot having a street line rounding at the corner with a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.

12.468 Exception 468

12.468.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.468.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 360 square metres

.2 Minimum Lot Width: 11.0 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of a garage or carport: 6 metres

.5 Minimum Side Yard Width:

- .a for a side yard flanking a road allowance,
  - .i where the dwelling unit and garage both face the front lot line, 3 metres, and
  - .ii where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage.
- .b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .c for a side yard abutting Highway Number 410 or a reserve abutting this road: 13.7 metres.
- .d for other side yards: 0 metres, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres,
  - .ii where the distance between the walls of two dwellings is lees than 2.4 metres, no window below grade or door below grade is permitted in either wall, and
  - .iii the total width of side yards on any lot is not less than 1.8 metres.

.6 Minimum Rear Yard Depth: 7.6 metres, except where the rear yard abuts Highway Number 410 or a reserve abutting this road, in which case the minimum requirement is 13.7 metres.

.7 Maximum Building Height: 2 storeys.

.8 Minimum Front Yard Landscaped Open Space: 45 percent of the front yard area of an interior lot, 55 percent of the front yard area of a corner lot, and 35 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

12.469 Exception 469

12.469.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone

12.469.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior lot: 308 square metres
- .b Corner lot: 425 square metres

.2 Minimum Lot Width:

- .a Interior lot: 9.0 metres
- .b Corner lot: 12.0 metres

.3 Minimum Lot Depth: 33.0 metres

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres;
- .b to the front of a garage or carport: 6.0 metres.

.5 Minimum Side Yard Width:

- .a for a side yard flanking a road allowance:
  - .i where the dwelling unit and garage both face the front lot line, 3 metres, and
  - .ii where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage.

.6 for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.

.7 for a side yard abutting Highway Number 410 or a reserve abutting this road: 13.7 metres.

.8 for other side yards: 0 metres, provided that:

- .a the distance between the walls of two dwellings is not less than 1.8 metres,
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall, and
- .c the total width of side yards on any lot is not less than 1.8 metres.

.9 Minimum Rear Yard Depth: 7.6 metres, except where the rear yard abuts Highway Number 410 or a reserve abutting this road, in which case the minimum requirement is 13.7 metres.

.10 Minimum Building Height: 2 storeys.

.11 Minimum Front Yard Landscaped Open Space: 40 percent of the front yard area of a interior lot, 50 percent of the front yard area of a corner lot, and 30 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

12.469.3 for the purposes of Exception 469:

.1 Lot Area shall mean the total horizontal area enclosed within the lot lines of a lot. In the case of a corner lot having a street line rounding at the corner of a radius of 6 metres or less, the lot area of such lot shall be calculated as if the lot lines were calculated as if the lot lines were produced to their point of intersection.

.2 Lot Width shall mean the least distance, measured in a straight line, between the side lot lines, where the side lot lines are parallel, and

.a where such lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 7.62 metres back from the front lot line, or

.b where such lot lines are not parallel but converge towards the rear lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 15.0 metres back from the front lot line, or

.c in the case of a corner lot having a street line rounding at the corner with a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.

12.470. Exception 470

12.470.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.470.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot — 370 square metres;
- .b Corner Lot — 415 square metres.

.2 Minimum Lot Width:

- .a Interior Lot — 13.7 metres;
- .b Corner Lot — 15.5 metres.

.3 Minimum Lot Depth: 27.5 metres.

.4 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 6.0 metres to a garage door facing the front lot line;
- .c A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .d A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .e A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;.
- .f A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Rear Yard Depth

- .a 7.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .c 3.5 metres to a deck off the main floor;

.d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;

.e 4.5 metres for open roofed porches and or uncovered terraces;

.f A bay window, bow window, box window or porch with or without foundation or cold cellar, or a chimney may encroach 1.0 metre into the minimum rear yard.

.6 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots, and or at 1.2 metres and 1.2 metres per paired lots;

.c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;

.d A porch and/or balcony without foundation may encroach 0.5 metres into the minimum required 1.2 metres Interior Side Yard.

.7 Minimum Exterior Side Yard Width:

.a 3.0 metres;

.b 6.0 metres to a garage door facing the exterior side yard for corner lots;

.c 1.2 metres where the exterior side yard abuts a public walkway or a non residential zone;

.d A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;

.e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle.

.8 The following shall apply to a bay, bow or box windows:

.a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

.b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

.9 Maximum Building Height: 12.0 metres.

.10 The following Garage Controls shall apply:

.a The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

.b The maximum cumulative garage door width of an attached garage shall be 6.4 metres or 50% of the dwelling unit width whichever is greater.

12.470.3 for the purposes of Exception 470:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 470.2.

12.470.4 Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

.a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

.b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.471 Exception 471

12.471.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in a LC zone.

12.471.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Interior Side Yard Width shall be 7.6 metres;

.2 the Minimum Rear Yard Depth shall be 3.0 metres;

.3 the Maximum Building Height shall not exceed 1 storey;

.4 all garbage and refuse containers shall be enclosed within the main building;

.5 garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building;

12.472 Exception 472

12.472.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.472.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth:

.a to the main wall of the building: 4.5 metres

.b to the front of a garage or carport: 6.0 metres.

12.473 Exception 473

12.473.1 The lands shall only be used for the following purposes:

.1 Commercial uses shall be permitted on the ground floor as follows:

- .a A retail establishment that has a gross floor area of less than 1,500 square metres
- .b A personal service shop;
- .c An office;
- .d A bank, trust company, or finance company;
- .e A dry cleaning and laundry distribution station, facing Charolais Blvd;
- .f A laundromat, facing Charolais Blvd;
- .g A dining room restaurant; and,
- .h A travel agency

.2 Institutional:

- .a Day nursery

.3 Residential:

- .a An apartment dwelling
- .b A supportive housing facility

.4 Other:

- .a Purposes accessory to the other permitted uses

12.473.2 The following uses shall be prohibited:

.1 Outside storage of goods and materials or machinery, except that outdoor display and sale of goods is permitted in conjunction with a permitted commercial use.

.2 A drive-through facility

12.473.3 The lands shall be subject to the following requirements and restrictions:

.1 For the purpose of this zone, Main Street South shall be deemed to be the front lot line

.2 Maximum Gross Floor Area: 39,000 m2

.3 Minimum Lot Width: 60 m

.4 Minimum Front Yard Setback for the portion of the podium below 8m in height: 3.0 m

.5 Minimum Front Yard Setback for the portion of the podium above 8m in height: 0 m

.6 Minimum Exterior Side Yard Setback for the portion of the podium below 8m in height: 3.0 m

.7 Minimum Exterior Side Yard Setback for the portion of the podium above 8m in height: 0 m

.8 Minimum Interior Side Yard Setback to a podium: 7.5 m

.9 Minimum Interior Side Yard Setback to a tower: 12.5 m

.10 Minimum Rear Yard Depth:

- .a 25.0 metres to any portion of the building that is less than or equal to a height of 7.5 metres
- .b 35.0 metres to any portion of the building taller than 7.5 metres
- .c 3.0 metres to any Accessory Structure

.11 Minimum Setback to a Daylight Triangle: 0 m

.12 Maximum Building Height: All portions of a building must be located within the height limits set by a line that extends upwards at a 45 degree angle, or lower, from the rear property line to a maximum height of 76 metres

.13 Maximum Podium Height: 27.0 m

.14 Maximum Tower Floorplate: 800 m2 for each storey

.15 Minimum Tower Separation: 25.0 m

.16 Minimum Tower stepback from edge of Podium at front yard: 3.0 m

.17 Minimum Tower stepback from edge of Podium at side yard: 2.5 m

.18 Minimum Setback to a Hydro Transformer in any yard: 0 m

.19 Parking Space Requirements:

- .a Resident: 0.38 spaces per unit
- .b Visitor: 0.20 spaces per unit

.20 Bicycle Parking Requirements:

- .a A minimum of 0.50 bicycle parking spaces shall be provided per apartment dwelling unit.
- .b A minimum of 0.10 visitor bicycle parking spaces shall be provided per apartment dwelling unit
- .c A maximum of 50 of the required bicycle parking spaces shall be vertical spaces
- .d The dimensions for required bicycle parking spaces shall be:
  - .i A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres

.ii A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres

.e All bicycle parking spaces shall be located on the same lot for which it is required

.21 1 loading space shall be provided

.22 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view from a street or a public thoroughfare.

.23 Minimum Landscaped Open Space: 35% of the lot area, including landscape hard surfaces.

.24 Rooftop Mechanical Equipment: Mechanical equipment on the roof of a building shall be screened.

.25 Commercial uses at grade: any portion of the floor area within the first storey of any building with a wall adjacent to Hurontario/Main Street and Charolais Blvd shall be used for commercial purposes. Notwithstanding the above, entrances, lobbies and uses accessory to the apartment dwelling are permitted provided that no more than 30% of the wall facing the street is occupied by entrances or lobbies.

.26 Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum 70% of the gross area of the portion of the wall above grade shall have windows and/or doors.

.27 Continuous Street Wall: A building wall at grade level must occupy at least 95% of the entire available frontage facing Main Street and 95% of the entire available frontage facing any other public street. For the purposes of this subsection, "available frontage" means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and privately owned publicly accessible spaces.

13.473.4 for the purposes of Exception 473:

.1 All lands zoned MH - Exception 473 shall be treated as one lot for zoning purposes.

12.473.5 The Holding (H)

.1 Until such time as the Holding (H) is lifted, lands zoned MH-Exception 473 (H) shall only be used for the following purposes:

.a Uses, buildings and structures as may be permitted and in accordance with Exception LC-Exception 2775 and R1- Exception 2776

.2 The Holding (H) symbol for all or any part of the land zoned MH-Exception 473 (H) shall not be removed until such a time as the following condition has been met:

.a A Traffic Impact Study completed to the satisfaction of the Commissioner of Public Works and Engineering; and,

.b A Community Meeting is held with interested area residents, area Councillors and the applicant, to review the development proposal to address community questions and issues to the satisfaction of the Commissioner of Planning, Building and Growth Management.

12.474 Exception 474

12.474.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an I1 zone.

12.474.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 6.0 metres

.2 Minimum Rear Yard Depth : 6.0 metres

12.475 Exception 475

12.475.1 The lands shall only be used for the following purposes:

.1 a public or private school;

.2 a religious institution;

.3 a day care nursery;

.4 a park, playground or recreational facility;

.5 a community club, and

.6 purposes accessory to the other permitted purposes

12.475.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 7.6 metres

.2 Minimum Rear Yard Depth: 40.0 metres

.3 Minimum Interior Side Yard Width: 9.0 metres

.4 Minimum Lot Width: 54.0 metres

.5 Minimum Lot Depth: 82.0 metres

.6 Maximum Building Height: 2 storey

.7 Minimum Landscaped Open Space:

.a 100 percent of the minimum required front yard area, except for driveway access, and

.b 3.0 metres abutting a Residential zone.

12.476 Exception 476

12.476.1 The lands shall only be used for the following purposes:

.1 a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;

.2 purposes accessory to the other permitted purposes.

12.476.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 20.0 metres;

.2 Minimum Rear Yard Depth: 7.0 metres;

.3 Minimum Lot Width: 70 metres;

.4 Minimum Lot Depth: 40 metres;

.5 Minimum Lot Area: 0.3 hectares

.6 Minimum Interior Side Yard Width: 6 metres;

.7 Maximum Building Height: 1 storey;

.8 Maximum Gross Commercial Floor Area: 465 square metres;

.9 Minimum Landscaped Open Space: 6 metres, in depth along the front lot line, Highway Number 7, except for driveway access, and 7 metres in depth along the rear lot line.

12.477 Exception 477

12. 477.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone;

12. 477.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 28.5 metres;

.2 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.4 On lots less than 12.5 metres in width, the maximum cumulative garage door width for attached garage shall be 5.05 metres;

.5 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;

.6 On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;

.7 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres

12.478 Exception 478

12.478.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.478.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 340 sq.m.
- .b Corner Lot: 480 sq.m.

.2 Minimum Lot Depth: 32 metres except where the lot abuts North Park Drive or a reserve abutting North Park Drive, in which case the minimum lot depth shall be 40 metres.

.3 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of any garage or carport: 6 metres

.4 Minimum Side Yard Width:

- .a for a side yard flanking a road allowance:
  - .i where the dwelling unit and garage both face the front lot line, 3 metres
  - .ii where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage
- .b for other side yards: 0 metres, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall, and
  - .iii the total width of side yards on any lot is 1.8 metres

.5 Permitted Yard Encroachments:

- .a every part of any required yard shall be open and unobstructed by any building or structure from the ground to the sky, except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimetres or 50 percent of any required yard.
- .b chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 percent of any required yard.

.6 Maximum Building Height: 2 storeys

.7 Accessory Buildings shall:

.a not be less than 0.6 metres from any lot line.

.b not have a floor area in excess of 15 square metres.

.8 the Maximum Coverage by a swimming pool shall not exceed 50 per cent of the area of the yard containing the pool.

12.478.3 for the purposes of Exception 478:

.1 Rear Lot Line shall mean the lot line opposite and furthest from the front lot line.

12.479 Exception 479

12.479.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.479.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 270 square metres.
- .b Corner Lot: 355 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 10.0 metres
- .b Corner Lot: 13.5 metres.

.3 Minimum Lot Depth: 26.5 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres.

.6 Minimum Exterior Side Yard Width: 4.5 metres, and no garage shall face the exterior side lot line.

.7 Minimum Interior Side Yard Width:

- .a where a lot width is less than 12.5 metres:
  - .i 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .ii 1.2 metres where the side yard abuts a public walkway or a nonresidential zone.
- .b where a lot width is greater than or equal to 12.5 metres and less than 15.8 metres:
  - .i 1.2 metres and 1.2 metres for an interior lot;
  - .ii 0.6 metres for a corner lot abutting an interior lot.
- .c where a corner lot has a width greater than or equal to 15.8 metres:
  - .i 1.2 metres for a corner lot abutting an interior lot.

.8 The following provisions shall apply to garages:

- .a the maximum cumulative garage door width shall be:
  - .i 3.7 metres if the lot width for a particular unit is less than 10.4 metres;

.ii 4.6 metres if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.4 metres;

.iii 5.0 metres if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;

.iv 5.5 metres if the lot width for a particular unit is less than 14.0 metres but greater than or equal to 12.5 metres.

.b the maximum interior garage width shall be:

.i 5.2 metres if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.4 metres;

.ii 5.6 metres if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;

.iii 6.1 metres if the lot width for a particular unit is less than 14.0 metres but greater than or equal to 12.5 metres;

.iv 50% of the dwelling unit width if the lot width for a particular unit is greater than or equal to 14.0 metres.

.9 For lot widths less than 15.0 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.10 For lot widths equal to or greater than 15.0 metres, no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling. This projection shall apply to the ground floor of the front wall and not the second storey.

12.480 Exception 480

12.480.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxillary group home; and

.3 Purposes accessory to the other permitted purposes.

12.480.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 400 square metres per lot and 200 square metres per dwelling unit
- .b Corner Lot: 450 square metres per lot and 200 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 15.0 metres per lot, and 7.5 metres per dwelling unit;
- .b Corner Lot: 17.0 metres per lot, and 9.3 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 27.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side lot line.

.7 Minimum Interior Side Yard Width: 1.2 metres, except along a common wall lot line where the setback my be zero.

.8 The following provisions shall apply to garages:

- .a The maximum cumulative garage door width per dwelling unit shall be:
  - .i 2.5 metres if the lot width for a particular unit is less than 8.2 metres but greater than or equal to 7.2 metres;
  - .ii 3.1 metres if the lot width for a particular unit is less than 9.2 metres but greater than or equal to 8.2 metres;
  - .iii 3.7 metres if the lot width for a particular unit is greater than or equal to 9.2 metres;
- .b The maximum interior garage width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 8.2 metres but greater than or equal to 7.2 metres;

.ii 3.7 metres if the lot width for a particular unit is less than 9.2 metres but greater than or equal to 8.2 metres;

.iii 4.3 metre if the lot width for a particular unit is greater than or equal to 9.2 metres.

.9 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a particular dwelling unit.

12.481 Exception 481

12.481.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by PE Zone

.2 a bank, trust company or finance company

.3 a dining room restaurant, a take out restaurant, a convenience restaurant

.4 offices

.5 a retail establishment having no outside storage and including the following:

- .a a hardware store
- .b a wholesale and retail store selling frozen foods only
- .c a video rental and sales store
- .d a sporting foods store
- .e a store selling musical equipment, sound recording equipment and accessory uses.

.6 a personal service shop

.7 a service shop

.8 a laundromat

.9 purposes accessory to the other permitted purposes.

12.481.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Lot A: 10,000 square metres
- .b Lot B: 8,000 square metres

.2 minimum front yard depth, minimum side yard width and minimum rear yard depth shall be as shown on Figure 1-Exception 481.

.3 all buildings on Lot A shall be located within BUILDING AREA A and all buildings on Lot B shall be located within BUILDING AREA B as shown on Figure 1-Exception 481.

.4 Maximum Height of all buildings on Lot A and Lot B shall not exceed one storey

.5 Maximum Gross Floor Area of all buildings on Lot A shall not exceed 4005 square metres, and the maximum gross floor area of all buildings on Lot B shall not exceed 2550 square metres

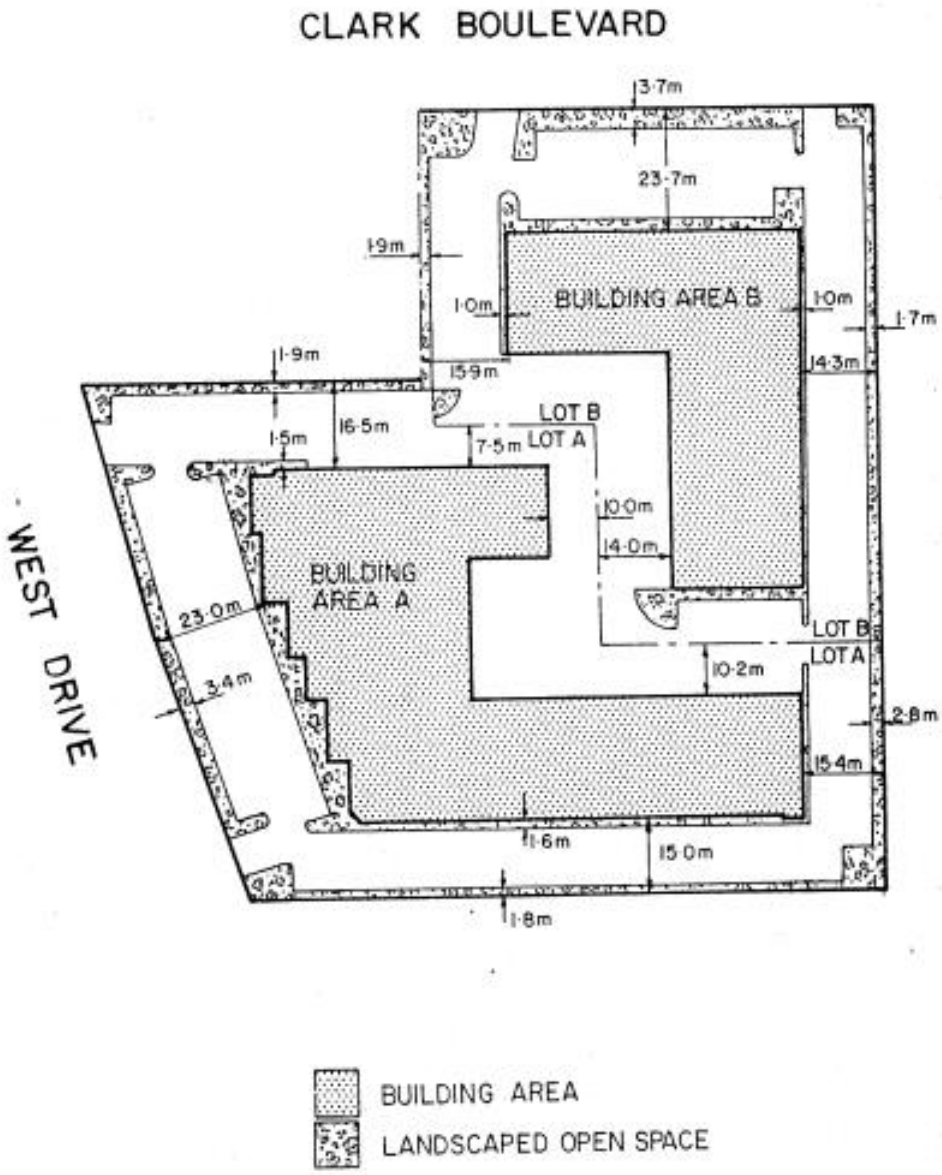
.6 the Maximum Gross Floor Area of medical office shall not exceed a total of 250 square metres

.7 a service station shall be permitted only on Lot A, and not on Lot B

.8 purposes permitted by Exception 481.1(5) to Exception 481.1(7); both inclusive, shall not occupy more than 50 percent of the permitted gross floor area of buildings on Lot A and on Lot B

.9 Landscaped Open Space shall be provided and maintained on Lot A, and on Lot B, in the locations shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 481.

Figure 1


CLARK BOULEVARD
WEST DRIVE
BUILDING AREA B
BUILDING AREA A
LOT B
LOT A
3·7m
23·7m
1·9m
1·0m
1·7m
14·3m
15·9m
16·5m
1·5m
7·5m
10·0m
14·0m
23·0m
3·4m
10·2m
2·8m
15·4m
11·6m
15·0m
1·8m
BUILDING AREA
LANDSCAPED OPEN SPACE

12.482 Exception 482

12. 482.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone;

12. 482.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 29.0 metres;

.2 A balcony or porch with or without a cold cellar, may project into the minimum required front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.4 On lots less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;

.5 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.

.6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres

12.483 Exception 483

12.483.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in a A zone

.2 one mobile home as a temporary use

12.483.2 The lands shall be subject to the following requirements and restrictions:

.1 the mobile home shall be erected a minimum distance of 150 metres from any property boundary

.2 the mobile home shall not exceed a gross floor area of 140 square metres

.3 the mobile home shall only be occupied by a person employed on the land in connection with the permitted agricultural purpose

.4 the mobile home shall not be permitted after September 1, 1993.

12.484 Exception 484

12.484.1 The lands shall only be used for the following purposes:

.1 Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods, or materials within an enclosed building;

.2 A warehouse;

.3 A radio or television broadcasting and transmission establishment; printing establishment;

.4 An office, excluding medical office, dental office and drugless practitioner office;

.5 A commercial, technical or recreational school;

.6 A personal service shop, excluding a body rub parlour or a message parlour;

.7 A take-out restaurant;

.8 An associated educational use; and

.9 Purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the permitted use.

12.484.2 The following uses shall be prohibited:

.1 A dining room restaurant;

.2 A convenience restaurant;

.3 A banquet hall;

.4 A motor vehicle repair shop and motor vehicle body shop;

.5 A recreational facility or structure;

.6 A community club.

12. 484.3 The lands shall be subject to the following requirements and restrictions:

.1 A Minimum of 81 Parking Spaces shall be provided.

.2 Minimum Landscaped Open Space:

- .a 6 metres abutting Humberwest Parkway;
- .b 5.9 metres abutting Williams Parkway;
- .c 5.5 metres abutting Sun Pac Boulevard;

.d 0.15 metres along the Interior side lot line.

.3 Minimum building setbacks:

.a 5.3 metres to the lot line abutting Sun Pac Boulevard;

.b 12 metres to the lot line abutting Humberwest Parkway;

.c 7 metres to the interior side lot line;

.d 5.6 metres to the lot line abutting Williams Parkway.

.4 Minimum Hydro Transformer setback:

.a 5.3 metres from the lot line abutting Sun Pac Boulevard.

.5 No truck loading facilities are permitted in a yard abutting a street.

.6 All operations are to be carried out within a building and outside storage of goods, materials and equipment, in including oversized motor vehicles, shall not be permitted.

12.485 Exception 485

12.485.1 The lands shall only be used for the following purposes:

.1 An apartment dwelling

.2 Purposes accessory to the other permitted uses

12.485.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 450

.2 Minimum Lot Area Per Dwelling Unit: 35 square metres

.3 Minimum Interior Side Yard Width: 6 metres

.4 Minimum Rear Yard Depth: 8 metres

.5 Minimum Landscaped Open Space: 45%

.6 Maximum Floor Space Index: 2.60

.7 Minimum Distance Between Buildings: 22 metres

.8 Maximum Building Height: 20 storeys

.9 Notwithstanding any other provision of the By-law, a maximum of 26% of the total parking may be provided at-grade within a surface parking lot.

.10 Maximum encroachment of structural support columns is 2.2 metres into the required rear yard.

12.486 Exception 486

12.486.1 The lands shall only be used for the following purposes:

.1 Residential Uses:

- .a An apartment dwelling;
- .b A multiple residential dwelling; and,
- .c Purposes accessory to the other permitted purposes.

.2 Non-residential uses on the ground floor of an apartment dwelling:

- .a A retail establishment having no outside storage;
- .b A supermarket;
- .c A service shop;
- .d A personal service shop;
- .e A bank, trust company, or finance company;
- .f An office;
- .g A dry cleaning and laundry distribution station;
- .h A laundromat;
- .i A dining room restaurant, a take-out restaurant;
- .j A printing or copying establishment;
- .k A commercial, technical or recreational school;
- .l A place of commercial recreation;
- .m A health or fitness centre;
- .n A tavern;
- .o An animal hospital;
- .p A day nursery;
- .q An amusement arcade;
- .r A Ground Floor Townhouse Dwelling Unit;
- .s Purposes accessory to the other permitted uses

.3 Institutional Uses:

- .a Retirement Home;

.b Nursing Home

12.486.2 The lands shall be subject to the following requirements and restrictions:

.1 Despite any division of the lands, including a public street network, all lands zoned MH- Exception 486 shall be deemed to be one lot for zoning purposes;

.2 There are no minimum lot area, minimum lot width, minimum lot depths, minimum front yard depths, minimum interior side yard depths, minimum exterior side yard depths, minimum rear yard depths, lot coverage, or maximum floor space index requirements;

.3 Bovaird Drive West shall be deemed to be the front yard;

.4 Minimum building setback to a lot line abutting a public street, to the curb of a private lane or private street, to a R3L- Exception 488 zone, an Agricultural zone, a Natural System (NS) zone, and a GC zone: 3.0 metres;

.5 Minimum building setback to a daylight triangle: 0.0 metres;

.6 Minimum setback from a lot line to a hydro transformer: 2.0 metres;

.7 Minimum building setback to a lot line abutting Bovaird Drive West: 4.5 metres, except a building or buildings may be setback a minimum of 3.0 metres for a maximum non-continuous length of 90.0 metres;

.8 Maximum building setback: 14 metres to a lot line abutting Bovaird Drive West;

.9 Minimum ground floor height: 3.0 metres, except 4.5 metres for non-residential uses;

.10 Minimum building height: 3 storeys, except:

.a 6 storeys for a building within 12 metres of Bovaird Drive West;

.b for a 1 storey lobby having a maximum length of 25.0 metres connecting two residential towers;

.11 Maximum Building Height: 15 storeys;

.12 Minimum landscape buffer: 2.6 metre wide strip shall be provided between any surface parking lot or driveway and a Private Street, Private Lane, or a lot line abutting a public street, except at an approved access location, at a daylight triangle, or at a ramp to an underground parking garage;

.13 Continuous Street Wall: building walls located between the 3.0 metre minimum setback and the 14 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 50% of the available frontage along Bovaird Drive West for the development area;

.14 Angular plane: notwithstanding the minimum and maximum building height requirements, no portion of a building that is 9 storeys or less may extend beyond a 45-degree angular plane measured from a height of 10.5 metres from the closest building face of a building in the R3L-Exception 488 zone;

.15 Minimum building separation: 15.0 metres;

.16 Garbage, refuse and waste: all garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance;

.17 Notwithstanding any other provision of the By-law, any loading spaces provided above the minimum specified in this section may be a rectangular area measuring not less than 3.5 metres and 5.75 metres in length;

.18 Bicycle parking:

.a Bicycle parking must be located on the same lot as the use or building for which it is required;

.b A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces;

.c Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:

.i A building or structure;

.ii A secure area such as a supervised parking lot or enclosure;

.iii Bicycle lockers;

.d Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete;

.e Dimensions:

.i If located in a horizontal position (on the ground): a minimum length of 1.8m and minimum width of 0.6m;

.ii If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m;

.f Rates:

.i For Residential uses: 0.50 spaces per dwelling unit;

.ii For commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof;

.iii No requirement for a Retirement Home and Nursing Home;

.19 No setback is required for any portion of a parking garage that is below grade;

.20 Parking:

.a A maximum of 2% of the total resident parking spaces may have the minimum dimensions of 5.0 metres long and 2.6 metres wide;

12.486.3 for the purposes of Exception 486:

.1 For the purposes of this section, Private Street shall mean a private thoroughfare providing primary access to abutting uses but shall not include a public street or private or public lane;

.2 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic and shall not include a private or public street or public lane;

.3 For the purposes of this section, Car Share Space shall mean a parking space exclusively reserved and assigned for a car used only for members of a Car Share Program;

.4 For the purposes of this section, a Car Share Program shall mean the practice where a number of users share the use of one or more cars that are owned by a profit or non-profit car sharing organization. To use a car, a user must meet the membership requirements of the car-sharing organization, including the payment of a membership fee. Cars are reserved in advance and fees for use are normally based on time and/or kilometres driven and do include use of cars on an hourly basis.

12.487 Exception 487

12.487.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.487.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

- .a Interior Lot: 13.5 metres
- .b Corner Lot: 15.0 metres

12.488 Exception 488

12.488.1 The lands shall only be used for the following purposes:

.1 Townhouse Dwellings;

.2 Rear Lane Townhouse Dwellings;

.3 Back to back Townhouse Dwellings;

.4 Stacked Townhouse Dwellings;

.5 Stacked Back-to-back Townhouse Dwellings;

.6 Live-Work Townhouse Dwellings;

.7 Apartment Dwelling;

.8 Purposes accessory to other permitted purposes;

12.488.2 The lands shall be subject to the following requirements and restrictions:

.1 Despite any division of the lands, including a public street network, all lands zoned R3L-Exception 488 shall be deemed to be one lot for zoning purposes;

.2 For the purposes of this section, Private Street shall mean a private thoroughfare providing primary access to abutting uses but shall not include a public street or private or public lane;

.3 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic and shall not include a private or public street or public lane but does not include an Emergency Access Lane;

.4 For the purposes of this section, Emergency Access Lane shall mean a private thoroughfare which affords only temporary means of access and is demarcated at either end by a mechanism for restricting access such as, but not limited to, a gate or bollards;

.5 For the purposes of this section, Rear Lane Townhouse Dwelling shall mean a townhome dwelling composed of three (3) or more dwelling units, where each dwelling unit has a garage in the rear yard immediately abutting the rear wall of the unit and has access to the garage from a public street, private street, public lane or private lane, has at least one common interior side wall, and where each dwelling may have a balcony or uncovered terrace on the second or third storey;

.6 There are no minimum lot area, minimum lot width, minimum lot depths, minimum front yard depths, minimum interior side yard depths, minimum exterior side yard depths, minimum rear yard depths, lot coverage, or maximum floor space index requirements;

.7 Where walls for townhouse dwellings, back to back townhouse dwellings, stacked back to back townhouse dwellings, live-work townhouse dwellings and stacked townhouse dwellings are not

facing a Private Lane or Private Street and are not considered a side wall (i.e. face to face separation), a central court yard shall have a minimum distance between front walls of 12 metres;

.8 Lagerfeld Drive shall be deemed to be the front yard;

.9 Minimum setback from the side wall of a dwelling to an emergency access lane: 1.2 metres;

.10 No setbacks are required for any portion of a parking garage that is below grade;

.11 Maximum dwelling length: 54.0 metres;

.12 Minimum setback from a lot line to a hydro transformer: 2.0 metres;

.13 For the purposes of this section, the following requirements and restrictions shall apply for Rear Lane Townhouse Dwellings:

.a Minimum dwelling unit width: 5.5 metres;

.b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres;

.c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 3.0 metres;

.d Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;

.e Minimum setback from a garage door opening to a private street or private lane: 1.0 metres;

.f Minimum building separation distance: 3.0 metres;

.g Minimum building height: 2 storeys, except 3 storeys abutting Lagerfeld Drive or within 45 metres of a GC zone;

.h Maximum building height: 3 storeys;

.i Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.

.j A garage shall only be accessed by a Private Lane or Private Street.

.14 For the purposes of this section, the following requirements and restrictions shall apply for Back to Back Townhouse Dwellings:

.a Minimum dwelling unit width: 6.0 metres;

.b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres;

.c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 3.0 metres;

.d Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;

.e Minimum building separation distance: 3.0 metres;

.f Minimum building height: 2 storeys, except 3 storeys abutting Lagerfeld Drive or within 45 metres of a GC zone;

.g Maximum building height: 3 storeys, excluding a stairwell enclosure;

.h Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space;

.i Parking shall be provided in a layby lane, a Private Lane, or Private Street. In addition, a maximum of 25% of the required parking may be in a surface parking lot. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway;

.15 For the purposes of this section, the following requirements and restrictions shall apply for Townhouse Dwellings:

.a Minimum dwelling unit width: 6.0 metres, except that 30% of the Townhouse Dwelling shall be permitted to have a minimum dwelling unit width of 5.6 metres;

.b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres provided that 6.0 metres is provided to a garage door opening;

.c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 3.0 metres;

.d Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;

.e Minimum setback from the rear wall of the building to an Agricultural (A), Open Space (OS) or Natural System (NS) zone: 6.0 metres;

.f Minimum building separation distance: 3.0 metres;

.g Minimum building height: 2 storeys;

.h Maximum building height: 3 storeys;

.i Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space;

.j Maximum garage door width: 2.75 metres;

.k Maximum interior garage width: 3.35 metres;

.l Maximum Driveway Width Shall not exceed the width of the garage;

.m A garage shall only be accessed by a Private Lane or Private Street;

.16 For the purposes of this section, the following requirements and restrictions shall apply for Stacked Back to Back Townhouse Dwellings:

.a Minimum dwelling unit width: 6.0 metres;

.b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres;

.c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 3.0 metres;

.d Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;

.e Minimum building separation distance: 3.0 metres;

.f Minimum building height: 3 storeys;

.g Maximum building height: 4.5 storeys, excluding a stairwell enclosure;

.h Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space;

.i Parking shall be provided in a layby lane, a Private Lane, or Private Street. In addition, in a surface parking lot up to 25% of the parking may be provided. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway;

.17 For the purposes of this section, the following requirements and restrictions shall apply for Live-Work Townhouse Dwellings:

.a The following additional uses are permitted within a Live-Work Townhouse Dwelling on the ground floor:

.i A residential unit;

.ii Bank, trust company and finance company;

.iii Service shop;

.iv Retail establishment with no outdoor storage or display;

.v Home occupation;

.vi Commercial, technical or recreational school;

.vii Art gallery;

.viii Artist and photography studio including framing;

.ix Personal service shop;

.x Health or fitness centre;

.xi A dining room restaurant, take-out restaurant;

.xii A laundromat;

.xiii A dry cleaning and laundry distribution station;

.xiv A printing or copying establishment;

.xv A custom workshop;

.xvi An animal hospital;

.xvii A convenience store;

.xviii An office, including the office of a health care practitioner;

.xix A day nursery;

.xx Purposes accessory to the other permitted purposes;

.xxi A billiard hall or pool hall;

.b The following uses shall be prohibited:

.i Amusement arcade;

.ii Massage or body rub parlour;

.iii The repair and servicing of motor vehicles or internal combustion engines;

.iv Adult video store or adult book store;

.v Outside storage of goods and materials;

.c Shall only be permitted fronting onto a Public Street;

.d Minimum dwelling unit width: 6.0 metres;

.e Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres;

.f Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 1.0 metres;

.g Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;

.h Minimum separation distance between the side walls of a dwelling: 3.0 metres;

.i Minimum building height: 3 storeys;

.j Maximum building height: 4.5 storeys;

.k Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.

.18 For the purposes of this section, the following requirements and restrictions shall apply for Stacked Townhouse Dwellings:

.a Minimum dwelling unit width: 5.5 metres;

.b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres;

.c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 3.0 metres;

.d Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;

.e Minimum building separation distance: 3.0 metres;

.f Minimum building height: 3 storeys;

.g Maximum building height: 4 storeys;

.h Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space;

.i A garage shall only be accessed by a private lane or private street;

.j Minimum setback from a garage door opening to a Private Street or Private Lane: 1.0 metres;

.k A ramp to an underground parking garage may be located between the rear walls of two or more Stacked Townhouse Dwellings. In this instance, the Minimum Building Separation Distance between the rear walls shall be a minimum of 6.0 metres;

.l Minimum number of parking spaces: 1.0 spaces per dwelling unit;

.m Minimum number of visitor parking spaces: 0.15 spaces per dwelling unit;

.19 For the purposes of this section, the requirements and restrictions set out in the MH-3662 zone shall apply for Apartment Dwellings, with the exception of the following:

.a Minimum building height: 4 storeys;

.b Maximum building height: 6 storeys;

.c Minimum building setback to a lot line abutting a public street, to the curb of a private lane or private street, to the R3L- Exception 488 zone and to an adjacent building: 4.5 metres;

.d Minimum building setback to a daylight triangle: 1.0 metres;

12.488.3 for the purposes of Exception 488:

.1 Shall also be subject to the requirements and restrictions relating to the R3L zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 488.2.

12.489. Exception 489

12.489.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side providing a minimum distance between dwellings on abutting lots of 1.8 metres

12.489.2 for the purposes of Exception 489:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 489.1.

12.490 Exception 490

12.490.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.490.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 25 metres

.2 Minimum Lot Depth: 40 metres

.3 Minimum Lot Area: 1000 square metres

.4 Minimum Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:

- .a the minimum distance between detached buildings shall not be less than 2.1 metres;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c where the side yard abuts a reserve or a noise attenuation block, the minimum side yard width shall be 4.0 metres;

12.491 Exception 491

12.491.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.491.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 18 metres

.2 Minimum Lot Depth: 39 metres

.3 Minimum Lot Area: 900 square metres

.4 Minimum Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:

- .a the minimum distance between detached buildings shall not be less than 2.1 metres;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c where the side yard abuts a reserve, the minimum side yard width shall be 4.0 metres.

12.492 Exception 492

12.492.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.492.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 10 metres

.2 Minimum Lot Depth: 42 metres

.3 Minimum Rear Yard Depth: 15 metres

12.493 Exception 493

12.493.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.493.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot width:

.a Interior Lot: 10.5 metres

.b Corner Lot: 13.5 metres

12.494 Exception 494

12.494.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.494.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 16.5 metres

.2 Minimum Lot Depth: 27 metres

.3 Minimum Lot Area: 480 square metres

12.495. Exception 495

12.495.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 209 square metres

.2 Minimum Lot Depth: 18 metres

.3 Minimum Front Yard Depth 3.5 metres but 6.0 metres to the front of the garage

.4 Minimum Interior Side Yard 1.2 metres on one side and 0.6 metres on the other side providing a minimum distance between dwellings on abutting lots of 1.8 metres

.5 Minimum Rear Yard Depth 6.0 metres

12.495.2 for the purposes of Exception 495:

.1 Shall also be subject to the requirements and restrictions relating to the R1 Zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 495.1

12.495.3 The Holding (H)

.1 Until such time as the Holding (H) is lifted, lands zoned R1 (H) - Exception 495 shall only be used for the following purposes:

.a Uses, buildings and structures as may be permitted and in accordance with the RE zone.

.2 The Holding (H) symbol for all or any part of the land zoned R1 (H) - Exception 495 shall not be removed until such time as the Commissioner of Planning, Building and Growth Management has received written confirmation that the following conditions have been met:

.a Appropriate arrangements have been made for the extension of Hosta Street; and,

.b The Functional Servicing Report is approved and appropriate arrangements have been made for the implementation of its recommendations, all to the satisfaction of the Commissioner of Planning, Building and Growth Management Department.

12.497 Exception 497

12.497.1 The lands shall only be used for the following purposes:

.1 shall only be used for those uses permitted in a PE zone but a motor vehicle repair shop shall not be included.

12.497.2 The lands shall be subject to the following requirements and restrictions:

.1 refuse storage shall be screened from view from all highways and streets.

12.498 Exception 498

12.498.1 The lands shall only be used for the following purposes:

.1 shall only be used for those uses permitted in a PE - Exception 497 zone

12.498.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Lot Width shall be 40 metres.

12.499 Exception 499

12.499.1 The lands shall only be used for the following purposes:

.1 either:

.a those uses permitted in a PE - Exception 497 zone,

.2 or:

.a an office, and only in conjunction with an office the following ancillary purposes:

.i a convenience restaurant;

.ii a dining room restaurant;

.iii a personal service shop;

.iv a bank, trust company or financial institution, and

.v a card and newspaper shop.

.3 but not both, and

.a purposes accessory to other permitted purposes.

12.499.2 The lands shall be subject to the following requirements and restrictions:

.1 in respect of the purposes permitted by Exception 499.1(2)(a) the following:

.a the Maximum Gross Floor Area of all buildings and structures shall not exceed 50 percent of the total site area;

.b the Maximum Height of all buildings and structures shall not exceed 5 storeys;

.c the Maximum Gross Floor Area of the ancillary uses permitted by Exception 499.1(2)(a)(i) to Exception 499.1(2)(a)(v), both inclusive, shall not exceed 15 percent of the total gross floor area of all buildings and structures on a site;

.d the Maximum Gross Floor Area devoted to restaurants shall not exceed 50 percent of the gross floor area permitted to be used for the ancillary uses permitted by Exception 499.1(2)(a)(i) to Exception 499.1(2)(a)(v), both inclusive;

.e no more than one card and newspaper shop shall be permitted in any building or structure and the card and newspaper shop shall not have a gross floor area in excess of 93 square metres;

.f parking and loading shall be provided in accordance with General Provisions for Commercial Zones and General Provisions for Industrial Zones of this by-law;

.g refuse storage shall be enclosed and shall be screened from view from all highways and streets, and

.h refuse storage for a restaurant shall be enclosed in a climate controlled area within the building.

12.499.3 for the purposes of Exception 499:

.1 Card and Newspaper Shop shall mean a retail establishment limited to the sale of newspapers, magazines, books, tobacco products, gifts and confectionary goods.

12.500 Exception 500

12.500.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage;

.2 an office, including medical, dentist and a drugless practitioner;

.3 a service shop;

.4 a personal service shop;

.5 a bank, trust company and finance company;

.6 a dry cleaning and laundry distribution station;

.7 a laundromat;

.8 a dining room restaurant, a convenience restaurant, a take-out restaurant;

.9 a printing or copying establishment;

.10 a garden centre sales establishment;

.11 a health or fitness centre;

.12 a parking lot;

.13 a community club;

.14 a supermarket;

.15 a custom workshop;

.16 an animal hospital;

.17 a place of worship;

.18 a day nursery;

.19 Supportive Housing Residence Type 2;

.20 a lodging house;

.21 a commercial school;

.22 purposes accessory to the other permitted uses.

12.500.2 That the following uses shall be prohibited:

.1 a banquet hall;

.2 a tavern;

.3 a motor vehicle sales establishment;

.4 a motor vehicle leasing establishment;

.5 a motor vehicle body shop.

12.500.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 6 metres

.2 Minimum Interior Side Yard Depth: 0 metres abutting all other lands not zoned LC-Exception 500

.3 Minimum landscaped open space:

.a 4.5 metres along Airport Road, and 5.0 metres along Mayfield Road, except at approved vehicular access locations;

.b 6 metres to the lot line abutting the rear lot line except at approved loading space and parking areas, whereby a minimum of 4.0 metres is required.

.4 Notwithstanding Section 4.1, the following minimum parking standards shall apply:

.a one parking space per 23.3 square metres of gross commercial floor area or portion thereof;

.b Notwithstanding Section 12.500.3.4.a, a parking rate of one space for each 106 square metres of gross commercial floor area or portion thereof shall be provided for a building havin g a minimum height of 3-storeys located within 95 metres of the intersection of Mayfield Road and Airport Road

.5 A minimum of 9 drive-through stacking parking spaces shall be provided for drive-through facilities associated with a restaurant or convenience store.

.6 Bicycle parking rack rate: a minimum of 64 bicycle racks shall be provided.

.7 Loading, and Unloading:

.a Minimum of six loading spaces are permitted.

.8 A maximum of two drive-through facilities shall be permitted,

.9 For the purposes of this section, the lands zoned LC- Exception 500 shall be considered one lot for zoning purposes;

.10 For the purpose of this zone, the lot line abutting Airport Road shall be deemed the front lot line.

12.502 Exception 502

12.502.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a retail establishment having no outside storage;
- .b a supermarket;
- .c a service shop;
- .d a personal service shop;
- .e a bank, trust company, finance company;
- .f an office;
- .g a dry cleaning and laundry distribution station;
- .h a laundromat;
- .i a parking lot; and,
- .j a dining room restaurant; a convenience restaurant; a take-out restaurant.

.2 Accessory:

- .a purposes accessory to the other permitted purposes

.3 Non-Commercial:

- .a a religious institution, including an associated place of public assembly; and,
- .b a library.

12.503 Exception 503

12.503.1 The lands shall only be used for the following purposes:

.1 the uses permitted in the PE Zone; and

.2 business offices, not including offices for health care practitioners.

12.504 Exception 504

12.504.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in R1 zone;

12.504.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 26.2 metres.

.2 Minimum Interior Side Yard Width:

- .a 3.0 metres for a one storey building
- .b 3.6 metres for a two storey building

.3 Minimum Front Yard Depth: 14.3 metres

.4 Minimum Rear Yard Depth: 18.2 metres

.5 Minimum Gross Residential Floor Area: 278.7 square metres

.6 Maximum Gross Residential Floor Area: 418.0 square metres

.7 Maximum Building Height: 8.75 metres

12.505 Exception 505

12.505.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the R2 Zone,

.2 a quattroplex dwelling; and,

.3 purposes accessory to the other permitted purposes.

12.505.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Distance between a dwelling unit and the east limit of the Canadian Pacific Railway right-of-way shall not be less than 7.5 metres

.2 Minimum Front Yard Depth: 6 metres

.3 Minimum Exterior Side Yard Width: 4.5 metres to a side wall of a dwelling unit and 6 metres to a front wall of a dwelling unit

.4 Minimum Distance between a quattroplex dwelling and block townhouse dwelling with exterior walls both which contain windows to habitable rooms shall be 6 metres

.5 Minimum Distance between quattroplex dwellings which have exterior walls both of which contain windows to habitable rooms shall be 3 metres

.6 the Maximum Number of Dwelling Units which may be attached shall not exceed 8, with the exception of one townhouse dwelling which may contain 9

.7 the Maximum Number of Dwelling Units shall be 114

12.505.3 for the purposes of Exception 505:

.1 Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that 2 main interior walls of each dwelling unit are attached to a main interior wall of the two abutting dwelling units.

12.506 Exception 506

12.506.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in a R1 zone,

12.506.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Distance between a dwelling unit and the west limit of the Highway #10 right-of-way shall not be less than 7.5 metres.

12.507 Exception 507

12.507.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in a R1 zone.

12.507.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Distance between a dwelling unit and the west limit of the Highway #10 right-of-way shall not be less than 7.5 metres.

12.508 Exception 508

12.508.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in a R1 zone.

12.508.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Distance between a dwelling and the east limit of the Canadian Pacific Railway right-of-way shall not be less than 15 metres.

12.509 Exception 509

12.509.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in a R2 zone.

12.509.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per dwelling unit:

.a Interior Lot: 185 square metres

.b Corner Lot: 275 square metres

.2 Minimum Lot Width per dwelling unit:

.a Interior Lot: 6.0 metres

.b Corner Lot: 9.0 metres

.3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

.4 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

.5 the Maximum Number of Dwelling Units which may be attached shall not exceed 8.

12.510 Exception 510

12.510.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R2 Zone.

12.510.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per dwelling unit:

- .a Interior Lot: 185 square metres
- .b Corner Lot: 275 square metres

.2 Minimum Lot Width per dwelling unit:

- .a Interior Lot: 6.0 metres
- .b Corner Lot: 9.0 metres

.3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

.4 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

.5 the Maximum Number of Dwelling Units which may be attached shall not exceed 8.

12.511 Exception 511

12.511.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the R1 zone.

12.512 Exception 512

12.512.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the R1 zone

12.513 Exception 513

12.513.1 The lands shall only be used for the following purposes:

.1 A bank, Strust company and financial institution;

.2 An office, including medical, dental and drugless practitioners;

.3 A dining room restaurant or a take-out restaurant up to 40% of the total gross floor area of the building;

.4 The following accessory uses are permitted to a maximum combined gross floor area of 25% of the total gross floor area of the building:

.a Retail establishment, having not outside storage or display;

.b A personal service shop, excluding a body rub parlour;

.5 Purposes accessory to other permitted purposes.

12.513.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 32 metres

.2 Minimum Parking: 20 spaces

.3 Loading Spaces: No Requirement

.4 A drive-through facility shall not be permitted in association with any use.

12.514 Exception 514

12.514.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.514.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 740 square metres

.2 Minimum Lot Width: 19.7 metres

12.515 Exception 515

12.515.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.515.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.

.b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.

.2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.516 Exception 516

12.516.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.516.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 420 square metres

.b Corner Lot: 510 square metres

.2 Minimum Lot Width:

.a Interior Lot: 14 metres

.b Corner Lot: 17 metres

.3 Minimum Interior Side Yard Width: 1.2 metres

.4 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

.5 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

12.517 Exception 517

12.517.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.517.2 The lands shall be subject to the following requirements and restrictions:

.1 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

.2 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

.3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.518 Exception 518

12.518.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.518.2 The lands shall be subject to the following requirements and restrictions:

.1 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

.2 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
- .c the minimum distance between two detached dwellings shall not be less than 1.2 metres;
- .d where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
- .e where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.3 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.

.4 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

12.519 Exception 519

12.519.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.519.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 495 square metres per lot, and 247 square metres per dwelling unit.

.b Corner Lot: 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

.a Interior Lot: 16.5 metres, and 8.25 metres per dwelling unit.

.b Corner Lot: 19.5 metres, and 11.25 metres for the dwelling unit closest to the flankage lot line.

.3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.520 Exception 520

12.520.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R2 Zone.

12.520.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per dwelling unit:

- .a Interior Lot: 185 square metres
- .b Corner Lot: 275 square metres

.2 Minimum Lot Width per dwelling unit:

- .a Interior Lot: 6.0 metres
- .b Corner Lot: 9.0 metres

.3 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement

.4 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

.5 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

.6 the Maximum Number of Dwelling Units which may be attached shall not exceed 8.

.7 the entire rear yard of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.

12.521 Exception 521

12.521.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R2 Zone.

12.521.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per dwelling unit:

- .a Interior Lot: 185 square metres
- .b Corner Lot: 275 square metres

.2 Minimum Lot Width per dwelling unit:

- .a Interior Lot: 6.0 metres
- .b Corner Lot: 9.0 metres

.3 Minimum Interior Side Yard Width: 1.5 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Maximum Building Height: 2 storeys

.7 Maximum Lot Coverage by principal building: 55 percent

.8 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement

.9 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

.10 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.

.11 a maximum of 4 dwelling units and a minimum of 3 dwelling units shall be attached.

.12 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS, NS or P shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

.13 the entire rear yard of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.

.14 no accessory buildings shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

12.522 Exception 522

12.522.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling; and,

.2 purposes accessory to the other permitted purposes.

12.522.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 180 square metres

.b Corner Lot: 250 square metres

.2 Minimum Lot Width:

.a Interior Lot: 10 metres

.b Corner Lot: 13 metres

.3 Minimum Lot Depth: 21 metres, provided that the distance between the front lot line of a lot to the front lot line of a lot abutting back to back, shall not be less than 40 metres

.4 Minimum Front Yard Depth:

.a to the main wall of the building: 4.5 metres

.b to the front of a garage or carport: 6.0 metres

.5 Minimum Rear Yard Depth: 0 metre, provided that the minimum depth of the portion of the rear yard containing the minimum required landscaped open space area is not less than 7 metres.

.6 Minimum Interior Side Yard Width:

.a for a side yard flanking a public walkway or lands zoned Open Space (OS): 1.2 metres plus 0.6 metres for each additional storey above the first.

.b for all other interior side yards: 0 metres, provided that:

.i the distance between the walls of two dwellings is not less than 1.2 metres;

.ii where the distance between the walls of two dwellings is less that 2.4 metres, no window below grade or door below grade is permitted in any such wall, and

.iii the total width of side yards on any lot is not less than 1.2 metres.

.7 Minimum Exterior Side Yard Width:

.a 3 metres, where the dwelling unit and garage both face the front lot line; and,

.b 3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

.8 Maximum Building Height:

.a 1 storey for that portion of the building located within 3.5 metres, or less, of all rear property lines.

.b 2 storeys for the remainder of the building.

.9 Minimum Landscaped Open Space:

.a 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area where the side lot lines converge towards the front lot line.

.b 35 square metres in the rear yard having a minimum width of 4.8 metres and a minimum depth of 7 metres.

.10 the entire rear yard shall be enclosed by a visual screen consisting of the walls of dwelling, the walls of abutting dwellings and screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.

.11 no door, window or other opening shall be permitted in the wall of a dwelling where Page 2 of 3 the wall is within 3.5 metres, or less, of the rear yard landscaped area of an abutting property and faces said rear yard landscaped area.

.12 a detached garage or carport shall not be permitted.

.13 no swimming pools shall be permitted.

.14 no accessory buildings shall be permitted.

.15 notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

12.522.3 for the purposes of Exception 522:

.1 Lot Depth shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the furthest rear lot line of the same lot.

12.523 Exception 523

12.523.1 The lands shall only be used for the following purposes:

.1 a quattroplex dwelling; and

.2 purposes accessory to the other permitted purposes.

12.523.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 800 square metres per lot and 400 square metres for the two dwelling units attached back to front.

.b Corner Lot: 920 square metres per lot and 520 square metres for the two dwelling units closest to the flankage lot line.

.2 Minimum Lot Width:

.a Interior Lot: 20 metres per lot and 10 metres for the two dwelling units attached back to front.

.b Corner Lot: 23 metres per lot and 13 metres for the two dwelling units closest to the flankage lot line.

.3 Minimum Lot Depth: 40 metres

.4 Minimum Front Yard Depth: 16 metres

.5 Minimum Rear Yard Depth: 6 metres

.6 Minimum Interior Side Yard Width:

.a for the two dwelling units closest to the front lot line: 3.5 metres

.b for the two dwelling units closest to the rear lot line: 1.8 metres

.7 Minimum Exterior Side Yard Width:

.a for the dwelling unit closest to the front lot line: 6.5 metres

.b for the dwelling unit closest to the rear lot line: 4.8 metres

.8 Maximum Building Height: 2 storeys

.9 Maximum Lot Coverage: 50 percent

.10 Minimum Landscaped Open Space:

.a the entire rear yard and the entire interior side yards shall be provided and maintained as landscaped open space;

.b that portion of the front yard abutting the front lot line for a depth of not less than 2.0 metres, less any driveways, shall be provided and maintained as landscaped open space;

.c landscaped open space having a minimum width of 1.8 metres shall be provided and maintained through the front yard between the parking spaces on one side of the lot and the parking spaces on the other side of the lot, and

.d each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area.

.11 the entire rear yard, and the private outdoor amenity area, of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.

.12 each dwelling unit in a quattroplex dwelling shall be provided with a minimum of 2 parking spaces.

.13 uncovered parking spaces are permitted in the front yard of a quattroplex dwelling.

.14 the maximum cumulative width of all driveways for a quattroplex dwelling shall not exceed 9 metres in the front yard and 12 metres in an exterior side yard.

.15 a detached garage or carport shall not be permitted.

.16 no swimming pools shall be permitted.

.17 no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

.18 no person shall erect more than one, quattroplex dwelling on one lot.

12.523.3 for the purposes of Exception 523:

.1 Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, and directly accessible from the dwelling unit, having a minimum area of 30 square metres and a minimum width and depth of 4.5 metres, which may be located in the front yard provided it is a minimum distance of 10 metres from the front lot line.

.2 Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that 2 main interior walls of each dwelling unit are attached to a main interior wall of the two abutting dwelling units.

12.524 Exception 524

12.524.1 The lands shall only be used for the following purposes:

.1 those uses permitted in the GC zone to this by-law, with the exception of an amusement arcade, a temporary open air market, and a place of commercial recreation;

.2 movie theatres; and,

.3 a public library

12.524.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Building Height shall be 2 storeys.

.2 all garbage and refuse containers shall be located within the building.

.3 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building.

.4 an adult entertainment parlour shall not be permitted.

.5 no outside storage or display of goods shall be permitted.

.6 the Gross Leasable Commercial Floor Area for a supermarket shall not exceed 3,530 square metres.

.7 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

12.525 Exception 525

12.525.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted within an R2 zone and the following:

.a Dwelling, Dual Frontage Townhouse

12.525.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 125 square metres per dwelling unit;

.2 Minimum Lot Width: Interior lot: 5.2 metres; corner lot: 6.5 metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 The lot line abutting McLaughlin Road shall be deemed to be the front lot line;

.5 Minimum Front Yard Depth:

.a 3 metres;

.b A balcony, porch or bay window with or without foundation may encroach on additional 1.8 metres into the required front yard setback.

.6 Minimum Rear Yard Depth:

.a 6 metres to a lot line;

.b 5.5 metres from a garage door to a private road

.7 Minimum Interior Side Yard Width:

.a 1.2 metres

.b 0.6 metres to an accessory building;

.c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Minimum Exterior Side Yard Width:

.a 1.5 metres to a private road;

.b 3.0 metres from McLaughlin Road

.9 Maximum Building Height: 14 metres;

.10 Minimum Landscaped Open Space: no requirement;

.11 Fencing shall be permitted along the front lot line McLaughlin Road to a 1.2 metre height;

.12 Maximum Lot Coverage: no requirement

.13 Notwithstanding any other provision of the By-law, visitor parking shall be provided at a minimum rate of 0.25 spaces per dwelling unit which may be shared on lands zone R2-Exception 526 and R2-Exception 525.

.14 A public/private road is deemed to be a street for zoning purposes;

12.525.3 for the purposes of Exception 525:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 525.2.

12.526 Exception 526

12.526.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted within the R2 zone.

12.526.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 130 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior lot: 5.5 metres;
- .b corner lot: 6.5 metres;

.3 Minimum Lot Depth: 23.5 metres;

.4 Minimum Front Yard Depth:

- .a 3 metres to a private road;
- .b 5.5 metres to a garage door;
- .c A balcony, porch or bay window with or without foundation may encroach on additional 1.8 metres into the required front yard setback.

.5 Minimum Rear Yard Depth:

- .a 6 metres to a lot line;

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres
- .b 0.6 metres to an accessory building;
- .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.7 Minimum Exterior Side Yard Width:

- .a 1.5 metres to a private road;
- .b 3.0 metres from McLaughlin Road;

.8 Maximum Building Height: 14 metres;

.9 Maximum Lot Coverage: no requirement;

.10 Minimum Landscaped Open Space: no requirement;

.11 The following provisions apply to garages:

.a the garage door width may be widened by an extra 0.6 metres if the front of the garage project 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.b the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.c the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

.d No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.12 Notwithstanding Section 4.1, visitor parking shall be provided at a minimum rate of 0.25 spaces per dwelling unit which may be shared on subject to Exceptions 525 and 526.

12.526.3 for the purposes of Exception 526:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 526.2.

12. 527. Exception 527

12.527.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted within an R1 zone.

12.527.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: interior lot: 300.0 square metres; corner lot: 375 square metres;

.2 Minimum Lot Width: interior lot: 12.0 metres; corner lot: 15.0 metres;

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Setback:

- .a 3.0 metres
- .b 6.0 metres to the garage door facing the front lot line;
- .c the main wall of the dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight/triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Rear Yard Setback:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is 6.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres to an accessory building and/or to a side wall of a garage where access to the garage is from the exterior side yard;
- .e 4.5 metres for open roofed porches and/or uncovered terraces not exceeding one storey; and

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.

.6 Minimum Side Yard Setback (Interior):

.a 1.2 metres

.b 0.6 metres to a one storey garage

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d 0.6 metres can be paired with adjacent interior side yards of 0.6 metres and/or 1.2 metres;

.e 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.f 0.6 metres to an accessory building;

.g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.7 Minimum Side Yard Setback (Exterior):

.a 1.8 metres more than the interior side yard width;

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres to a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.8 Maximum Building Height: 11.0 metres

.9 Minimum Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of Landscaped Open Space

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a a maximum cumulative garage door width shall be 5.0 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrances of the dwelling units;

.c the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.d the interior garage width, as calculated 3.0metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

12.527.3 for the purposes of Exception 527:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 527.2.

12. 528. Exception 528

12.528.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted within an R1 zone.

12.528.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: interior lot: 290.0 square metres; corner lot: 365 square metres;

.2 Minimum Lot Width: interior lot: 11.6 metres; Corner lot: 14.6 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Setback:

- .a 3.0 metres
- .b 5.5 metres to the garage door facing the front lot line;
- .c the main wall of the dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight/triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Rear Yard Setback:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is 6.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres to an accessory building and/or to a side wall of a garage where access to the garage is from the exterior side yard;
- .e 4.5 metres for open roofed porches and/or uncovered terraces not exceeding one storey; and

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Side Yard Setback (Interior):

.a 1.2 metres on one side and 0.6 metres on the other side provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.c 0.6 metres can be paired with adjacent interior side yards of 0.6 metres and/or 1.2 metres;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.e 0.6 metres to an accessory building;

.f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.7 Minimum Side Yard Setback (Exterior):

.a 1.8 metres more than the interior side yard width;

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.8 Maximum Building Height: 11.0 metres

.9 Minimum Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of Landscaped Open Space

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a a maximum cumulative garage door width shall be 5.0 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrances of the dwelling units;

.c the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.d the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

12.528.3 for the purposes of Exception 528:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 528.2.

12.529 Exception 529

12.529.1 The lands shall only be used for the following purposes:

.1 an apartment dwelling; and,

.2 purposes accessory to the other permitted purposes.

12.529.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 3.0 metres

.2 Minimum Interior Side Yard Width: 1.80 metres

.3 Minimum Exterior Side Yard Width: 3.0 metres

.4 Minimum Rear Yard Depth: 1.90 metres

.5 Minimum Building Setback to a Daylight Triangle: 0.40 metres

.6 Maximum Building Height: 14 storeys

.7 Maximum number of Dwelling Units: 208

.8 Maximum Lot Coverage: 48% of the lot area

.9 Minimum Landscaped Open Space: 25% of the lot area

.10 Maximum Floor Space Index: 5.70

.11 Maximum permitted encroachment of a balcony or patio into any required yard shall be 1.5 metres.

.12 A canopy may encroach to within 0 metres of a daylight triangle.

.13 Minimum Setback of a hydro transformer to a lot line shall be 2.4 metres.

.14 Minimum Parking Requirements:

- .a Residents: 0.85 parking space per unit
- .b Visitors: 0.15 parking space per unit

.15 For zoning purposes, the lands zoned R3H-Exception 529 shall be considered a single lot and the front lot line shall be deemed to be Chinguacousy Road.

12.529.3 The Holding (H)

.1 The lifting of the Holding (H) symbol shall only occur after:

- .a An agreement executed by the owner and City pursuant to Section 37 of the Planning Act is registered on title;

.b The agreement obligations have been fulfilled, including substantial completion of the City facility.

.c The owner submits the following materials to the satisfaction of the Commissioner of Public Works and Engineering Department, and Commissioner of Planning, Building and Economic Development Department:

.i Functional Servicing Report

.ii Traffic Impact Study

.iii Urban Design Brief

.iv Property Value Uplift Appraisal Report

.v Heritage Impact Assessment

.vi Structural Assessment Report

.vii Heritage Building Protection Plan

.viii Heritage Conservation Plan

.ix City Facility Cost Estimates

.x Designated Substance Survey & Abatement Plans

.xi Building Condition Assessment I. Heritage Interpretation Plan

.xii Heritage Interpretation Plan

.2 While the Holding (H) symbol remains in place, the lands shall only be used for either of the following purposes, but not both:

.i The following uses, subject to the requirements and restrictions of the LC zone:

1. business and professional offices;
2. private day school;
3. indoor storage; and,
4. purposes accessory to the other permitted purposes; or

.ii Site services to support future development of the lands for purposes set out in Exception 529.1, at the discretion of the Chief Building Official.

12.530 Exception 530

12.530.1 The lands shall only be used for the following purposes:

.1 Dwelling, Stacked Townhouse

.2 Dwelling, Back-to-Back Townhouse

.3 Dwelling, Back-to-Back Stacked Townhouse

.4 Purposes accessory to the other permitted purposes.

12.530.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: No requirement

.2 Minimum Lot Width: No requirement

.3 Minimum Building Setback to the Lot line abutting Chinuacousy Road: 3.5 metres

.4 Minimum Building Setback to the lot line abutting Bonnie Braes Drive: 3.5 metres

.5 Minimum Building Setback to the lot line abutting Elmcrest Drive: 3.5 metres

.6 Minimum Building Setback to the lot line abutting Proud Court: 2.4 metres

.7 Minimum Building Setback to a lot line abutting another residential zone: 9.0 metres

.8 Minimum Building Setback to a Daylight Triangle: 0.6 metres

.9 Maximum Building Height: 15.0 metres

.10 Maximum Lot Coverage: 40%

.11 Minimum Landscaped Open Space: 50% of the lot area

- .a Minimum setback of a hydro transformer to a lot line shall be 1.2 metres
- .b Maximum number of Dwelling Units: 110

.12 For zoning purposes, the lands zoned R3L-Exception 530 shall be considered a single lot, the front lot line shall be deemed to be on Chinguacousy Road and the exterior side lot line shall be deemed to be on Bonnie Braes Drive.

12.530.3 for the purposes of Exception 530:

.1 A "Dwelling, Back-to-Back Stacked Townhouse" shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another dwelling with a common wall, and which may also have a rear common wall.

12.531 Exception 531

12. 531.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R3M zone;

12. 531.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: Shall not apply

.2 Minimum Side Yard Setback: 2.0 metres

.3 Minimum Rear Yard Setback: 10 metres

.4 Minimum Landscaped Open Space: 40%

.5 Maximum Number of Apartment Units: 200 units

.6 Maximum Height: 12 storeys

.7 Maximum Floor Space Index: 3.0

12.531.3 for the purposes of Exception 531:

.1 Notwithstanding any other provision of the By-law, utility installations shall not be subject to the setbacks and yard requirements of the zone in which they are located.

.2 Section 5.2.B shall not apply to accessory structures, gazebos and play structures owned by a condominium corporation.

.3 Shall also be subject to the requirements and restrictions to the R3M zone and all general provisions of this by-law, which are not in conflict with those set out in Exception 531.

12.532 Exception 532

12.532.1 The lands shall only be used for the following purposes:

.1 Rear Lane Townhouse Dwelling

.2 Back-to-Back Townhouse Dwelling

12.532.2 The lands shall be subject to the following requirements and restrictions:

.1 For lands designated R2, Section 5.2.Q.1 shall not apply

.2 Rear Lane Townhouses shall be subject to the following requirements and restrictions:

- .a Minimum Lot Area:
  - .i Interior Lot — 84 square metres
  - .ii Corner Lot — 120 square metres
  - .iii End Lot — 90 square metres
- .b Minimum Lot Width
  - .i Interior Lot — 5.0 metres
  - .ii Corner Lot — 8.0 metres
  - .iii End Lot — 6.2 metres
- .c Minimum Front Yard Setback:
  - .i 1.4 metres;
  - .ii The main wall of a dwelling may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle
- .d Minimum Exterior Side Yard Setback
  - .i 1.2 metres
  - .ii The main wall of a dwelling may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
- .e Minimum Rear Yard Setback
  - .i No minimum rear yard depth shall apply except where a garage door is accessed by a rear lane the minimum setback to a garage door is 0.6 metres
- .f Minimum Interior Side Yard Setback
  - .i 1.2 metres; for a total separation of a minimum 2.4 metres between townhouse blocks

.ii 0.0 metres when an abutting a side lot line that coincides with a common wall between two dwellings and/or two garages

.g Maximum Building Height: 14.0 metres

.h Minimum Dwelling Unit Width: 5.0 metres

.i Minimum Amenity Area

.i 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor, third floor or roof or in the front yard at ground level;

.j Minimum Landscape Open Space: No requirement.

.k The following shall apply to garages:

.i The maximum cumulative garage door width shall be 3.0 metres

.ii The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

.l Air conditioning units may be located on a balcony or uncovered terrace or rear yard

.m Maximum fence height permitted with the front yard: 1.2 metres

.n No more than 8 dwelling units shall be attached

.3 A Back to Back Townhouse Dwelling shall be subject to the following requirements and restrictions:

.a Minimum Lot Area:

.i Interior Lot — 72 square metres

.ii Corner Lot - 108 square metres

.iii End Lot — 95 square metres

.b Minimum Lot Width:

.i Interior Lot — 6.0 metres

.ii Corner Lot — 9.0 metres

.iii End Lot 7.2 metres

.c Minimum Front Yard Depth

.i 3.0 metres

.ii 5.5 metres to a garage door facing the front lot line

.d Minimum Exterior Side Yard Width

.i 1.2 metres to a public road

.ii 1.2 metres where a side yard abuts a common amenity area

.e Minimum Rear Yard Depth: 0.0 metres

.f Minimum Interior Side Yard Width

.i 1.2 metres

.ii 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings

.g Maximum Building Height: 14.0 metres, except that a mechanical penthouse access to a roof terrace and parapet may project beyond the permitted building height by a maximum of 3.5 metres

.h For Back to Back Townhouses a maximum of 16 Dwelling Units may be attached in a contiguous structure, provided the structure is only 8 units wide and 2 units deep;

.i Minimum Amenity Area:

.i 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level;

.j Minimum Landscape Open Space: No requirement

.k Air conditioning units may be located on a balcony or uncovered terrace.

.l The following provisions shall apply to garages:

.i The maximum cumulative garage door width shall be 3.0 metres;

.ii The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width

.4 Notwithstanding Section 3.10, the following encroachments shall be permitted:

.a A porch and/or balcony with or without a foundation or cold cellar may encroach 1.4 metres into the minimum front yard;

.b A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the front yard;

.c A bay window, bow window or box window with or without a foundation or cold cellar may encroach 0.7 metres into a 1.2 metres side yard;

.d Exterior risers may project to a setback of 0.3 metres from any lot line, private walkway, private lane, and private road.

.5 Notwithstanding Section 3.10, Table 3.10.1, the following shall apply:

.a The maximum width of a bay, bow, or box window with or without foundations shall be 4.5 metres

.b The maximum depth of a bay, bow, or box window with or without foundations shall be 1.0 metres

.c A bay, bow, or box window with a maximum depth 0.6 metres is not required to include side windows

.d A bay, bow, or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall include side windows

12.532.3 for the purposes of Exception 532:

.1 Shall also be subject to the requirements and restrictions of the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 532.

12.533 Exception 533

12.533.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a PE zone

12.533.2 The lands shall be subject to the following requirements and restrictions:

.1 Outside storage of trucks and trailers shall be permitted subject to the following conditions:

- .a shall not be located within 23 metres of the western property line;
- .b shall not be located on any portion of the lot required for parking, loading, driveway or landscaped open space;
- .c shall be screened from view from Tom ken Road by a solid fence not less than 2.4 metres in height.

.2 Shall also be subject to the requirements and restrictions of the PE zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 533.2.

12.534 Exception 534

12.534.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 534.1.**1.a**, or the purposes permitted by Exception 534.1.1.b, but not both sections or not any combination of both sections:

.a either:

.i a convertible detached dwelling; and,

.ii purposes accessory to the other permitted purposes.

.b or:

.i those purposes permitted in an R1 zone.

12.534.2 The lands shall be subject to the following requirements and restrictions:

.1 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of-Way or Pipeline Easement.

.2 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

.3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

.4 for those uses permitted by Exception 534.1.1.a the following additional requirements and restrictions:

.a the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and a convertible detached dwelling without exterior or major structural changes;

.b the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement;

.c a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;

.d no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;

.e the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;

.f a minimum of two tandem parking spaced shall be provided for each dwelling unit;

.g one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;

.h a maximum of one garage shall be constructed and the garage shall have single doors, and

.i the secondary dwelling unit shall be licensed by the City, which shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied.

12.534.3 for the purposes of Exception 534:

.1 Dwelling, Convertible Detached shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single detached dwelling and designed to be converted to a single detached dwelling without exterior or major structural changes.

12.535 Exception 535

12.535.1 The lands shall only be used for the following purposes:

.1 A townhouse dwelling

.2 A back-to-back townhouse dwelling

.3 purposes accessory to the other permitted purposes;

12.535.2 The lands shall be subject to the following requirements and restrictions:

.1 The lot line abutting Lagerfeld Drive is deemed to be the front lot line for zoning purposes.

.2 All lands subject to exception 535 shall be treated as one lot for zoning purposes.

.3 Maximum number of dwelling units: 105

.4 There is no minimum lot width, minimum lot depth, minimum lot area, or maximum lot coverage requirement.

.5 Minimum Front Yard Depth: 6.0 metres

.6 Minimum Interior Side Yard Width: 3.6 metres

.7 Minimum Exterior Side Yard Width: N/A

.8 Minimum Rear Yard Depth: No requirement

.9 Minimum setback between any building or structure and the lot line abutting the Canadian National Railway shall be 30.0 metres.

.10 Except for sentence 5.2.B.5, the remainder of Section 5.2.B shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation.

.11 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, encroachments per 6.13, and driveways and private roads shall consist of landscape open space.

13.535.3 for the purposes of Exception 535:

.1 Back-to-back townhouse dwellings shall be subject to the following additional requirements and restrictions:

- .a Minimum Dwelling Unit Width: 6.0 metres.
- .b Minimum Setback from the front walls of a building to either the curb of a private road or sidewalk: 3.0 metres, or 1.5 metres to a rounding.
- .c Minimum setback from a garage door to either the curb of a private road or sidewalk: 6.0 metres

.d Minimum setback from the exterior side wall of a building to either the curb of a private road or sidewalk: 2.9 metres, or 1.5 metres to a rounding

.e Minimum Building Separation Distance: 3.0 metres

.f Maximum Building Height: 14 metres

.2 Townhouse dwellings shall be subject to the following additional requirements and restrictions:

.a Minimum Dwelling Unit Width: 5.5 metres.

.b Minimum Setback from the front wall of a building to either the curb of a private road or sidewalk: 3.0 metres.

.c Minium setback from a garage door to either the curb of a private road or sidewalk: 5.5 metres.

.d Minimum setback from the exterior side wall of a building to either the curb of a private road or sidewalk: 3.0 metres

.e Minimum rear wall to rear wall separation distance: 13.9 metres

.f Minimum rear wall to exterior side wall separation distance: 8.5 metres

.g Minimum end wall to end wall separation distance: 3 metres

.h Maximum Building Height: 14 metres

12. 536. Exception 536

12.536.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in R1 zone.

12.536.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 7 metres;

.2 Minimum Front Yard Depth: 2 metres but 6.0 metres to the front of the garage

.3 Maximum Building Height: 11 metres;

.4 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;

.5 The main wall of a dwelling may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle;

12.536.3 for the purposes of Exception 536:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 536.2.

12. 537. Exception 537

12.537.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in R1 zone.

12.537.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 7 metres;

.2 Maximum Building Height: 11 metres;

.3 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;

.4 The main wall of a dwelling may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle;

12.537.3 for the purposes of Exception 537:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 537.2.

12.538 Exception 538

12.538.1 The lands shall only be used for the following purposes:

.1 Uses permitted in a R3M zone; and

.2 Purposes accessory to other permitted uses.

12.538.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purpose of this Exception, the lot line abutting Hurontario Street shall be deemed the front lot line;

.2 Maximum Number of Dwelling Units: 205

.3 Minimum Building Setbacks:

- .a Front Yard Depth: 3.0 metres
- .b North Interior Side Yard Width: 4.0 metres
- .c South Interior Side Yard Width: 7.5 metres
- .d Rear Yard Depth:
  - .i 8.5 metres to the first storey portion of the building;
  - .ii 8.8 metres to the second storey portion of the building;
  - .iii 11.9 metres to the third storey portion of the building;
  - .iv 14.8 metres to the fourth storey portion of the building;
  - .v 7.7 metres to the fifth storey portion of the building;
  - .vi 20.6 metres to the sixth storey portion of the building;
  - .vii 29.3 metres to the seventh, eighth and ninth storey portion of the building; and
  - .viii 33.8 metres to the mechanical penthouse roof.

.4 Maximum Building Height: 9 storeys (28.5 metres)

.5 Notwithstanding Exception 538.2(4), maximum building height excludes the mechanical penthouse, elevator or stairwell shafts, architectural features, or element required for the functioning of the building, which may project beyond the rood surface by a maximum of 5.5 metres.

.6 Maximum Lot Coverage: 65%

.7 Maximum Floor Space Index: 3.8

.8 Minimum Landscape Open Space: 15% of the lot area

.9 Motor Vehicle Parking:

.a For each dwelling unit in an apartment dwelling:

.i Minimum 0.86 parking spaces for residents;

.ii Minimum 0.10 spaces for visitors;

.iii A maximum of four tandem parking spaces (4) are permitted within an underground parking garage.

12.539. Exception 539

12.539.1 The lands shall only be used for the following purposes:

.1 The purposes permitted within the R2 zone.

12.539.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a (interior)174 square metres per dwelling unit;
- .b (corner) 226 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a (interior) 6.0 metres per dwelling unit;
- .b (corner) 7.8 metres per dwelling unit;

.3 Minimum Lot Depth:29.0 metres;

.4 Minimum Front Yard Setback:

- .a 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
- .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;

.5 Minimum Rear Yard Setback: 6.0 metres;

.6 Minimum Side Yard Setback (Interior):

- .a 1.2 metres, except along the common wall where the setback may be 0.0 metres;

.7 Minimum Side Yard Setback (Exterior):

- .a 3.0 metres; except where a garage faces the flankage lot line the minimum setback to the garage door shall be 6.0 metres;
- .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.8 Maximum Building Height: 13.5 metres;

.9 Maximum Lot Coverage: 65%

.10 Minimum Front Yard Landscape Open Space:

- .a no requirement;

.11 Maximum Porch Encroachment:

.a Front, rear and exterior side yards: 2.0 metres;

.b a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.12 Notwithstanding any other provision of the By-law, the minimum driveway width is 2.7 metres;

.13 Notwithstanding any other provision of the By-law, each townhouse dwelling unit shall have direct access from the front yard to the rear yard with no more than a 3-step grade difference inside the unit and without having to pass through a habitable room.

12.539.3 for the purposes of Exception 539

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 539.2.

12.540. Exception 540

12.540.1 The lands shall only be used for the following purposes:

.1 Shall be used for the purposes permitted within an R1 zone.

12.540.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:276 square metres;

.2 Minimum Lot Width: 12.0 metres;

.3 Minimum Lot Depth:23.0 metres;

.4 Minimum Front Yard Setback:

- .a 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
- .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;

.5 Minimum Rear Yard Setback: 6.0 metres;

.6 Minimum Rear Yard Area: 55 square metres;

.7 Minimum Side Yard Setback (Interior):

- .a 0.6 metres on one side and 1.2 metres on the other side;
- .b 0.6 metres for corner lots abutting an interior lot;
- .c The minimum interior side yard of the R1 zone shall not apply.

.8 Minimum Side Yard Setback (Exterior):

- .a 3.0 metres;
- .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.9 Maximum encroachment of bay window, bow window or box window:

- .a a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;

.10 Maximum encroachment of balconies, porches and decks:

- .a Front and exterior side yards: 2.0 metres;
- .b Rear Yard: 3.5 metres;

.c a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.11 Maximum encroachment of open, roofed porches not exceeding one storey in height:

.a Front, rear and exterior side yards: 2.0 metres;

.12 Maximum Building Height: 13.5 metres;

.13 Minimum Front Yard Landscape Open Space:

.a no requirement

12.540.3 for the purposes of Exception 540

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 540.2.

12.541 Exception 541

12.541.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.541.2 The lands shall be subject to the following requirements and restrictions:

.1 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

.2 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

12.542 Exception 542

12.542.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.542.2 The lands shall be subject to the following requirements and restrictions:

.1 the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

.2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.543 Exception 543

12.543.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.543.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
- .c the Minimum Distance between two detached dwellings shall not be less than 1.2 metres;
- .d where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
- .e where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.2 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.

.3 no building shall be located closer than 14 metres to Bovaird Drive.

.4 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

12.544 Exception 544

12.544.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in a R1 - Exception 543 zone;

.2 a semi-detached dwelling;

.3 an auxiliary group home; and

.4 purposes accessory to the other permitted purposes.

12.544.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted in a R1-Exception 543 zone, the requirements and restrictions as set out in R1 - Exception 543 zone.

.2 for all other uses, the following:

.a where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;

.b no building shall be located closer than 14 metres to Bovaird Drive, and

.c shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by law which are not in conflict with the ones set out in Exception 544.2.2.a and 544.2.2.b.

12.545 Exception 545

12.545.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and

.3 purposes accessory to the other permitted purposes.

12.545.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 495 square metres per lot, and 247 square metres per dwelling unit.
- .b Corner Lot: 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

- .a Interior Lot: 16.5 metres, and 8.25 metres per dwelling unit.
- .b Corner Lot: 19.5 metres, and 11.25 metres for the dwelling unit closest to the flankage lot line.

.3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

.4 no building shall be located closer than 14 metres to Bovaird Drive.

12.546 Exception 546

12.546.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone

12.546.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per dwelling unit:

- .a Interior Lot: 168 square metres
- .b Corner Lot: 234 square metres

.2 Minimum Lot Width per dwelling unit:

- .a Interior Lot: 5.6 metres
- .b Corner Lot: 7.8 metres

.3 Minimum Interior Side Yard Width: 1.5 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Maximum Building Height: 2 storeys

.7 Maximum Lot Coverage by principal building: 55 percent

.8 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

.9 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.

.10 a maximum of 4 dwelling units and a minimum of 3 dwelling units shall be attached.

.11 the minimum width for a side yard flanking a public walkway or lands zoned OS, NS or P shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

.12 the entire rear yard of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.

.13 no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

12.547 Exception 547

12.547.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling; and

.2 purposes accessory to the other permitted purposes.

12.547.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 180 square metres

.b Corner Lot: 250 square metres

.2 Minimum Lot Width:

.a Interior Lot: 10 metres

.b Corner Lot: 13 metres

.3 Minimum Lot Depth: 21 metres, provided that the distance between the front lot line of a lot to the front lot line of a lot abutting back to back, shall not be less than 40 metres.

.4 Minimum Front Yard Depth:

.a to the main wall of the building: 4.5 metres

.b to the front of a garage of carport: 6.0 metres

.5 Minimum Rear Yard Depth: 0 metre, provided that the minimum depth of the portion of the rear yard containing the minimum required landscaped open space area is not less than 7 metres.

.6 Minimum Interior Side Yard Width:

.a for a side yard flanking a public walkway or lands zoned Open Space (OS): 1.2 metres plus 0.6 metres for each additional storey above the first.

.b for all other interior side yards: 0 metres, provided that:

.i the distance between the walls of two dwellings is not less than 1.2 metres;

.ii where the distance between the walls of two dwellings is less that 2.4 metres, no window below grade or door below grade is permitted in any such wall, and

.iii the total width of side yards on any lot is not less than 1.2 metres.

.7 Minimum Exterior Side Yard Width:

.a 3 metres, where the dwelling unit and garage both face the front lot line; and,

.b 3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

.8 Maximum Building Height:

.a 1 storey for that portion of the building located within 3.5 metres, or less, of all rear property lines.

.b 2 storeys for the remainder of the building.

.9 Minimum Landscaped Open Space:

.a 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area where the side lot lines converge towards the front lot line.

.b 35 square metres in the rear yard having a minimum width of 4.8 metres and a minimum depth of 7 metres.

.10 the entire rear yard shall be enclosed by a visual screen consisting of the walls of the dwelling, the walls of abutting dwellings and screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.

.11 no door, window or other opening shall be permitted in the wall of a dwelling where the wall is within 3.5 metres, or less, of the rear yard landscaped area of an abutting property and faces said rear yard landscaped area.

.12 a detached garage or carport shall not be permitted.

.13 no swimming pools shall be permitted.

.14 no accessory buildings shall be permitted.

.15 notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots to be created the said future lots to be created shall be deemed to be lots for the purpose of this section.

12.547.3 for the purposes of Exception 547:

.1 Lot Depth shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the furthest rear lot line of the same lot.

12.548 Exception 548

12.548.1 The lands shall only be used for the following purposes:

.1 Shall be used for the purposes permitted within an R1 zone.

12.548.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a (interior) 290 square metres;
- .b (corner) 335 square metres;

.2 Minimum Lot Width:

- .a (interior) 11.6 metres;
- .b (corner) 13.4 metres;

.3 Minimum Lot Depth: 25.0 metres;

.4 Minimum Front Yard Setback:

- .a 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
- .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;

.5 Minimum Rear Yard Setback: 6.0 metres

.6 Minimum Side Yard Setback (Interior):

- .a 0.6 metres on one side and 1.2 metres on the other side;
- .b 0.6 metres for corner lots abutting an interior lot;
- .c The minimum interior side yard requirements of the R1 zone shall not apply

.7 Minimum Side Yard Setback (Exterior):

- .a 3.0 metres;
- .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.8 Maximum encroachment of bay window, bow window or box window:

- .a a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;

.9 Maximum encroachment of balconies, porches and decks:

.a Front and exterior side yards: 2.0 metres;

.b Rear Yard: 3.5 metres;

.c a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.10 Maximum encroachment of open, roofed porches not exceeding one-storey in height:

.a Front, rear and exterior side yards: 2.0 metres;

.11 Maximum Building Height: 13.5 metres;

.12 Minimum Front Yard Landscape Open Space:

.a no requirement.

12.548.3 for the purposes of Exception 548:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 548.2.

12.549 Exception 549

12.549.1 The lands shall only be used for the following purposes:

.1 an amusement arcade

.2 a temporary open air market

.3 a place of commercial recreation

12.549.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Building Height shall be 2 storeys.

.2 all garbage and refuse containers shall be located within the building.

.3 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building.

.4 an adult entertainment parlour shall not be permitted.

.5 no outside storage or display of goods shall be permitted.

.6 the Total Gross Leasable Commercial Floor Area shall not exceed 3,900 square metres.

.7 the Gross Leasable Commercial Floor Area for a supermarket shall not exceed 2,415 square metres.

12. 550. Exception 550

12.550.1 The lands shall only be used for the following purposes:

.1 Shall be used for the purposes permitted within an R1 zone.

12.550.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a (interior) 234 square metres;

.b (corner) 280 square metres;

.2 Minimum Lot Width:

.a (interior) 9.0 metres;

.b (corner) 10.8 metres;

.3 Minimum Lot Depth: 26.0 metres;

.4 Minimum Front Yard Setback:

.a 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;

.b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;

.5 Minimum Rear Yard Setback: 6.0 metres

.6 Minimum Side Yard Setback (Interior):

.a 0.6 metres on one side and 1.2 metres on the other side;

.b 0.6 metres for corner lots abutting an interior lot;

.c The minimum interior side yard requirement of the R1 zone shall not apply

.7 Minimum Side Yard Setback (Exterior):

.a 3.0 metres;

.b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.8 Maximum encroachment of bay window, bow window or box window:

.a a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;

.9 Maximum encroachment of balconies, porches and decks:

.a Front and exterior side yards: 2.0 metres;

.b Rear Yard: 3.5 metres;

.c a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.10 Maximum encroachment of open, roofed porches not exceeding one-storey in height:

.a Front, rear and exterior side yards: 2.0 metres;

.11 Maximum Building Height: 13.5 metres;

.12 Minimum Front Yard Landscape Open Space:

.a no requirement.

12.550.3 for the purposes of Exception 550

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 550.2.

12.551 Exception 551

12.551.1 The lands shall only be used for the following purposes:

.1 Shall be used for the purposes permitted within an R1 zone.

12.551.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a (interior) 312 square metres;
- .b (corner) 358 square metres;

.2 Minimum Lot Width:

- .a (interior) 12.0 metres;
- .b (corner) 13.8 metres;

.3 Minimum Lot Depth:26 metres;

.4 Minimum Front Yard Setback:

- .a 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
- .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;

.5 Minimum Rear Yard Setback: 6.0 metres

.6 Minimum Side Yard Setback (Interior):

- .a 0.6 metres on one side and 1.2 metres on the other side;
- .b 0.6 metres for corner lots abutting an interior lot;
- .c The minimum interior side yard required by the R1 zone shall not apply

.7 Minimum Side Yard Setback (Exterior):

- .a 3.0 metres;
- .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.8 Maximum encroachment of bay window, bow window or box window:

- .a a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;

.9 Maximum encroachment of balconies, porches and decks:

.a Front and exterior side yards: 2.0 metres;

.b Rear Yard: 3.5 metres;

.c a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.10 Maximum encroachment of open, roofed porches not exceeding one-storey in height:

.a Front, rear and exterior side yards: 2.0 metres;

.11 Maximum Building Height: 13.5 metres;

.12 Minimum Front Yard Landscape Open Space:

.a no requirement.

12.551.3 for the purposes of Exception 551:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 551.2.

12.552 Exception 552

12.552.1 The lands shall only be used for the following purposes:

.1 Apartment Dwelling;

.2 Live Work Dwelling Unit;

.3 Only in conjunction with a live-work dwelling unit, the following are permitted on the ground floor:

- .a A retail establishment;
- .b A convenience store;
- .c A personal service shop, excluding a massage parlour;
- .d A day nursery;
- .e A health centre;
- .f A bank, trust company, or financial company;
- .g A place of commercial recreation;
- .h A commercial school;
- .i Custom workshop;

.4 Only in conjunction with an apartment dwelling: An office, including physician, dentist or drugless practitioner are permitted on the first 5 storeys;

.5 Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:

- .a A retail establishment;
- .b A convenience store;
- .c A personal service shop, excluding a massage parlour;
- .d A day nursery;
- .e A park, playground, recreational facility;
- .f A dining room restaurant, a convenience restaurant, a take-out restaurant;
- .g A supermarket;
- .h A health centre;
- .i A bank, trust company, or financial company;
- .j A service shop (excluding automotive);
- .k A dry cleaning and laundry distribution station;

.l A printing or copying establishment;

.m A commercial school;

.n A place of commercial recreation;

.o A hotel or motel;

.p A radio, television, broadcasting and transmission facility;

.q A custom workshop;

12.552.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: No requirement;

.2 Minimum Lot Depth: No requirement;

.3 Minimum Front Yard Depth: 3.0 metres;

.4 Minimum Interior Side Yard Width: 3.0 metres;

.5 Minimum Exterior Side Yard Width: 3.0 metres;

.6 Minimum Rear Yard Depth: 6.0 metres;

.7 Maximum Building Height: 25 storeys;

.8 Minimum Building Height: 3 storeys;

.9 Minimum Landscaped Open Space: 2.5 metres along the rear and interior side yards except at approved driveway and building encroachment locations;

.10 Maximum number of dwelling units: 292;

.11 Maximum gross floor area: 40,000 square metres;

.12 Minimum combined gross floor area of office, including physician, dentist or drugless practitioner uses: 9,500 square metres;

.13 Maximum encroachment into all yards for canopies, porches, deck and patios shall be 2.5 metres;

.14 Minimum number of bicycle parking: 1.0 spaces per dwelling unit shall be located within a below grade parking garage;

.15 Minimum number of visitor bicycle parking: 0.1 spaces per dwelling unit shall be located at grade;

.16 Outdoor storage is not permitted;

.17 Loading areas shall be screened from view from a public street;

.18 All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;

.19 The following uses shall be conducted entirely indoors: a service shop, a dry cleaning and laundry distribution station, a custom workshop;

.20 For the purpose of this Exception a Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor;

.21 All lands zoned MH-Exception 552 shall be considered one lot for zoning purposes;

.22 The lot line abutting Queen Street East shall be deemed to be the front lot line;

12.552.3 for the purposes of Exception 552:

.1 Shall also be subject to the requirements and restrictions relating to the MH zone and all the general provision of the By-law which are not in conflict with those set out in Exception 552.2.

12.554 Exception 554

12.554.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 554.1.1**.a**, or the purposes permitted by Exception 554.1.1**.b**, but not both sections or not any combination of both sections:

.a either:

.i a convertible detached dwelling; and,

.ii purposes accessory to the other permitted purposes.

.b or:

.i those purposes permitted in an R1 zone.

12.554.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

.2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

.3 for those uses permitted by Exception 554.1.1.a the following additional requirements and restrictions:

.a the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and convertible detached dwelling without exterior or major structural changes;

.b the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement;

.c a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;

.d no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;

.e the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;

.f a minimum of two tandem parking spaces shall be provided for each dwelling unit;

.g one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;

.h a maximum of one garage shall be constructed and the garage shall have single doors, and

.i the secondary dwelling unit shall be licensed by the City, which shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied.

12.554.3 for the purposes of Exception 554:

.1 Dwelling, Convertible Detached shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single detached dwelling and designed to be converted to a single detached dwelling without exterior or major structural changes.

12.555 Exception 555

12.555.1 The lands shall only be used for the following purposes:

.1 Townhouse Dwellings;

.2 Stacked Townhouse Dwellings;

.3 Stacked Back-to-back Townhouse Dwellings;

.4 Multiple Residential Dwelling;

.5 Apartment Dwelling;

.6 Purposes accessory to other permitted purposes;

12.555.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: No requirement;

.2 Minimum Front Yard Depth: 3.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;

.3 Minimum Interior and Exterior Side Yard Width: 3.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;

.4 Minimum Rear Yard Depth: 4.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;

.5 Maximum Building Height: 7 storeys;

.6 Maximum Lot Coverage: No Requirement;

.7 Minimum Landscaped Open Space: 20% of the lot area;

.8 Maximum Floor Space Index: 2.0;

.9 Maximum number of dwelling units: 484;

.10 Minimum separation between buildings: 13.0 metres which may be reduced to a minimum of 5.0 metres provided that there are no balconies, doors, or windows to habitable rooms between two exterior walls;

.11 Minimum setback to utility infrastructure including transformers, switchgears, or natural gas pads: No Requirement;

.12 Minimum dwelling unit width: 5.5 metres for a townhouse dwelling unit;

.13 A minimum of 80% of the parking spaces shall be accommodated in a below grade parking garage;

.14 Minimum number of bicycle parking: 0.1 spaces per dwelling unit shall be located within a below grade parking garage;

.15 Minimum number of visitor bicycle parking: 40 spaces shall be located at grade;

.16 All lands zoned in this Exception shall be considered one lot for zoning purposes;

.17 The lot line abutting Attmar Drive shall be deemed to be the front lot line

12.555.3 for the purposes of Exception 555:

.1 For the purpose of this Exception a “Back-to-back stacked townhouse dwelling" shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the building

.2 Shall also be subject to the requirements and restrictions relating to the applicable parent zone and all the general provision of the By-law which are not in conflict with those set out in Exception 555.2.

12.556 Exception 556

12.556.1 The lands shall only be used for the following purposes:

.1 Townhouse Dwellings;

.2 Stacked Townhouse Dwellings;

.3 Stacked Back-to-back Townhouse Dwellings;

.4 Multiple Residential Dwelling;

.5 Apartment Dwelling;

.6 Stormwater Management Pond;

.7 Purposes accessory to other permitted purposes.

12.556.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: No requirement;

.2 Minimum Front Yard Depth: 3.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;

.3 Minimum Interior and Exterior Side Yard Width: 3.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;

.4 Minimum Rear Yard Depth: 4.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;

.5 Maximum Building Height: 6 storeys;

.6 Maximum Lot Coverage: No Requirement;

.7 Minimum Landscaped Open Space: 20% of the lot area;

.8 Maximum Floor Space Index: 2.0;

.9 Maximum number of dwelling units: 272;

.10 Minimum separation between buildings: 13.0 metres which may be reduced to a minimum of 5.0 metres provided that there are no balconies, doors, or windows to habitable rooms between two exterior walls;

.11 Minimum setback to utility infrastructure including transformers, switchgears, or natural gas pads: No Requirement;

.12 Minimum dwelling unit width: 5.5 metres for a townhouse dwelling unit;

.13 A minimum of 80% of the required parking spaces shall be accommodated in a below grade parking garage;

.14 Minimum number of bicycle parking: 0.1 spaces per dwelling unit shall be located within a below grade parking garage;

.15 Minimum number of visitor bicycle parking: 30 spaces shall be located at grade;

.16 All lands zoned R3M-556 shall be considered one lot for zoning purposes;

.17 The lot line abutting Attmar Drive shall be deemed to be the front lot line;

12.556.3 for the purposes of Exception 556:

.1 For the purpose of this Exception, a “Back-to-back stacked townhouse dwelling" shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the building

.2 Shall also be subject to the requirements and restrictions relating to the R3M zone and all the general provision of the By-law which are not in conflict with those set out in Exception 556.2.

12.557 Exception 557

12.557.1 The lands shall only be used for the following purposes:

.1 for purposes permitted by the R2 zone and the following additional uses:

- .a Dwelling, stacked townhouse
- .b Dwelling, back-to-back townhouse
- .c Dwelling, back-to-back stacked townhouse

12.557.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this exception, Dixie Road shall be the Front Lot Line.

.2 For the purposes of this By-law, Countryside Drive shall be the flankage lot line.

.3 Maximum number of dwelling units: 15

.4 Minimum Lot Area: 0.25 ha

.5 Minimum Exterior Side Yard Width: 2.5 metres

.6 Maximum Height: 12 metres

.7 Garbage Disposal Area Requirements:

- .a Minimum distance to any lot line: 1 metre
- .b The area situated between the nearest lot line and a garbage disposal area shall consist of permeable landscaped open space and shall not be unencumbered by servicing or structures.
- .c Shall be screened from public view, where possible.

.8 Minimum Parking Requirements:

- .a 1.0 spaces per unit for resident;
- .b 0.25 spaces per unit for visitor parking.

12.557.3 for the purposes of Exception 557:

.1 Shall be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 557.2.

.2 a ‘Dwelling, back to back stacked townhouse’ shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessible from the outside of the building.

12.558 Exception 558

12.558.1 The lands shall only be used for the following purposes:

.1 an art gallery operated by a public authority

.2 a library

.3 a park, playground or recreation facility operated by a public authority

.4 a restored historic dwelling used for cultural, educational or instructional purposes

.5 purposes accessory to the other permitted purposes.

12.559 Exception 559

12.559.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an I1 zone;

12.559.2 The lands shall be subject to the following requirements and restrictions:

.1 a Landscaped Buffer Area with a minimum width of 12.0 metres shall be provided and maintained adjacent to Torbram Road.

12.560 Exception 560

12.560.1 The lands shall only be used for the following purposes:

.1 Recreation Commercial Purposes:

.a a golf course

.2 Accessory Purposes:

.a a swimming pool;

.b a skating rink;

.c a curling rink;

.d racquet or handball court;

.e lawn bowling green; and,

.f a residential unit for a caretaker employed on the lot.

12.561 Exception 561

12.561.1 The lands shall only be used for the following purposes:

.1 Recreation Commercial Purposes:

- .a a golf course; and,
- .b a driving range.

.2 Accessory Purposes:

- .a a swimming pool;
- .b a skating rink;
- .c a curling rink;
- .d racquet or handball court;
- .e lawn bowling green; and,
- .f a residential unit for a caretaker employed on the lot.

12.562 Exception 562

12.562.1 The lands shall only be used for the following purposes:

.1 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

.2 a printing establishment;

.3 a warehouse;

.4 business, professional and administrative office; and

.5 purposes accessory to the other permitted purposes.

12.562.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 3,750.0 square metres;

.2 Maximum Lot Coverage: 40.0 percent;

.3 the minimum front yard depth, rear yard depth, exterior side yard width and interior side yard width shall be as shown on Figure 1-Exception 562;

.4 Maximum Building Height: two storeys;

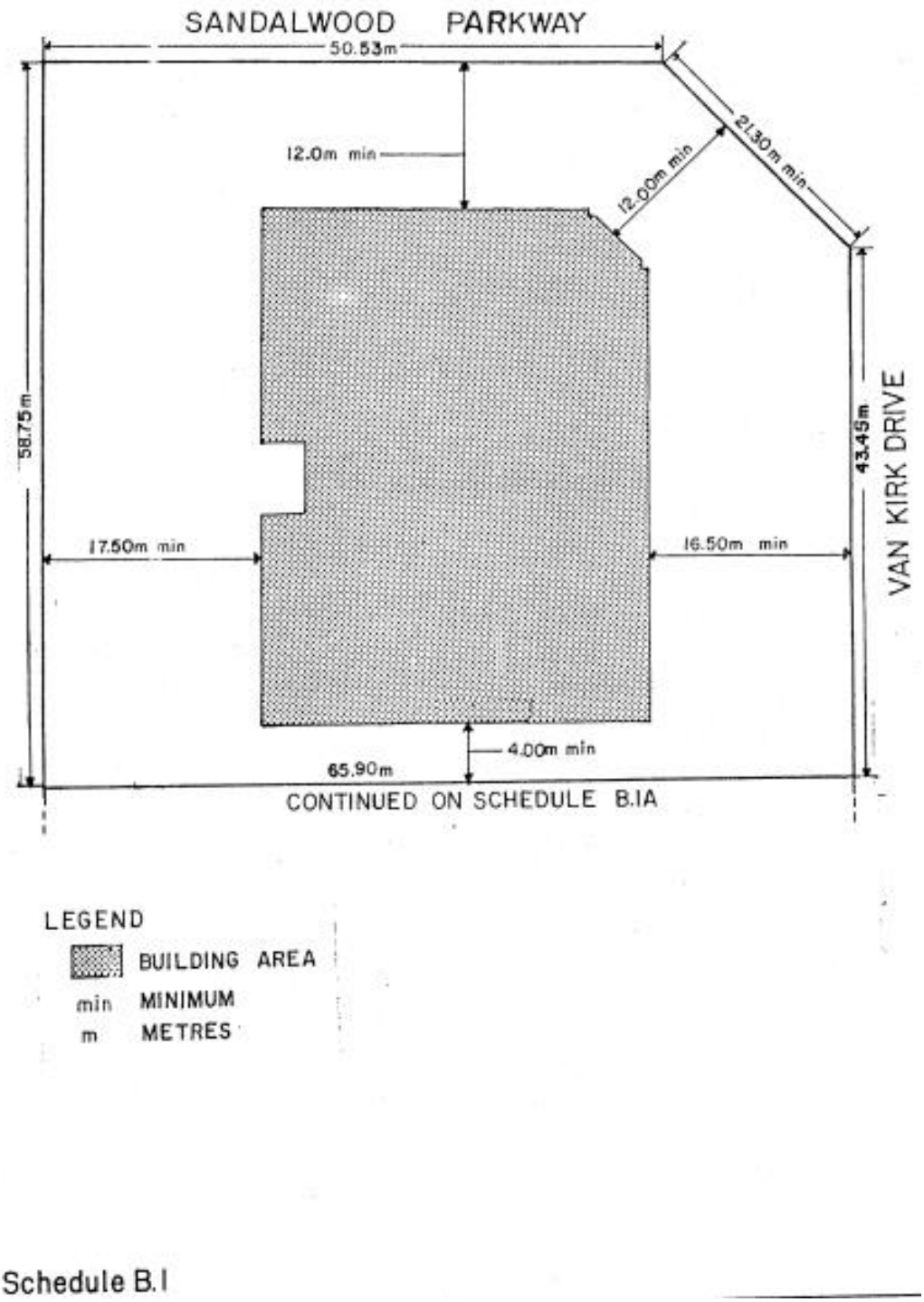
.5 Minimum Landscaped Open Space:

.a 100 percent of required exterior side yard area, and

.b a minimum 3 metre landscape strip along the front property line, except area for ingress/egress; and

.6 Outside Storage: no storage shall be permitted outside a building.

Figure 1



Schedule B.I

12.563 Exception 563

12.563.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the PE Zone.

12.563.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 1,280.0 square metres;

.2 Maximum Lot Coverage: 39 percent;

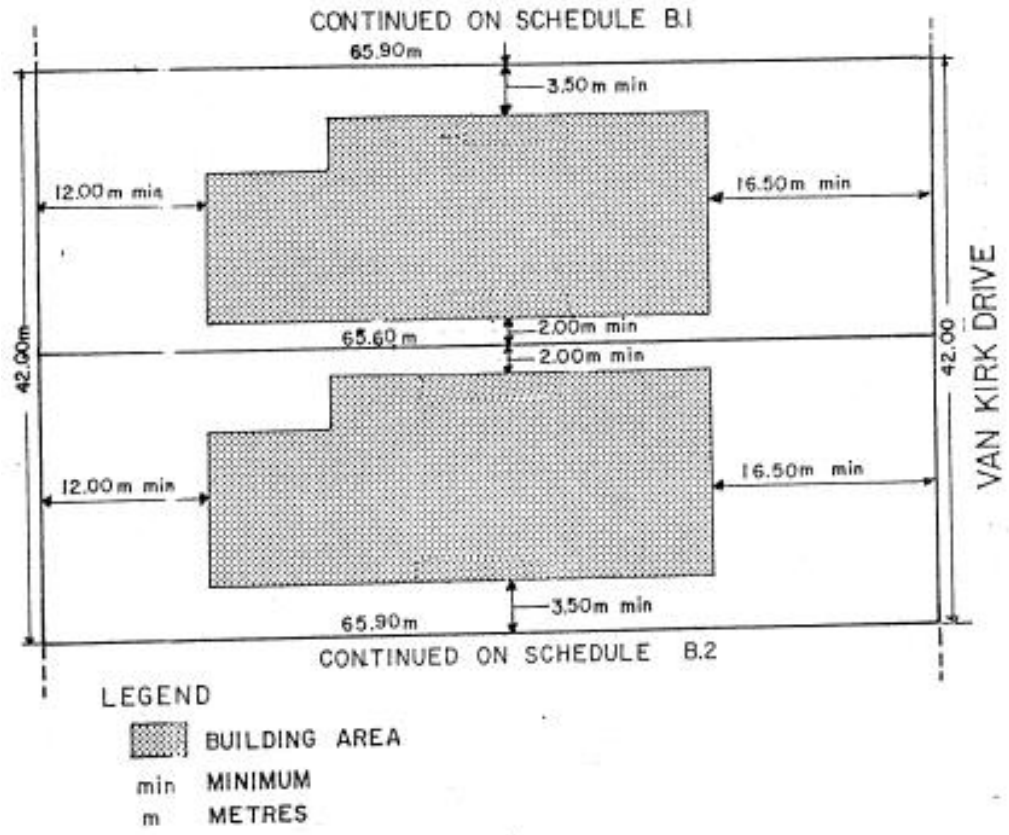
.3 the minimum front yard depth, rear yard depth, exterior side yard width, interior side yard width and distance between buildings shall be as shown on Figure 1-Exception 563;

.4 Maximum Building Height: one storey;

.5 Minimum Landscaped Open Space:

.a a landscaped open space area with a minimum width of 3 metres shall be provided along the front lot line and exterior side lot line except for driveways.

Figure 1



Schedule B.IA

12.564 Exception 564

12.564.1 The lands shall only be used for the following purposes:

.1 Rear-Lane Townhouse;

12.564.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth

.a 3.0 metres;

.b A maximum 1.2 metres high fence shall be permitted the front;

.2 Minimum Exterior Side Yard Depth

.a 3.0 metres;

.b For corner units, a porch and/or balcony may encroach 2.0 metres into the minimum exterior side yard but no closer than 1.0 metre to any lot line;

.3 Minimum Interior Side Yard Width

.a 0.0 meres when abutting side lot line coincides with a common wall between two dwellings; and,

.b 0.7 metres to a bay, bow or box window with or without foundation or cold cellar;

.4 Minimum Rear Yard Depth: 5.4 metres;

.5 Maximum Building Height: 13.0 metres;

.6 Garage Control

.a The maximum cumulative garage door width shall be 3.7 metres for an interior lot with a lot width equal to or less than 8.13 metres;

.b The maximum cumulative garage door width shall be 5.5 metres for a corner lot with a lot width equal to or greater than 10.19 metres;

.c The interior garage width shall be a maximum of 0.9 metres greater than the maximum garage door width permitted on the lot;

.d A two bay garage shall be permitted on a corner lot;

.e No garage shall face the flankage lot line;

.7 Section 5.2.Q.1 shall not apply;

.8 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1, the without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

12.564.3 for the purposes of Exception 564:

.1 The front lot line shall be deemed Veterans Drive

.2 The lands shall also be subject to the requirements and restrictions relating to the R2 Zone and all of the general provisions, which are not in conflict with those set out in Exception 564.2 of this By-law.

12.565 Exception 565

12.565.1 The lands shall only be used for the following purposes:

.1 Dwelling, Back-to-Back Townhouse

12.565.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a Interior Lot: 85 square metres;
- .b Corner Lot: 120 square metres;

.2 Minimum Lot Depth: 13 metres;

.3 Minimum Front Yard Depth

- .a 3.0 metres but 5.4 metres to a garage door facing the front lot line;
- .b A porch and/or balcony with or without foundation may encroach 2.0 metres into the minimum front yard;

.4 Minimum Rear Yard Depth: 0.0 metres;

.5 Minimum Exterior Side Yard Depth

- .a 3.0 metres;
- .b A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.6 Minimum Interior Side Yard Width

- .a 1.2 metres; and,
- .b 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings;

.7 Maximum Building Height: 13.0 metres;

.8 For Back-to-Back Townhouses, a maximum of 16 dwelling units may be attached in a contiguous structure, and the structure shall be a maximum of 8 units wide and 2 units deep;

.9 Garage Control

- .a The maximum cumulative garage door width shall be 3.7 metres for interior units equal to 6.4 metres;
- .b The maximum cumulative garage door width shall be 3.7 metres for interior lots, equal to or greater than 8.10 metres;

.c The maximum cumulative garage door width for corner lots shall be 5.5 metres. Notwithstanding any other provision of the By-law, the driveway shall not exceed the width of the garage;

.d A two bay garage shall be permitted on a corner lot;

.e No garage shall face the flankage lot line;

.f The interior garage width shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

.10 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres is not required to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

.11 Section 5.2.Q.1 shall not apply.

12.565.3 for the purposes of Exception 565:

.1 The lands shall also be subject to the requirements and restrictions relating to the R2 Zone and all the provisions, which are not in conflict with those set out in Exception 565.2

12.566 Exception 566

12.566.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in the R2 Zone;

12.566.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth

.a 3.0 metres to the main wall of the building but 5.4 metres to the front of the garage door;

.2 Minimum Lot Depth: 24 metres;

.3 Minimum Exterior Side Yard Width

.a 3.0 metres;

.b A porch and/or balcony may encroach 2.0 metres into the minimum exterior side yard;

.4 Minimum Interior Side Yard Width

.a 1.2 metres;

.b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.c 1.5 metres to the main wall for units abutting lands zoned Open Space; and,

.d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.5 Minimum Rear Yard Depth

.a 5.7 metres;

.6 Maximum Building Height: 13.0 metres;

.7 Garage Control

.a The maximum cumulative garage door width shall be:

.i 3.7 metres for an interior lot if the lot width is equal to or less than 8.13 metres;

.ii 5.5 metres for a corner lot if the lot width is equal to greater than 10.19 metres. Notwithstanding any other provision of the By-law, the driveway shall not exceed the width of the garage;

.b The maximum interior garage width shall be 0.9 metres wider than the maximum garage door width;

.c A two bay garage shall be permitted on a corner lot;

.d No garage shall face the flankage lot line;

.8 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres is not required to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows;

.9 Notwithstanding any other provision of the By-law, each dwelling unit shall have direct pedestrian access from the front yard with two or more than a two-step grade difference inside the unit and without having to pass through a habitable room;

12.566.3 for the purposes of Exception 566:

.10 Shall also be subject to the requirements and restrictions relating to the R2 Zone and all of the general provisions, which are not in conflict with those set out in 566.2 of this By-law.

12.567 Exception 567

12.567.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone

12.567.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 5.0 metres

.2 Minimum Interior Side Yard Width: 3.6 metres except where the rear wall of a dwelling unit abuts the interior side yard, the minimum width shall be 9.0 metres.

.3 Minimum Rear Yard Depth: 9.0 metres

.4 a maximum of 10 dwelling units shall be permitted where not more than 8 dwelling units and not less than 3 dwelling units shall be attached;

.5 a minimum of 2 parking spaces shall be provided for each dwelling unit; one of which may be located in a garage, and

.6 a minimum of 7 visitors and recreation equipment parking spaces shall be provided.

12.568 Exception 568

12.568.1 The lands shall only be used for the following purposes:

.1 agricultural uses, as defined in Section 2 of the By-law

.2 only in conjunction with agricultural purposes, and notwithstanding any other provision of the By-law, a second permanent single detached dwelling

.3 purposes accessory to the other permitted purposes

12.568.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 3.2 hectares

.2 Minimum Lot Width: 54 metres

.3 Minimum Front Yard Depth: 12 metres

.4 Minimum Side Yard Width: 7.5 metres

.5 Minimum Floor Area for second permanent single detached dwelling: 95 square metres

.6 a dwelling shall not be located closer than 10 metres to a Natural System (NS) zone

.7 a dwelling shall not be located closer than 7.5 metres from the top of the bank as determined by the Credit Valley Conservation Authority

.8 no dwelling shall be located within the Fill and Regulation Control Area of the Credit River, as established by the Fill, Construction and Alteration to Waterways Regulations, without the prior approval of the Credit Valley Conservation Authority

12.569 Exception 569

12.569.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in the R2 Zone;

12.569.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth

.a 3.0 metres to the main wall of the building but 5.4 metres to the front of the garage door; and,

.b A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into minimum front yard;

.2 Minimum Exterior Side Yard Width

.a 3.0 metres;

.b a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard; and,

.c a bay window, bow window or box window with or without or cold cellar may encroach 1.0 metre into the minimum exterior side yard;

.3 Minimum Interior Side Yard Width

.a 1.2 metres;

.b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings and,

.c 0.7 metres to a bay, bow or box window with or without foundation or cold cellar;

.4 Minimum Rear Yard Depth: 5.7 metres;

.5 Maximum Building Height: 11.0 metres;

.6 Garage Control

.a The maximum cumulative garage door width shall be:

.i 3.7 metres if the lot width is equal to or less than 7 metres;

.ii 5.5 metres if the lot width is equal to or greater than 8.4 metres. Notwithstanding any other provision of the By-law, the driveway shall not exceed the width of the garage;

.b The maximum interior garage width shall be 0.9 metres wider than the maximum garage door width;

.c A two bay garage shall be permitted on a corner lot;

.d No garage shall face the flankage lot line;

.7 Notwithstanding any other provision of the By-law, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.5 metres;

.8 Notwithstanding any other provision of the By-law, each dwelling unit shall have direct pedestrian access from the front yard with two or more than a two-step grade difference inside the unit and without having to pass through a habitable room;

12.569.3 for the purposes of Exception 569:

.1 Shall also be subject to the requirements and restrictions relating to the R2 Zone and all of the general provisions which are not in conflict with those set out in Exception 569.2.

12.570 Exception 570

12.570.1 The lands shall only be used for the following purposes:

.1 a motor vehicle sales, rental, leasing, or service establishment; motor vehicle repair shop, and a motor vehicle parts and accessories sales establishment;

.2 a motor vehicle body shop, only in conjunction with a motor vehicle sales, rental, leasing or service establishment;

.3 a dining room restaurant, a convenience restaurant, and a take-out restaurant, excluding a drive-through facility;

.4 a bank, finance company or trust company;

.5 motor vehicle parts and accessories retail sales;

.6 motor vehicle repair shop;

.7 only in conjunction with another permitted use, an automated teller machine;

.8 purposes accessory to the permitted purposes.

12.570.2 The lands shall be subject to the following requirements and restrictions:

.1 for purposes permitted by Exception 570.1(1) and 570.1(2) the minimum lot width shall be 50 metres.

.2 for all other permitted purposes, the minimum lot width shall be 50 metres.

.3 Minimum Building Setback from Highway Number 7: 14 metres

.4 Landscaped Open Space shall be provided and maintained in the following locations:

.a a 9 metre wide landscaped open space area abutting Highway Number 7.

.b a 3 metre wide landscaped open space area abutting all other public roads.

.5 for lots abutting Highway Number 7, one display area not more than 18 square metres in size, for one automobile, will be permitted within the 9 metre landscape open space area.

.6 with the exception of new or used motor vehicles displayed for the purposes of sale, all outdoor storage for purposes permitted by Exception 570.1(1) and 570.1(2) shall be screened from view by a solid fence having a minimum height of 1.8 metres and a maximum height of 3.0 metres. For all other purposes permitted by Exception 570.1 no outside storage shall be permitted.

12.570.3 for the purposes of Exception 570:

.1 for the purposes of Exception 570 an Automated Teller Machine shall mean any computerized terminal which performs any or all of the following banking functions: cash withdrawals, deposits, transfers of funds, payment of bills from accounts, account balance enquiries, credit card cash

advances. An automated teller machine shall be either a freestanding unit or incorporated into a building.

12.571 Exception 571

12.571.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the PE zone, including purposes accessory to other permitted purposes;

.2 a personal service shop;

.3 a custom workshop;

.4 a laundry distribution station;

.5 a laundromat;

.6 a service shop;

.7 a commercial or technical school;

.8 a tool and equipment rental establishment.

12.571.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Floor Area of all purposes permitted by Exception 571.1(2) to Exception 571.1(8), all inclusive, shall not exceed 500 square metres;

.2 parking for the purposes permitted by Exception 571.1 shall be provided and maintained in accordance with the provisions of this by-law;

.3 a retail outlet operated in connection with a warehouse shall be permitted provided that the total gross commercial floor area of the retail outlet is not more than 20 percent of the total gross floor area of the warehouse use;

.4 no outside storage shall be permitted.

12.572 Exception 572

12.572.1 The lands shall only be used for the following purposes:

.1 a veterinary's office;

.2 home appliance sales and service;

.3 a bakery;

.4 a bank and financial institution;

.5 a brewers retail store;

.6 a building supply outlet without outside storage;

.7 a catalogue sales store;

.8 clubs, fraternal or commercial;

.9 computer equipment and supplies, sales and service;

.10 a custom workshop;

.11 furniture, furnishings sales;

.12 a health/fitness centre;

.13 a home improvements store;

.14 a liquor and wine store;

.15 office equipment and supply sales and service;

.16 offices, business and professional (excluding a medical doctor, dentist or drugless practitioner's office);

.17 a pet store;

.18 a photography studio;

.19 a photocopying and blueprint services;

.20 restaurants, convenience, take-out without drive-through facility;

.21 a service shop;

.22 sporting equipment sales;

.23 swimming pool supply, sales and service;

.24 a tavern;

.25 a travel agency;

.26 an automobile service station;

.27 a motor vehicle washing establishment;

.28 a motor vehicle rental establishment;

.29 a hotel or motel;

.30 a gas bar; and

.31 purposes accessory to the other permitted purposes.

12.572.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Gross Floor Area of all structures shall not exceed 2,389 square metes;

.2 the Maximum Building Height shall not exceed 1 storey;

.3 no outside storage shall be permitted.

12.572.3 for the purposes of Exception 572:

.1 the purposes identified in Exception 572.1(1) through 572.1(25) inclusive, shall also be subject to the requirements and restrictions relating to the GC zone, and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 572.2.

.2 the purposes identified in Exception 572.1(26) through 572.1(29) inclusive, shall also be subject to the requirements and restrictions relating to the HC zone, and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 572.2.

.3 the purposes identified in Exception 572.1(30) shall also be subject to the requirements and relating to the GC zone, and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 572.2.

12.573 Exception 573

12.573.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the A zone; and,

.2 Flood and erosion.

12.574 Exception 574

12.574.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a LC zone;

12.574.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 35 metres

.2 Minimum Front Yard Depth: 4.5 metres

.3 Minimum Exterior Side Yard Depth: 3.0 metres

.4 Minimum Rear Yard Depth: 3.0 metres

.5 Minimum Building Height: 6.2 metres

.6 Any building within 30 metres of Heritage Road shall have a minimum height of 2 storeys.

.7 Location of Parking: No parking shall be located in the front or exterior side yards

.8 Minimum required loading space: 1 loading space

.9 A minimum of 1 paring space per 26 square metres of gross floor area shall be provided.

.10 A Hydro Transformer shall be setback a minimum of 2.4 metres from the interior side yard property line and 1.25 metres from the rear yard property line.

12.574.3 The Holding (H)

.1 Until such time as the Holding (H) is lifted the lands zoned LC(H) - Exception 574 shall only be used for the following purpose:

.a The uses permitted in the Natural System (NS) zone in accordance with requirements of that zone;

.2 The Holding symbol (H) for the lands zoned LC(H) - Exception 574 shall not be removed until such time as the Credit Valley Conservation Authority has provided confirmation the lands are no longer located within a Natural System.

12.575 Exception 575

12.575.1 The lands shall only be used for the following purposes:

.1 Industrial:

.2 a warehouse; and,

.3 purposes accessory to the other permitted purposes, excluding outdoor storage.

.4 Non-Industrial:

- .a an office;
- .b a retail establishment, having no outside storage;
- .c a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .d a drive through facility in conjunction with a retail establishment;
- .e purposes accessory to the other permitted purposes, excluding outdoor storage;
- .f the purposes permitted by the Natural System (NS) zone; and
- .g the purposes permitted by the Open Space (OS) zone;

12.575.2 Shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres;

.2 Minimum Exterior Side Yard Width: 6 metres

.3 Minimum Setback to a Hydro Transformer in any yard: 1.5 metres;

.4 A canopy may encroach into the required front yard depth by a maximum 1 metre;

.5 Notwithstanding any other provision of the By-law, fencing is permitted within the front yard to a maximum height of 1.8 metres;

.6 Trucks and/or trailers associated with a Retail Establishment may be stored within an enclosed building;

.7 The maximum gross floor area of a detached garage shall be 700 square metres;

.8 Service repair of trucks and/or trailers shall not be permitted;

.9 Outside storage, including the storage of trailers and oversized motor vehicles, shall not be permitted;

.10 Where the openings for waste disposal and loading facilities on any building face a public street, they shall be screened from view from the street;

.11 Garbage and refuse storage for restaurant purposes shall be contained within a climate controlled area within a building; and,

.12 All garbage and refuse storage for purposes other than for a restaurant, Including any containers for storage of recyclable materials, shall be Screened within an enclosure.

12.576 Exception 576

12.576.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in an I2 zone;

.2 a community club;

.3 a commercial, technical or recreational school;

.4 a day nursery;

.5 an office, excluding the offices of a physician, dentist or drugless practitioner and excluding a real estate office;

.6 a personal service shop;

.7 a printing or copying establishment;

.8 a religious institution;

.9 a hotel

.10 a convenience restaurant; and,

.11 purposes accessory to the other permitted purposes.

12.576.2 The lands shall be subject to the following requirements and restrictions:

.1 no building height restriction.

12.577 Exception 577

12.577.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in the R2 zone.

12.577.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Dwelling Unit Width

.a 5.5 meters

.2 Minimum Front Yard Depth

.a 4 metres;

.b 6.0 metres to the front of a garage door;

.c a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 2.0 metres into the minimum front yard including eaves and cornices; and,

.d a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.

.3 Minimum Exterior Side Yard Width

.a a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard; and,

.b a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum exterior side yard.

.4 Minimum Interior Side Yard Width

.a 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres;

.b 0.0 metres when abutting side lot line coincides with a common wall; and,

.c a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 0.7 metres into the minimum interior side yard.

.5 Maximum Building Height: 14.0 metres

.6 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

12.577.3 Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and

.2 The Holding (H) symbol shall not be removed until such time as the following has been provided:

.a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

.b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.579. Exception 579

12.579.1 The lands shall only be used for the following purposes:

.1 Shall only be used for purposes permitted by the R1 zone;

12.579.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth

- .a 3.5 metres to the main wall of the building but 6.0 metres to the front of a garage door;
- .b a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 2.0 metres into the minimum front yard including eaves and cornices; and,
- .c a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.

.2 Minimum Exterior Side Yard Width

- .a a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard; and,
- .b a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum exterior side yard.

.3 Minimum Rear Yard Depth

- .a 7.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line and that a minimum interior side yard width of 1.2 metres is maintained between that portion of the building that is less than 6 meters from the rear lot line;
- .c 4.5 metres for open roofed porches and or uncovered terraces;
- .d 4.5 metres to a deck off the main floor, provided that the deck is not more than 1.5 metres in height; and,
- .e a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum rear yard.

.4 Minimum Interior Side Yard Width

- .a 1.2 metres on one side; and
- .b 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres.

.5 Maximum Building Height: 12.0 metres

.6 Garage Control:

.a for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater; and,

.b the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.90 metres greater than the maximum cumulative garage door width permitted on the lot.

.7 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

12.579.3 Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and

.2 The Holding (H) symbol shall not be removed until such time as the following has been provided:

.a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

.b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.580 Exception 580

12.580.1 The lands shall only be used for the following purposes:

.1 Shall only be used for purposes permitted by the R1 zone;

12.580.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 322 m2
- .b Corner Lot: 372 m2

.2 Minimum Lot Width:

- .a Corner Lot: 12.9 m

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth

- .a 3.5 metres to the main wall of the building but 6.0 metres to the front of a garage door;
- .b a porch and/or balcony with or without foundation or cold cellar (including eaves and cornices) may encroach 2.0 metres into the minimum front yard; and,
- .c a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.

.5 Minimum Exterior Side Yard Width

- .a 3 metres;
- .b a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard; and
- .c a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum exterior side yard;

.6 Minimum Rear Yard Depth

- .a 7.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line and that a minimum interior side yard width of 1.2 metres is maintained between that portion of the building that is less than 6 meters from the rear lot line;
- .c 4.5 metres for open roofed porches and or uncovered terraces;

.d 4.5 metres to a deck off the main floor, provided that the deck is not more than 1.5 metres in height; and,

.e a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum rear yard.

.7 Minimum Interior Side Yard Width

.a 1.2 metres on one side;

.b 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres.

.8 Maximum Building Height: 12.0 metres

.9 Garage Control

.a for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater; and,

.b the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.90 metres greater than the maximum cumulative garage door width permitted on the lot.

.10 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b A bay, bow or box window have a maximum depth of 0.6 metres does not need to include side windows; and,

.c A bay, bow or box window having a depth greater than 0.6 metres shall include side windows.

12.580.3 The Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and

.2 The Holding (H) symbol shall not be removed until such time as the following has been provided:

.a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

.b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.581 Exception 581

12.581.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the LC zone;

.2 A Day Nursery;

.3 A Commercial School;

.4 A Private School, subject to Exception 581.2 (1);

.5 An Apartment Dwelling, subject to Exception 581.2 (1);

.6 A Retirement Home, subject to Exception 581.2 (1);

.7 Purposes accessory to the permitted uses.

12.581.2 The lands shall be subject to the following requirements and restrictions:

.1 Uses set out in 581.1(4), (5), and (6) shall only be permitted in conjunction with a minimum 1,600 square metres of gross commercial floor area.

.2 For zoning purposes, the lot line abutting Clockwork Drive shall be the front lot line.

.3 Minimum Front Yard Depth: 3.0 metres.

.4 Minimum Side Yard Depth: 3.0 metres abutting Chinguacousy Road and that portion of Alfalfa Crescent that runs perpendicular to Clockwork Drive.

.5 Minimum Rear Yard Depth:

- .a 6.0 metres for the first 3 storeys;
- .b 7.5 metres for the 4th storey, plus an additional 3.0 metres for each storey above the 4th storey.

.6 Minimum setback to a daylight triangle: 1.0 metre;

.7 Setback to an Underground Garage:

- .a 0 metres to the front and exterior side lot lines, and 3.0 metres to the rear property line.

.8 Minimum Landscaped Open Space:

- .a 3.0 metres along the front and exterior side lot lines, except at approved access locations and along a lot line abutting daylight triangle where 1.0 metre shall be provided;
- .b 6.0 metres along the rear lot line, except at approved access locations.

.9 Maximum Building Height: 6 storeys.

.10 Maximum Floor Space Index: 2.00.

.11 Maximum Units per Hectare: 150.

.12 Maximum Lot Coverage: No requirement.

.13 Garbage, Refuse and Waste:

.a Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.

12.582 Exception 582

12.582.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in the R2 zone.

12.582.2 The lands shall be subject to the following requirements and restrictions:

.1 For zoning purposes, the front lot line shall be deemed to be Mayfield Road, Chinguacousy Road or Clockwork Drive.

.2 Minimum Lot Area:

- .a Interior Lot – 120 square metres;
- .b Corner Lot – 185 square metres;
- .c End Lot – 145 square metres.

.3 Minimum Lot Depth: 22.0 metres.

.4 Minimum Front Yard Depth:

- .a 6.0 metres;
- .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard Width:

- .a 3.0 metres;
- .b The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .c A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.d A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.e A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.

.6 Minimum Rear Yard Depth:

.a 3.0 metres;

.b 5.75 metres to garage door facing the rear lot line;

.c the main wall of a dwelling may encroach into the rear yard to within 1.0 metres of a daylight rounding/triangle;

.d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle;

.f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum rear yard;

.g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle.

.7 Minimum Interior Side Yard Width:

.a 1.2 metres and 0.0 metres when the side lot line coincides with a common wall between two dwellings;

.b 0.0 metres when the side lot line coincides with a common wall between two garages;

.c A bay window, or box window with or without foundation or a cold cellar may encroach 0.5 metres into the 1.2 metre interior side yard.

.8 Maximum Building Height – 12.0 metres.

.9 Notwithstanding any other provision of the By-law, the minimum dwelling unit width shall be 5.7 metres.

.10 Minimum Amenity Space:

.a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the rear yard at ground level.

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for interior lots having a lot width less than 6.0 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for interior lots having a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for interior lots having a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for corner lots having a lot width equal to or greater than 6.0 metres shall be 5.5 metres;

.e a two bay garage shall be permitted on a corner lot;

.f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

.g A garage door width shall not exceed the width of any unit or main wall of a dwelling.

.12 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

.13 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided.

.14 Notwithstanding any other provision of the By-law, the following shall apply to residential driveways:

.a The minimum driveway width shall be 2.75 metres;

.b For a corner lot, the maximum driveway width shall be the width set out in Section 5.2.I or the width of the garage, whichever is greater.

.15 Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard.

.16 A maximum fence height of 1.2 metres shall be permitted in any yard.

.17 An accessory structure shall not be permitted in any yard.

12.582.3 for the purposes of Exception 582:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 582.2.

12.583 Exception 583

12.583.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.583.2 The lands shall be subject to the following requirements and restrictions:

.1 For zoning purposes, the front lot line shall be deemed to be Robert Hall Crescent.

.2 Minimum Lot Area:270.0 square metres.

.3 Minimum Lot Depth: 25.0 metres.

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.75 metres to a garage door facing the front lot line;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard Width:

- .a 1.5 metres;
- .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .c a porch and/or balcony with or without foundation or cold cellar and a chimney may encroach to within 0.0 metres of the exterior side lot line;
- .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1 .0 metres into the minimum exterior side yard.

.6 Minimum Interior Side Yard Width: 0.6 metres.

.7 The following provisions apply to garages:

.a the maximum cumulative garage door width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.b the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

.8 The following shall apply to a bay, bow or box windows:

.a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

12.583.3 for the purposes of Exception 583:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 583.2.

12.584 Exception 584

12.584.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.584.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:

- .a the minimum distance between detached buildings shall be less than 2.1 metres
- .b where the distance between the wall of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .c where the side yard abuts an OS zone, the minimum side yard width shall be 1.2 metres
- .d where either a garage or carport face a side lot line, the minimum setback to the front of the garage or carport shall be 6 metres.

12.585 Exception 585

12.585.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted by R1 Zone.

12.585.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 330 square metres;
- .b Corner Lot: 420 square metres.

.2 Minimum Lot Width:

- .a Interior Lot: 11 metres;
- .b Corner Lot: 14 metres.

.3 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:

- .a the minimum distance between detached buildings shall not be less than 2.1 metres;
- .b when the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c where the side yard abuts a walk way or an OS, NS or P zone, to minimum side yard width shall be 1.2 metres;
- .d where either a garage or carport face a side lot line, the minimum setback to the front of the garage or carport shall be 6 metres.

12.586 Exception 586

12.586.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.586.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 540 square metres;

.2 Minimum Lot Width: 14 metres;

.3 Minimum Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:

- .a the minimum distance between detached buildings shall not be less than 2.1 metres;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c where the side yard abuts a 0.3 metre reserve, the minimum side yard width shall be 1.5 metres;

12.586.3 for the purposes of Exception 586:

.1 Rear Lot Line shall mean the lot line opposite and furthest to the front lot line.

12.587 Exception 587

12.587.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.587.2 The lands shall be subject to the following requirements and restrictions:

.1 where either a garage or carport face a side lot line, the minimum setback to the front of the garage or carport shall be 6 metres.

12.588 Exception 588

12.588.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.588.2 The lands shall be subject to the following requirements and restrictions:

.1 where either a garage or carport face a front lot line or a side lot line, the minimum setback to the front of the garage or carport shall be 6 metres.

12.589 Exception 589

12.589.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.589.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 12.5 metres

.2 Minimum Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:

- .a the minimum distance between detached buildings shall not be less than 2.1 metres;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c where the side yard abuts a reserve, the minimum side yard width shall be 4.0 metres.

12.590 Exception 590

12.590.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R2 Zone.

12.590.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per Dwelling Unit: 275 square metres.

.2 Minimum Distance to Highway Number 7: 13.7 metres.

.3 Minimum Distance to Open Space zone: 7.5 metres.

12.591 Exception 591

12.591.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R2 Zone.

12.591.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per Dwelling Unit:

- .a Interior Lot: 185 square metres
- .b Corner Lot: 275 square metres

.2 Minimum Lot Width per Dwelling Unit:

- .a nterior Lot: 6 metres
- .b Corner Lot: 9 metres

.3 where either a garage or carport faces a front lot line or a side lot line the minimum setback to the front of the garage or carport shall be 6 metres.

.4 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.

.5 the maximum number of dwelling units which may be attached shall not exceed 8.

12.592 Exception 592

12.592.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling; and

.2 a semi-detached dwelling.

12.592.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 2.4 hectares

.2 Minimum Lot Width: 90 metres

.3 Minimum Lot Depth: 150 metres

.4 Minimum Setback to Highway #7: 14.0 metres

.5 the rear wall of any dwelling unit shall not be closer than 7.6 metres to any lot line;

.6 Maximum Building Height: 11.3 metres;

.7 Minimum Exterior Side Yard Width: 1.4 metres;

.8 Minimum Interior Side Yard Width: 1.35 metres;

.9 Maximum Lot Coverage by principal buildings: 33 percent of the lot area;

.10 Minimum Landscaped Open Space: 38 percent of the lot area;

.11 Minimum Dwelling Unit Width: 4.5 metres;

.12 a maximum of 140 townhouse dwelling units shall be permitted;

.13 the maximum number of dwelling units per townhouse dwelling shall not exceed 12, and 50 percent of the townhouse dwellings shall have no more than 8 dwelling units per townhouse dwelling;

.14 each dwelling unit shall have a private outdoor amenity area consisting of a landscaped open space area abutting the exterior rear wall or exterior side wall of the dwelling unit having a minimum area of 22.5 square metres and a minimum width of 4.5 metres and a depth of 5.0 metres;

.15 Parking shall be provided on the basis of:

- .a 2.0 resident spaces per dwelling unit, each with a private garage and driveway;
- .b 0.25 spaces per dwelling unit for visitors; and,
- .c 0.05 spaces per dwelling unit for recreation equipment;

.16 Minimum Distance Between Buildings:

.a between two exterior walls which contain no windows to habitable rooms: 2.7 metres;

.b between two exterior walls one of which contains windows to habitable rooms: 5.0 metres;

.c between two exterior walls both of which contain windows to habitable rooms: 10.2 metres; and,

.d notwithstanding clauses (a), (b) and (c) of this subsection, the minimum distance between two exterior walls shall be increased by the width of any driveway running between such walls.

12.593 Exception 593

12.593.1 The lands shall only be used for the following purposes:

.1 a retail establishment

.2 a convenience store

.3 a service shop

.4 a personal service shop

.5 a bank, trust company, finance company

.6 an office

.7 a dry cleaning and laundry distribution station

.8 a laundromat

.9 a dining room restaurant, a convenience restaurant, a take-out restaurant, excluding a drive-through facility

.10 purposes accessory to the other permitted purposes

12.593.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 1 storey

.2 all garbage and refuse containers shall be located within the building.

.3 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building.

.4 an adult entertainment parlour shall not be permitted.

.5 no outside storage or display of goods shall be permitted.

12.594. Exception 594

12.594.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone

12.594.2 The lands shall be subject to the following requirements and restrictions:

.1 For zoning purposes, the front lot line shall be deemed to be Robert Hall Crescent.

.2 Minimum Lot Depth: 23.0 metres.

.3 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .c 5.5 metres to a garage door facing the front lot line.

.4 Minimum Rear Yard Depth:

- .a 3.0 metres;
- .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard.

.5 An accessory structure shall not be permitted in any yard.

.6 A maximum fence height of 1.2 metres shall be permitted in any yard.

12.594.3 for the purposes of Exception 594

.1 Shall be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 594.2.

12.595 Exception 595

12.595.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;

.b a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;

.c a printing establishment;

.d a warehouse; and,

.e a parking lot

.2 Non-Industrial:

.a a dining room, convenience or take out restaurant excluding a drive through facility;

.b a banquet hall;

.c a veterinary clinic;

.d a retail establishment with no outside storage excluding a convenience store, a supermarket or any other retail establishment engaged in the business of selling groceries, meat, fruit or vegetables to the general public.

.3 Accessory:

.a an associated educational use;

.b an associated office;

.c a retail outlet operated in connection with a particular purpose permitted by Exception 595.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,

.d purposes accessory to the other permitted purposes.

12.595.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 60.0 metres

.2 Minimum Lot Area: 1.0 hectare

.3 Minimum Landscaped Open Space: 20 percent of the lot area.

.4 Minimum Front Yard Depth: 24.0 metres

.5 Outside Storage:

.a no outside storage or display of goods associated with a motor vehicle repair operation shall be permitted within 60.0 metres of the front lot line;

.b no outside storage or display shall be permitted for any other purpose.

.6 the Total Floor Area devoted to non-industrial purposes shall not exceed 50 percent of the total permitted floor area;

.7 a minimum of 50 percent of the building floor area shall be used for the industrial purposes and related industrial accessory purposes;

.8 Minimum Landscaped Open Space: a landscaped buffer area not less than 4.5 metres in width shall be provided abutting the limits of West Drive;

.9 Driveway Location: only two driveways shall be permitted from West Drive.

12.596 Exception 596

12.596.1 The lands shall only be used for the following purposes:

.1 a standard, dining room, fast food and take-out restaurant excluding a drive-through;

.2 a convenience store;

.3 a supermarket;

.4 a farm produce stand;

.5 a dairy bar;

.6 a retail establishment;

.7 a garden centre sales establishment;

.8 a custom workshop;

.9 a parking lot;

.10 purposes accessory to the other permitted purposes.

12.596.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width – 61 metres

.2 Maximum Commercial Gross Floor Area – 1,766 square metres

.3 Maximum Building Height – 9 metres

.4 Minimum Front Yard Depth, Minimum Interior Side Yard Width, Minimum Rear Yard Depth, and Minimum Landscaped Open Space shall be as shown on Figure 1-Exception 596.

.5 All garbage and refuse containers shall be screened with a fence with a minimum height of 2 metres.

.6 All restaurant refuse storage shall be enclosed in a climate controlled area within the building.

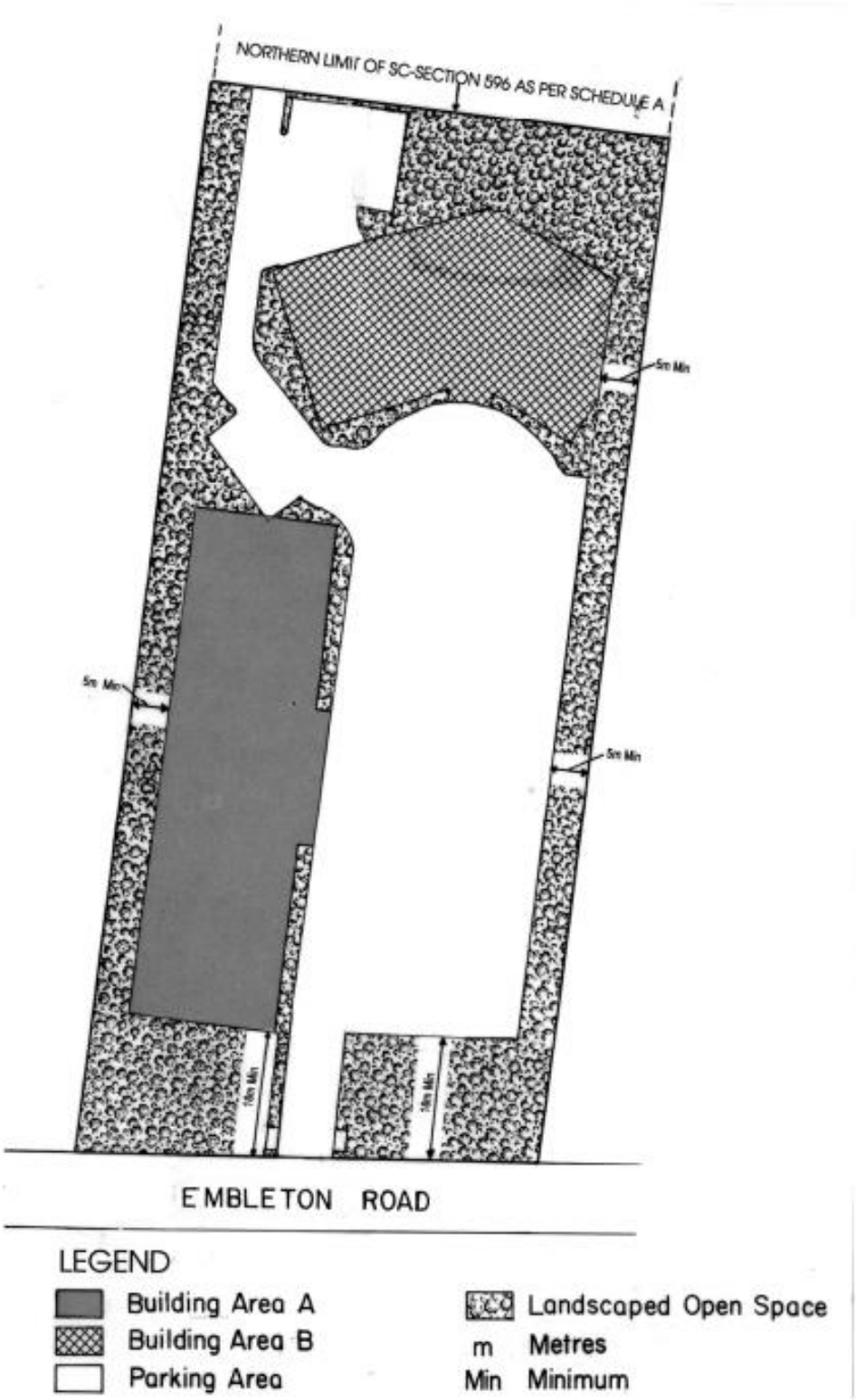
.7 Outside storage shall be screened from the public road and shall be permitted only in the rear and side yards.

.8 All buildings shall be located within Building Area A and Building Area B as shown on Figure 1-Exception 596.

.9 Parking area and driveways shall be located within Parking Area shown on Figure 1-Exception 596

.10 shall also be subject to the requirements and restrictions relating to the LC zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 596.2.

Figure 1


NORTHERN LIMIT OF SC-SECTION 596 AS PER SCHEDULE A
5m Min
5m Min
5m Min
10m Min
10m Min
EMBLETON ROAD
LEGEND
Building Area A
Building Area B
Parking Area
Landscaped Open Space
m Metres
Min Minimum

12.597 Exception 597

12.597.1 The lands shall only be used for the following purposes:

.1 an orchard;

.2 a single family detached dwelling;

.3 a group home;

.4 a home occupation; and

.5 purposes accessory to other permitted purposes.

12.597.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area – 1.0 hectares

.2 Maximum Residential Gross Floor Area – 557.4 square metres

.3 Minimum Side Yard Depth – 15.0 metres

.4 Maximum Building Height – 9.0 metres

.5 Minimum Landscaped Open Space – 75 percent of the required lot area

12.597.3 for the purposes of Exception 597:

.1 shall also be subject to the requirements and restrictions relating to the A zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 597.2.

12.598 Exception 598

12.598.1 The lands shall only be used for the following purposes:

.1 dining theatre

.2 dry cleaning and laundry distribution centre

.3 dry cleaning and laundry establishment

.4 ice cream shop

.5 furniture and appliance store

.6 office

.7 service shop

.8 personal service shop

.9 dining room restaurant

.10 banquet hall only in conjunction with a dining room restaurant

.11 convenience restaurant

.12 take-out restaurant, excluding a drive through facility

.13 flower or florist shop

.14 music store

.15 health centre or fitness centre

.16 bank, trust company or finance company

.17 pet shop

.18 sale and rental of computer, telephone and office equipment, and sale of stationery and office supplies

.19 sale of wine making products

.20 veterinary clinic

.21 dancing school

.22 pharmacy, and

.23 purposes accessory to the other permitted purposes.

12.598.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Gross Commercial Floor Area for all buildings: 3,048 square metres

.2 Maximum Gross Commercial Floor Area for offices of a physician, dentist or drugless practitioner: 371.6 square metres

.3 Maximum Gross Commercial Floor Area for a take-out restaurant: 92.9 square metres

.4 not more than two take-out restaurants shall be permitted

.5 Maximum Gross Commercial Floor Area for a pharmacy: 92.9 square metres

.6 Maximum Building Height: 1 storey

.7 Minimum Landscaped Open Space: 4.5 metres wide abutting Dixie Road and Orenda Road, except for one driveway access onto Orenda Road

.8 Minimum Rear Yard Depth: 4.5 metres

.9 all garbage and refuse containers shall be located within an enclosed building.

12.598.3 for the purposes of Exception 598:

.1 for the purposes of Exception 598, Pharmacy shall mean a retail establishment dispensing prescription drugs, pharmaceutical, patent medicines, personal health, medical and therapeutical appliances and equipment or any item which is prescribed or recommended by a physician.

12.599 Exception 599

12.599.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling

.2 purposes accessory to the other permitted purposes

12.599.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 220 square metres per dwelling unit

.2 Minimum Lot Width: 29 metres

.3 Minimum Front Yard Depth: 2.25 m to a lot line abutting a public street

.4 Minimum North Interior Yard Width:

- .a 12.0 metres for a building located within 31 metres from Bramalea Road
- .b 8.0 metres for a building located more than 31 metres from Bramalea Road

.5 Minimum South Interior Yard Width:

- .a 3.25 metres for a building located within 31 metres from Bramalea Road
- .b 0.4 metres for a building located more than 31 metres from Bramalea Road

.6 Minimum Rear Yard Depth: 2.5 metres

.7 Minimum setback from the front wall of a dwelling to the curb of a private road: 4.5 metres

.8 Minimum setback from the exterior side wall of a dwelling to the curb of a private road and parking area: 0.5m

.9 Minimum setback between a garage door and a private road: 6.0 metres

.10 Maximum Building Height: 3 storeys

.11 Minimum Landscaped Open Space: 25% of the Lot Area

.12 Minimum Landscaped Buffer Area:

- .a 2.0 metres abutting the north property line
- .b 2.25 metres abutting the front lot line, other than the approved driveway location
- .c May include the following:
  - .i A retaining wall
  - .ii A hydro transformer

.13 Minimum Rooftop Amenity Area: 20 square metres for each dwelling unit

.14 Maximum Number of Dwelling Units: 8

.15 Minimum dwelling unit width: 5.1 metres

.16 Minimum residential driveway width: 3.5 metres

.17 Minimum Interior Garage Width: 3.5 metres

.18 Garage Control The maximum garage door width per dwelling unit shall be 2.5 metres

.19 Minimum width of a Private Road: 6.0 metres including where parking spaces are located adjacent to the street

.20 Maximum Lot Coverage: 35%

.21 Maximum Fence Height: 2.2 metres in the front yard, including the segment of fencing located between the front lot line and exterior side wall of the building

.22 Minimum Setback to a Hydro Transformer in any yard: 1 metre

12.599.3 for the purposes of Exception 599:

.1 A private road shall mean a road established as a common element.

.2 Building height shall not include parapets, railings, privacy screens/dividers, and a roof structure used to house enclosed stairways and / or mechanical equipment.

.3 Each dwelling unit shall have pedestrian access from the front yard to the rear yard with any number of steps and may pass through habitable rooms.

.4 Accessory building, structures, swimming pools and recreational facilities shall not be permitted.

12.599.4 Holding (H)

.1 While the holding (H) symbol remains in place, lands shall only be used for purposes permitted by the Agricultural (A) zone subject to the requirements and restrictions of the A zone and general provisions of this by-law applicable to a permitted residential use.

.2 Removal of the holding symbol (H) shall not occur until the following conditions are fulfilled

- .a A Functional Servicing Report be approved to the satisfaction of the Commissioner of Public Works and Engineering.
- .b An Urban Design Brief be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development
- .c A Sustainability Score and Summary be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development
- .d A Restoration Planting Plan be approved to the satisfaction of the Commissioner of Engineering and Public Works

.e An Environmental Impact Study be approved to the satisfaction of the Engineering and Public Works

.f An Arborist Report be approved to the satisfaction of the Engineering and Public Works

.g Adequate arrangements be made to gratuitously convey to the City, to the satisfaction of the Commissioner of Planning, Building and Economic Development, the portion of the subject lands that is required to generally provide a 15 metre wide buffer to the existing woodlot.

12.600 Exception 600

12.600.1 The lands shall only be used for the following purposes:

.1 a quattroplex dwelling; and

.2 purposes accessory to the other permitted purposes.

12.600.2 The lands shall be subject to the following requirements and restrictions:

.1 maximum number of driveways on a lot shall not exceed 4; the maximum width of the individual driveways on a lot shall not exceed 2.75 metres;

.2 the size of a parking space shall be 2.70 metres wide, by 5.4 metres long;

.3 no accessory buildings shall be permitted;

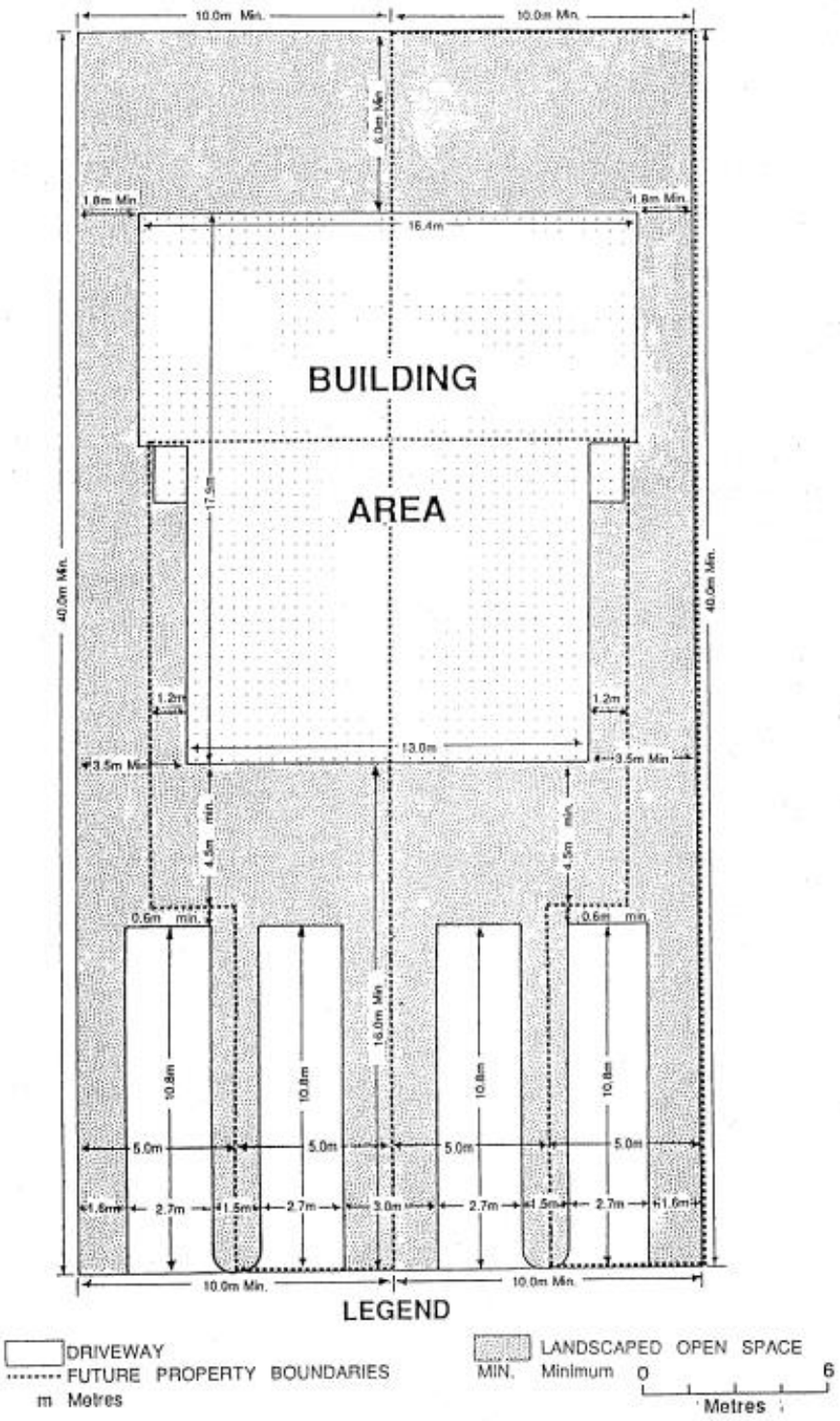
.4 an externally accessible storage area shall be incorporated into each dwelling unit as part of the dwelling unit design.

.5 Minimum Lot Dimensions for each dwelling unit within a quattroplex building, building envelopes, landscaped open space areas, driveway location and driveway design shall be as shown on Figure 1.

12.600.3 for the purposes of Exception 600:

.1 Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that two main interior

Figure 1


10.0m Min.
10.0m Min.
6.0m Min.
1.8m Min.
1.8m Min.
16.4m
BUILDING
AREA
17.5m
40.0m Min.
40.0m Min.
1.2m
1.2m
13.0m
3.5m Min.
3.5m Min.
4.5m min.
4.5m min.
0.6m min.
0.6m min.
16.0m Min.
10.8m
10.8m
10.8m
10.8m
5.0m
5.0m
5.0m
5.0m
1.6m
2.7m
1.5m
2.7m
3.0m
2.7m
1.5m
2.7m
1.6m
10.0m Min.
10.0m Min.
LEGEND
DRIVEWAY
FUTURE PROPERTY BOUNDARIES
m Metres
LANDSCAPED OPEN SPACE
MIN. Minimum
0
6
Metres

12.601 Exception 601

12.601.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a a warehouse;

.b the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building; and,

.2 Non-Industrial

.a an office;

.b a hotel;

.c a conference centre;

.d only in conjunction with the uses permitted in Exception 601.1(2)(a), (b) and (c), to a maximum of 15 per cent of the floor area of the principle use, the following purposes:

.i a bank, trust company or financial institution;

.ii a retail establishment;

.iii a convenience store;

.iv a banquet hall;

.v dry cleaning and laundry establishment;

.vi a dining room restaurant, a take-out restaurant, a convenience restaurant;

.vii a service shop;

.viii a personal service shop, but excluding a massage or body rub parlour;

.ix a printing or copying establishment;

.x commercial school;

.xi a community club;

.xii a health centre; and,

.xiii a day nursery;

.e a park, playground, recreational facility or structure;

.f the purposes permitted by the Natural System (NS) zone;

.g the purposes permitted by the Open Space (OS) zone;

.h a radio or television broadcasting and transmission establishment; and,

.3 Purposes accessory to other permitted purposes, including:

.a an associated educational use;

.b an associated office; and,

.c a retail outlet operated in connection with a particular purpose permitted by Exception 601.1(1) (a) and (b), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use.

12.601.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.8 hectares;

.2 Minimum Lot Width: 60.0 metres;

.3 Minimum Lot Depth: 45 metres;

.4 Minimum Front Yard Depth: 6.0 metres;

.5 Minimum Interior Side Yard Width: 3.0 metres;

.6 Minimum Exterior Side Yard Width: 6.0 metres;

.7 Minimum Rear Yard Depth: 6.0 metres;

.8 Maximum Building Height: No requirement

.9 Minimum Building Height: 8.0 metres;

.10 Minimum Landscaped Open Space, except at approved driveway locations:

.a a width of 3.0 metres along Coleraine Drive and Countryside Drive; and,

.b no landscaped open space is required along a lot line that abuts a RE zone, or an agricultural zone, or an industrial zone;

.11 Minimum Parking Requirements:

.a If the associated office, retail and education floor areas are 15% or less of the total gross floor area of the buildings, 700 spaces or 1 space for each 162 square metres of gross floor area, whichever is less, shall be required for the first 113,613 square metres of gross floor area; and,

.b The requirements of Section 4.1 shall apply to any gross floor area in excess of 113,613 square metres.

.12 The openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened; from public view

.13 Outside Storage shall only be permitted as an accessory use in the rear, interior and exterior side yards, subject to the following criteria:

.a outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;

.b outside storage of goods and materials shall not exceed the lesser of 10% of the lot or 20% of the building area; and,

.c outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments;

.14 All garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

.15 Notwithstanding any other provision of the By-law, fencing is permitted within the front yard to a maximum height of 1.8 metres;

12.601.3 for the purposes of Exception 601:

.1 FRONT LOT LINE shall mean the lot line abutting Highway 50;

.2 All lands zoned Exception 601 shall be treated as one lot for zoning purposes

.3 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

12.602 Exception 602

12.602.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.602.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior lot: 336 square metres

.b Corner lot: 432 square metres

.2 Minimum Lot Width

.a Interior lot: 10.5 metres

.b Corner lot: 13.5 metres

.3 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side with the minimum distance between detached buildings not to be less than 2.4 metres on one side and 1.8 metres on the other side where a lot abuts Mayfield Road or the Canadian Pacific Railway original right-of-way;

.4 no dwelling unit shall be located closer than 30.0 metres to the Canadian Pacific Railway original right-of way;

.5 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width; and,

.7 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

12.603 Exception 603

12.603.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.603.2 The lands shall be subject to the following requirements and restrictions:

.1 where a side yard abuts Mayfield Road or Highway Number 10 the minimum lot width shall be 14.0 metres and the minimum lot area shall be 420 square metres;

.2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres; and,

.3 the Minimum Width for a Side Yard flanking lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

.4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side with the minimum distance between detached buildings not to be less than 2.4 metres on one side and 1.8 metres on the other side where a lot abuts Mayfield Road or the Canadian Pacific Railway original right-of-way;

.5 no dwelling unit shall be located closer than 30.0 metres to the Canadian Pacific Railway original r right-of-way.

12.604 Exception 604

12.604.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.604.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 495 square metres

.2 Minimum Lot Width: 18.0 metres

.3 Minimum Lot Depth: 27.5 metres

12.605. Exception 605

12.605.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by Exception 1513.1;

.2 one Animal Crematorium

12.605.2 The lands shall be subject to the following requirements and restrictions:

.1 An Animal Crematorium shall be subject to the following additional requirements and restrictions:

.a For the purpose of this section, an Animal Crematorium shall mean a facility where the remains of animals which were once household pets and not agricultural livestock, are cremated within a building or structure in accordance with Provincial Regulations with ash remains packaged in a sealed plastic bag or urn for return to owners.

.b The Animal Crematorium Use is permitted to a maximum Gross Floor Area of 181 Square metres;

.c The Animal Crematorium use shall only be permitted within the unit addressed as Unit 34, 2500 Williams Parkway;

.d Parking shall be required in accordance with Exception 1513.2(12), except that no additional parking shall be required for a mezzanine within the unit used for storage purpose only;

12.605.3 for the purposes of Exception 605:

.1 Shall also be subject to the requirements and restrictions relating to the GE zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 605.2.

12.606 Exception 606

12.606.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the LC zone;

.2 A printing or copying establishment;

.3 A commercial school;

.4 A place of commercial recreation but not including a billiard hall;

.5 A community club;

.6 A health or fitness centre;

.7 A day nursery;

12.606.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 2.5 metres;

.2 Interior Side Yar Width: 2.5 metres;

.3 Notwithstanding Exception 606.2(2), a hydro transformer may be located a minimum of 1.5 m from any lot line;

.4 Minimum Exterior Side Yard Width; 2.5 metres;

.5 Minimum Rear Yard Depth: No requirement;

.6 Minimum Yard Width Abutting a Daylighting Triangle: 2.5 metres

.7 Minimum Landscaped Open Space:

.8 2.7 metres along the interior side lot line, except at approved driveway and access locations;

.9 3.0 metres along any lot line abutting a street;

.10 2.5 metres along the lot line abutting a daylight triangle;

.11 A surfaced walk, patio, screening or similar visual amenity shall be permitted within any required yard and/or required landscaped open space area;

.12 Outside storage shall not be permitted;

.13 Loading spaces shall not be permitted.

12.607 Exception 607

12.607.1 The lands shall only be used for the following purposes:

.1 Industrial

.a the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials including a motor vehicle repair shop and a motor vehicle body shop

.b non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit, a motor vehicle body shop

.c a printing establishment

.d a warehouse

.2 Non-industrial

.a a radio or television broadcasting and transmission establishment

.b a community club

.3 Accessory

.a an associated educational use

.b an associated office

.c a retail outlet operated in connection with a particular purpose permitted by (1)(a) and (1)(c) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use

.d purposes accessory to the other permitted purposes

12.607.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Landscape Open Space

.a Except at approved driveway locations, a minimum 6.0 metres wide strip shall be provided along the lot line abutting a street

.b A minimum of 3.0 metre wide landscape strip shall be provided along the rear lot line

.c A minimum of 1.5 mete wide landscape strip shall be provided along the south interior lot line

.d A minimum of 2.5 metre wide landscape strip shall be provided along the north interior lot line

.e the following shall be permitted in the required Landscaped Open Space:

.i A retaining wall

12.608 Exception 608

12.608.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone;

12.608.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

12.608.3 for the purposes of Exception 608:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 608.2.

12.609 Exception 609

12.609.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 zone.

12.609.2 The lands shall be subject to the following requirements and restrictions:

.1 the townhouse dwelling units shall have front to rear access through non-habitable rooms of the unit, excluding the basement.

12.610 Exception 610

12.610.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.610.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 450 square metres

.b Corner Lot: 504 square metres

.2 Minimum Lot Width:

.a Interior Lot: 15 metres

.b Corner Lot: 16.8 metres

.3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.611 Exception 611

12.611.1 The lands shall only be used for the following purposes:

.1 either:

.a a convertible detached dwelling; and,

.b purposes accessory to the other permitted purposes.

.2 or:

.a those purposes permitted in an R1 zone.

12.611.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 450 square metres

.b Corner Lot: 504 square metres

.2 Minimum Lot Width:

.a Interior Lot: 15 metres

.b Corner Lot: 16.8 metres

.3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

.4 for those uses permitted by Exception 611.1

.a the following additional requirements and restrictions:

.b the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and a convertible detached dwelling without exterior or major structural changes;

.c the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement;

.d a separate entrance for the primary dwelling unit and a separate entrance for the secondary entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;

.e no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;

.f the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;

.g a minimum of two tandem parking spaces shall be provided for each dwelling unit;

.h one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;

.i a maximum of one garage shall be constructed and the garage shall have single doors, and the secondary dwelling unit shall be licensed by the City, which shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied.

12.611.3 for the purposes of Exception 611:

.1 Dwelling, Convertible Detached shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single detached dwelling and designed to be converted to a single detached dwelling without exterior or major structural changes.

12.612 Exception 612

12.612.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.612.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 420 square metres

.b Corner Lot: 474 square metres

.2 Minimum Lot Width:

.a Interior Lot: 14 metres

.b Corner Lot: 15.8 metres

.3 Minimum Interior Side Yard Width: 1.2 metres

.4 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metre for each additional storey above the first.

.5 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.613 Exception 613

12.613.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.613.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 360 square metres

.b Corner Lot: 423 square metres

.2 Minimum Lot Width:

.a Interior Lot: 12 metres

.b Corner Lot: 14.1 metres

.3 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

.4 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.614 Exception 614

12.614.1 The lands shall only be used for the following purposes:

.1 either:

.a a convertible detached dwelling; and,

.b purposes accessory to the other permitted purposes.

.2 or:

.a those purposes permitted in an R1 zone.

12.614.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 450 square metres

.b Corner Lot: 504 square metres

.2 Minimum Lot Width:

.a Interior Lot: 15 metres

.b Corner Lot: 16.8 metres

.3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

.4 for those uses permitted by Exception 614.1

.a the following additional requirements and restrictions:

.b the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and a convertible detached dwelling without exterior or major structural changes;

.c the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement;

.d a separate entrance for the primary dwelling unit and a separate entrance for the secondary entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;

.e no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;

.f the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;

.g a minimum of two tandem parking spaces shall be provided for each dwelling unit;

.h one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;

.i a maximum of one garage shall be constructed and the garage shall have single doors, and the secondary dwelling unit shall be licensed by the City, which shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied.

12.614.3 for the purposes of Exception 614:

.1 Dwelling, Convertible Detached shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single detached dwelling and designed to be converted to a single detached dwelling without exterior or major structural changes.

12.615 Exception 615

12.615.1 The lands shall only be used for the following purposes:

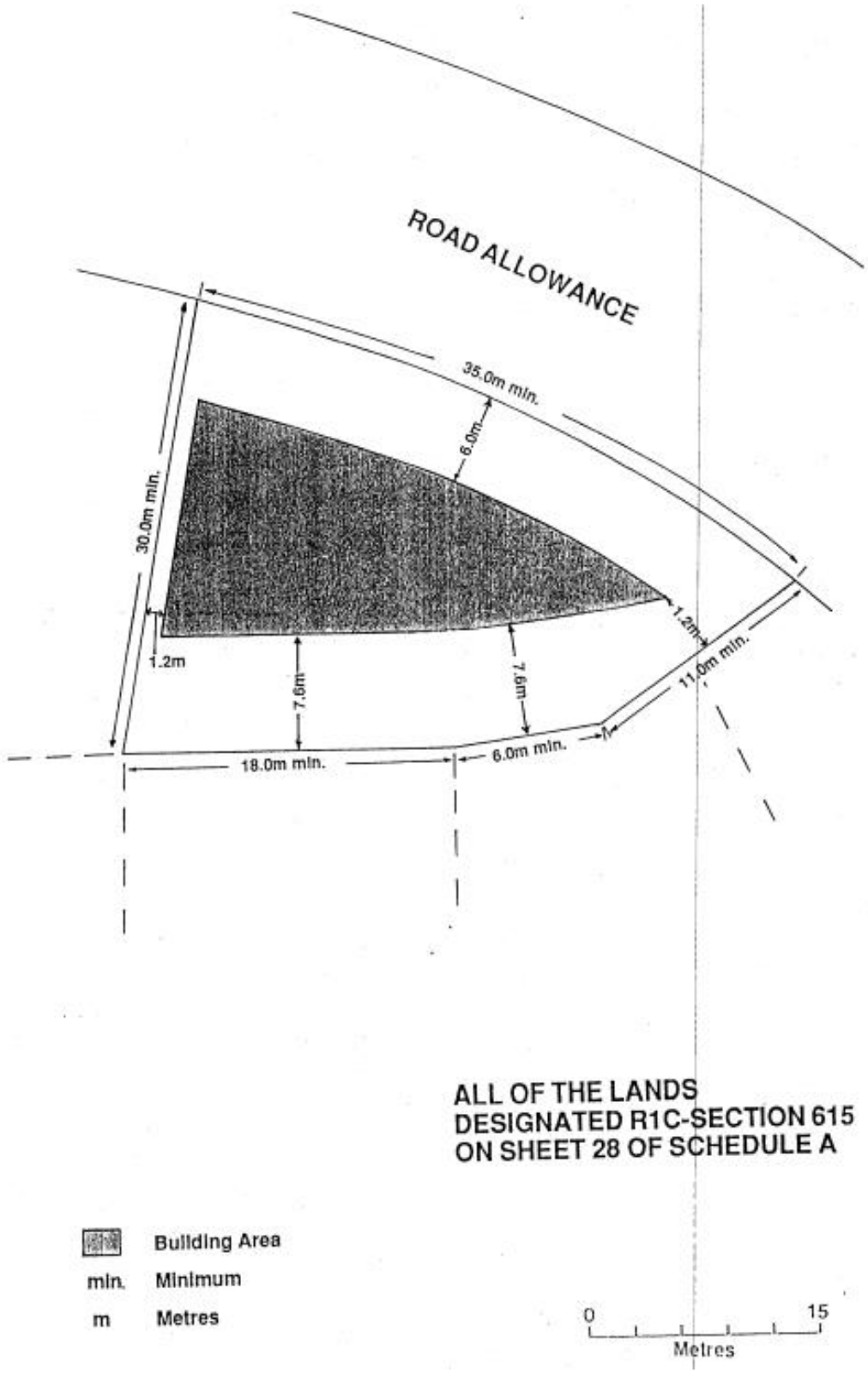
.1 shall only be used for the purposes permitted in an R1 zone.

12.615.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings shall be located within the area shown as Building Area on Figure 1 to this by-law.

.2 the Minimum Lot Dimensions shall be as shown on Figure 1 to this by-law.

Figure 1


ROAD ALLOWANCE
35.0m min.
6.0m
30.0m min.
1.2m
7.6m
7.6m
1.2m
11.0m min.
18.0m min.
6.0m min.
ALL OF THE LANDS
DESIGNATED R1C-SECTION 615
ON SHEET 28 OF SCHEDULE A
Building Area
min. Minimum
m Metres
0
15
Metres

12.616 Exception 616

12.616.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.616.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 330 square metres
- .b Corner Lot: 402 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11 metres
- .b Corner Lot: 13.4 metres

.3 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b the minimum distance between two detached dwellings shall not be less than 1.8 metres;
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
- .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.4 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.

.5 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width.

12.617 Exception 617

12.617.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.617.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 270 square metres
- .b Corner Lot: 342 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9 metres
- .b Corner Lot: 11.4 metres

.3 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b the minimum distance between two detached dwellings shall not be less than 1.2 metres;
- .c the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
- .d where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
- .e where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.4 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.

.5 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

12.618 Exception 618

12.618.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in a R1-Exception 616 zone;

.2 a semi-detached dwelling;

.3 an auxiliary group home, and

.4 purposes accessory to the other permitted purposes.

12.618.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted in a R1 - Exception 616 zone, the requirements and restrictions as set out in a R1 - Exception 616 zone.

.2 for all other uses, the following:

- .a Minimum Lot Area:
  - .i Interior Lot: 660 square metres per lot, and 330 square metres per dwelling unit
  - .ii Corner Lot: 714 square metres per lot, and 384 square metres for the dwelling unit closest to the flankage lot line
- .b Minimum Lot Width:
  - .i Interior Lot: 22 metres, and 11 metres per dwelling unit
  - .ii Corner Lot: 23.8 metres, and 12.8 metres for the dwelling unit closest to the flankage lot line
- .c where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres, and

12.619 Exception 619

12.619.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in a R1 - Exception 617 zone;

.2 a semi-detached dwelling;

.3 an auxiliary group home, and

.4 purposes accessory to the other permitted purposes.

12.619.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted in an R1 - Exception 617 zone, the requirements and restrictions as set out in an R1 - Exception 617 zone.

.2 for all other uses, the following:

- .a Minimum Lot Area:
  - .i Interior Lot: 540 square metres per lot, and 270 square metres per dwelling unit
  - .ii Corner Lot: 594 square metres per lot, and 324 square metres for the dwelling unit closest to the flankage lot line
- .b Minimum Lot Width:
  - .i Interior Lot: 18 metres, and 9 metres per dwelling unit
  - .ii Corner Lot: 19.8 metres, and 10.8 metres for the dwelling unit closest to the flankage lot line
- .c where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.620 Exception 620

12.620.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone

12.620.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 7.6 metres

.2 the maximum number of dwelling units which may be attached shall not exceed 8.

12.621 Exception 621

12.621.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 a townhouse dwelling containing street townhouse dwellings, and

.3 purposes accessory to the other permitted purposes.

12.621.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per Dwelling Unit:

- .a for a Semi-Detached Dwelling:
  - .i Interior Lot: 194 square metres
  - .ii Corner Lot: 241 square metres
- .b for a Street Townhouse Dwelling:
  - .i Interior Lot: 177 square metres
  - .ii Corner Lot: 241 square metres

.2 Minimum Lot Width per Dwelling Unit:

- .a for a Semi-Detached Dwelling:
  - .i Interior Lot: 9.15 metres
  - .ii Corner Lot: 11.25 metres
- .b for a Street Townhouse Dwelling:
  - .i Interior Lot: 8.35 metres
  - .ii Corner Lot: 11.35 metres

.3 Minimum Lot Depth: 22 metres

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.0 metres
- .b to the front of a garage or carport: 6.0 metres

.5 the Minimum Interior Side Yard shall be 0.8 metres provided that:

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS, NS or P shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b the minimum distance between two buildings shall not be less than 1.6 metres;

.c where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and

.d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.0 metres

.8 Maximum Building Height: 2 storeys to a maximum of 10.6 metres

.9 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

.10 each dwelling unit shall have direct pedestrian access having a width of 0.8 metres or greater, from the front yard to the rear yard, without having to pass through a habitable room, basement or cellar.

.11 a maximum of 6 dwelling units shall be attached.

.12 all driveways shall have a minimum width of 3.0 metres and shall be located a minimum distance of 8.0 metres from any street intersection.

.13 a garage shall not exceed 4.0 metres in width.

.14 a detached garage or carport shall not be permitted.

.15 Minimum Landscaped Open Space: 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area of a lot where the side lot lines converge towards the front lot line.

.16 no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

.17 notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

12.622 Exception 622

12.622.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 - Exception 621 zone.

12.622.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth:

.a to the main wall of the building: 5.0 metres

.b to the front of a garage or carport: 6.0 metres

12.622.3 for the purposes of Exception 622:

.1 shall also be subject to the requirements and restrictions relating to the R2 - Exception 621 zone, R2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 622.2.

12.623. Exception 623

12.623.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in an R2 zone

12.623.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 135 square metres per dwelling unit

.2 Minimum Lot Width: Interior Lot: 5.5 metres per dwelling unit

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth:

- .a 4.5 metres to the front wall of dwelling
- .b 6.0 metres to a garage door facing the front lot line

.5 Minimum Interior Side Yard Width:

- .a 2.5 metres
- .b 0.0 metres between common shared wall.

.6 Minimum Exterior Side Yard Width:

- .a 3.0 metres
- .b 2.0 metres to a porch with or without foundation or cold cellar

.7 Minimum Rear Yard Depth:

- .a 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area
- .b 4.0 metres to a balcony or terrace
- .c 4.0 metres to the bay window, box window or bow window with or without foundation

.8 Maximum Building Height: 11.0 metres

.9 Maximum Lot Coverage: No requirement

.10 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space

.11 Maximum Garage Door Width:

- .a For a lot width of less than 7.0 metres, the maximum garage door width shall be 2.5 metres

.b For a lot width equal to or greater than 8.0 metres, the maximum garage door width shall be 3.7 metres

.c The width of the interior of a garage as calculated 3.0 metres from the garage opening, shall not be more than 0.6 metres wider more than the maximum garage door width permitted on the lot

.12 Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.13 Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front yard

.14 Maximum Dwelling Units Attached: 9

12.624 Exception 624

12.624.1 The lands shall only be used for the following purposes:

1. Shall only be for the purposes permitted by Exception 624.1(1)(a) or the purposes permitted by Exception 624.1(1)(b) but not both sections and not any combination of both sections:

    Either:

    .a The following:

        .i A public or private school;

        .ii A day nursery only in conjunction with a public or private school;

        .iii A place of worship only in conjunction with a public or private school;

        .iv A park, playground or recreational facility operated by a public authority; and,

        .v Purposes accessory to the other permitted purposes.

    Or:

    .b The following:

        .i Those purposes permitted in the R1- Exception 2810 zone and/or the R2- Exception 2370 zone and/or the R2- Exception 2 zone and/or the R2- Exception 641 zone.

12.624.2 The lands shall be subject to the following requirements and restrictions:

.1 For those purposes permitted in I1- Exception 624.1(1)(a), the requirements and restrictions as set out in an I1 zone;

.2 For those purposes permitted in a R1-2810 zone, the requirements and restrictions as set out in the R1-2810 zone;

.3 For those purposes permitted in a R2- Exception 2370 zone, the requirements and restrictions as set out in the R2- Exception 2370 zone;

.4 For those purposes permitted in a R2- Exception 2 zone, the requirements and restrictions as set out in the R2- Exception 2 zone;

.5 For those purposes permitted in a R2 – Exception 641 zone, the requirements and restrictions as set out in the R2 – Exception 641 zone.

12.624.3 for the purposes of Exception 624:

.1 Shall also be subject to the requirements and restrictions relating to the I1 zone and all general provisions of this By-law which are not in conflict with those set out in Exception 624.2.

12.625 Exception 625

12.625.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R3M zone;

.2 A townhouse dwelling;

.3 A stacked townhouse dwelling;

.4 A back to back townhouse dwelling;

.5 Purposes accessory to the other permitted uses;

12.625.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: No Requirement;

.2 Minimum Lot Depth: No Requirement;

.3 Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a corner rounding;

.4 Minimum Interior Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a corner rounding;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a corner rounding;

.6 Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a corner rounding;

.7 Minimum separation between buildings: 12.0 metres except that:

- .a that a minimum 2.4 metres shall be permitted between end walls of townhouse dwellings;
- .b that a minimum 7.0 metres shall be permitted between an end wall of a townhouse dwelling and a rear wall of a townhouse dwelling;

.8 Maximum Building Height:

- .a 8 storeys, excluding roof top stairway access enclosures, for Multiple Residential Dwellings and Apartment Dwellings;
- .b 4 storeys, excluding roof top stairway access enclosures, for Townhouse Dwellings, Stacked Townhouse Dwellings, and Back to Back Townhouse Dwellings;

.9 Minimum Building Height: 3 storeys;

.10 Maximum Lot Coverage: No Requirement;

.11 Minimum Landscaped Open Space:

.a 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except that a building may encroach 2.0 metres into the required landscaped open space;

.b 3.0 metres along a Lot Line abutting a public road;

.12 Minimum Unit Width:

.a 6.0 metres for a Townhouse Dwelling;

.b 4.5 metres for a Townhouse Dwelling with a garage at the rear of the unit;

.c 6.0 metres for a Back to Back Townhouse Dwelling;

.d 6.0 metres for a Stacked Townhouse Dwelling;

.13 A balcony or porch, with or without a cold cellar, may project into the minimum Front Yard and/or minimum Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the minimum Front Yard and/or minimum Side Yard;

.14 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the minimum Front Yard, minimum Rear Yard, and/or Minimum Side Yard;

.15 All lands zoned R3M- Exception 625 shall be deemed to be one lot for zoning purposes;

.16 Section 3.9 shall not apply;

12.625.3 for the purposes of Exception 625:

.1 Shall also be subject to the requirements and restrictions relating to the R3M zone and all general provisions of this By-law which are not in conflict with those set out in Exception 625.2;

12. 625.4 The Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

.a a. Confirmation that the block has frontage that is accessible; and

.b b. it is demonstrated to the satisfaction of the Director of Engineering Services, that the block can be adequately serviced and graded.

12.626 Exception 626

12.626.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1zone;

12.626.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum Front Yard or minimum Exterior Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the minimum front and/or exterior side yards, except where the lot line abuts the daylighting triangle or corner rounding, in which case no encroachment shall be permitted into the minimum building setback set out in Exception 626.2(5);

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front, rear, and/or exterior side yards, except where the lot line abuts the daylighting triangle or corner rounding, in which case no encroachment shall be permitted into the minimum building setback set out in Exception 626.2(5);

.3 Maximum interior garage width: 6.1 metres;

.4 Minimum Lot Width: 13.0 metres where a Lot abuts a daylighting triangle;

.5 Minimum Building Setback:

.a 0.0 metres to a daylighting triangle

.b 1.2 metres to a corner rounding

12. 626.3 for the purposes of Exception 626:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 626.2;

12.627 Exception 627

12.627.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the I1 zone;

Or,

.2 The purposes permitted in the R1 – Exception 2368, R2- Exception 2370, R2- Exception 2, and/or R2- Exception 640;

12.627.2 The lands shall be subject to the following requirements and restrictions:

.1 The I1 zone for the purposes permitted in the I1 zone;

.2 The R1- Exception 2368 zone for the purposes permitted in the R1- Exception 2368 zone;

.3 The R2- Exception 2370 zone for the purposes permitted in the R2- Exception 2370 zone;

.4 The R2- Exception 2 zone for the purposes permitted in the R2- Exception 2 zone;

.5 The R2- Exception 640 zone for the purposes permitted in the R2- Exception 640 zone;

12.628 Exception 628

12.628.1 The lands shall only be used for the following purposes:

.1 Residential Uses:

.a Purposes permitted in the R3M zone;

.2 Non-Residential Uses;

.a An office;

.b A retail establishment having no outdoor storage;

.c A bank, trust company, or financial institution;

.d An art gallery;

.e A personal service shop;

.f A dry-cleaning and laundry distribution centre;

.g A laundromat;

.h A printing or copying establishment;

.i A commercial school;

.j A take-out restaurant;

.k A dining room restaurant;

.l A health or fitness centre;

.m A custom workshop;

.n A visual and performing arts studio;

.o An animal hospital;

.p A medical or dental practice or office;

.3 Purposes accessory to the other permitted uses;

12.628.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 8 storeys, excluding roof top stairway access enclosures;

.2 Minimum Building Height: 3 storeys;

.3 A minimum 50% of the ground floor of each building shall contain a Non-Residential Use permitted by Exception 628.1(2);

.4 Minimum Lot Area: 3,800 square metres;

.5 Minimum Lot Width: No Requirement;

.6 Minimum Lot Depth: No Requirement;

.7 Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.8 Minimum Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.9 Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.10 Minimum separation between buildings: 12.0 metres except:

- .a that a minimum 2.4 metres shall be permitted between end walls of townhouse dwellings;
- .b that a minimum 7.0 metres shall be permitted between an end wall of a townhouse dwelling and a rear wall of a townhouse dwelling;

.11 Maximum Floor Space Index: No Requirement;

.12 Maximum Lot Coverage: No Requirement;

.13 Minimum Landscaped Open Space:

- .a 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except a building may encroach 2.0 metres;
- .b 3.0 metres along a Lot Line abutting a public road;

.14 Minimum Unit Width:

- .a 6.0 metres for a Townhouse Dwelling;
- .b 4.5 metres for a Townhouse Dwelling with a rear garage;
- .c 6.0 metres for a Back to Back Townhouse Dwelling;
- .d 6.0 metres for a Stacked Townhouse Dwelling;

.15 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Side Yard;

.16 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the Minimum Front Yard, Minimum Rear Yard, or Minimum Side Yard;

.17 Parking shall not be permitted between a building and Inspire Boulevard or Torbram Road;

.18 Roof top amenity areas are permitted;

.19 Minimum number of Dwelling Units: 42;

.20 Maximum number of Dwelling Units: 98;

.21 Section 5.2.H.12 shall not apply;

.22 Section 5.2.H.4 shall not apply;

.23 Section 5.2.I.9 shall not apply;

.24 For the purposes of this Section, Sections 5.2.D.3, and 3.9 shall not apply;

.25 For Non-Residential Uses set out in Exception 628.1(2):

.a Maximum Gross Commercial Floor Area: 9,290 square metres;

.b Shall only be located on the ground floor of buildings;

.c Drive-through facilities are not permitted;

12.628.3 for the purposes of Exception 628:

.1 All lands zoned R3M- Exception 628 shall be deemed to be one lot for zoning purposes;

.2 Shall also be subject to the requirements and restrictions relating to the R3M zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 628.2 and 628.3 (1);

12.629 Exception 629

12.629.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone

12.629.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per Dwelling Unit:

- .a Interior Lot: 204 square metres
- .b Corner Lot: 265 square metres

.2 Minimum Lot Width per Dwelling Unit:

- .a Interior Lot: 7.2 metres
- .b Corner Lot: 9.0 metres

.3 Minimum Lot Depth: 28.35 metres

.4 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof, except where a dwelling unit abuts a reserve or landscaped buffer block, the minimum requirement shall be 4.0 metres.

.5 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

.7 a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.

12.630 Exception 630

12.630.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.630.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Interior Side Yard Width flanking a public walkway shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

.2 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

12.631 Exception 631

12.631.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.631.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 28.35 metres

.2 Minimum Corner Lot Area: 345 square metres

.3 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

12.632 Exception 632

12.632.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.632.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 311.85 square metres

.2 Minimum Lot Width: 11.0 metres

.3 Minimum Lot Depth: 28.35 metres

.4 Minimum Interior Side Yard Width: 1.8 metres

12.633 Exception 633

12.633.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.633.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 380.0 square metres

.2 Minimum Lot Width: 10.0 metres

.3 Minimum Lot Depth: 38.0

.4 Minimum Interior Side Yard Width: 1.2 metres

12.634 Exception 634

12.634.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.634.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 24.0 metres

12.635 Exception 635

12.635.1 The lands shall only be used for the following purposes:

.1 Residential Uses:

- .a Purposes permitted in the R3M zone;
- .b A townhouse dwelling;
- .c A stacked townhouse dwelling;
- .d A back to back townhouse dwelling

.2 Non-Residential Uses;

- .a An office;
- .b A retail establishment having no outdoor storage;
- .c A bank, trust company, or financial institution;
- .d An art gallery;
- .e A personal service shop;
- .f A dry-cleaning and laundry distribution centre;
- .g A laundromat;
- .h A printing or copying establishment;
- .i A commercial school;
- .j A take-out restaurant;
- .k A dining room restaurant;
- .l A health or fitness centre;
- .m A custom workshop;
- .n A visual and performing arts studio;
- .o An animal hospital;
- .p A medical or dental practice or office;

.3 Purposes accessory to the other permitted uses;

12.635.2 Uses on the lands shall be subject to the following requirements and restrictions:

.1 If a building or portion of a building is within 30.0 metres of Inspire Boulevard or within 50.0 metres of Torbram Road, the entire building shall be subject to the following:

.a Maximum Building Height: 8 storeys, excluding roof top stairway access enclosures;

.b Minimum Building Height: 4 storeys, excluding roof top stairway access enclosures;

.c Townhouse Dwellings, Stacked Townhouse Dwellings, and Back-to-Back Townhouse Dwellings are not permitted;

.2 If a building or portion of a building is within 30.0 metres of Inspire Boulevard, a minimum 50% of the ground floor shall be used for Non-Residential uses permitted in Exception 635.1(2).

.3 Maximum Building Height: 4 storeys, excluding roof top stairway access enclosures;

.4 Minimum Building Height: 3 storeys except for an attached garage;

.5 Minimum Lot Area: 9,900 square metres;

.6 Minimum Lot Width: No Requirement;

.7 Minimum Lot Depth: No Requirement;

.8 Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.9 Minimum Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.10 Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.11 Minimum separation between buildings: 12.0 metres except:

.a that a minimum 2.4 metres shall be permitted between end walls of townhouse dwellings;

.b that a minimum 7.0 metres shall be permitted between an end walls of townhouse dwellings and a rear wall of a townhouse dwelling;

.12 Maximum Floor Space Index: No Requirement;

.13 Maximum Lot Coverage: No Requirement;

.14 Minimum Landscaped Open Space:

.a 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except that a building may encroach 2.0 metres into the required landscaped open space;

.b 3.0 metres along a Lot Line abutting a public road;

.15 Minimum Unit Width:

.a 6.0 metres for a Townhouse Dwelling;

.b 4.5 metres for a Townhouse Dwelling with a garage at the rear of the unit;

.c 6.0 metres for a Back to Back Townhouse Dwelling;

.d 6.0 metres for a Stacked Townhouse Dwelling;

.16 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Side Yard;

.17 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the Minimum Front Yard, Minimum Rear Yard, or Minimum Side Yard;

.18 Parking shall not be permitted between a building and Inspire Boulevard or Torbram Road;

.19 Roof top amenity areas are permitted;

.20 Minimum number of Dwelling Units: 94;

.21 Maximum number of Dwelling Units: 262;

.22 Section 5.2.H.12 shall not apply;

.23 Section 5.2.H.4 shall not apply;

.24 Section 5.2.I.9 shall not apply;

.25 For the purposes of this Section, Sections 5.2.D.3, and 3.9 shall not apply;

.26 For Non-Residential Uses set out in Exception 635.1(2):

.a Maximum Gross Commercial Floor Area: 9,290 square metres;

.b Shall only be located on the ground floor of buildings;

.c Drive-through facilities are not permitted;

12.635.3 for the purposes of Exception 635:

.1 All lands zoned R3M- Exception 635 shall be deemed to be one lot for zoning purposes;

.2 All lands zoned R3M – Exception 635 shall also be subject to the requirements and restrictions relating to the R3M zone and all the general provisions of this By-law which are not in conflict with those set out in Exceptions 635.2 and 635.3 (1);

12.636 Exception 636

12.636.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a I1 zone.

12.636.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings and structures shall be setback a minimum distance of 10.0 metres from the Trans Canada Pipeline right-of-way.

12.637 Exception 637

12.637.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R2 zone;

.2 A multiple residential dwelling;

.3 An apartment dwelling;

.4 A stacked townhouse dwelling;

.5 A back to back townhouse dwelling;

.6 Purposes accessory to the other permitted uses;

12.637.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 9,900 square metres;

.2 Minimum Lot Width: No Requirement;

.3 Minimum Lot Depth: No Requirement;

.4 Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.5 Minimum Interior Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.7 Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.8 Minimum separation between buildings: 12.0 metres except:

- .a that a minimum 2.4 metres shall be permitted between end walls of townhouse dwellings;
- .b that a minimum 7.0 metres shall be permitted between an end well of townhouse dwellings and a rear wall of townhouse dwellings;

.9 Maximum Building Height:

- .a 8 storeys, excluding roof top stairway access enclosures, for Multiple Residential Dwellings and Apartment Dwellings;
- .b 4 storeys, excluding roof top stairway access enclosures, for Townhouse Dwellings, Stacked Townhouse Dwellings, and Back to Back Townhouse Dwellings;

.10 Minimum Building Height: 3 storeys except for an attached garage;

.11 Maximum Lot Coverage: No Requirement;

.12 Minimum Landscaped Open Space:

.a 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except that a building may encroach 2.0 metres into the required landscaped open space;

.b 3.0 metres along a Lot Line abutting a public road;

.13 Minimum Unit Width:

.a 6.0 metres for a Townhouse Dwelling;

.b 4.5 metres for a Townhouse Dwelling with a garage at the rear of the unit;

.c 6.0 metres for a Back to Back Townhouse Dwelling;

.d 6.0 metres for a Stacked Townhouse Dwelling;

.14 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Side Yard;

.15 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the Minimum Front Yard, Minimum Rear Yard, or Minimum Side Yard;

.16 Minimum number of Dwelling Units: 31;

.17 Maximum number of Dwelling Units: 52;

.18 Section 5.2.H.12 shall not apply;

.19 Section 5.2.H.4 shall not apply;

.20 Section 5.2.I.9 shall not apply;

.21 For the purposes of this Section, Sections 5.2.D.3, and 3.9 shall not apply;

12.637.3 for the purposes of Exception 637:

.1 All lands subject to Exception 637 shall be deemed to be one lot for zoning purposes;

.2 The lands shall also be subject to the requirements and restrictions relating to the R2 zone and all general provisions of this By-law which are not in conflict with those set out in Exception 637.2 and 637.3(1);

12.638 Exception 638

12.638.1 The lands shall only be used for the following purposes:

.1 one single detached dwelling

.2 a group home

.3 an auxiliary group home

.4 a home occupation

.5 purposes accessory to the other permitted purposes

12.638.2 The lands shall be subject to the following requirements and restrictions:

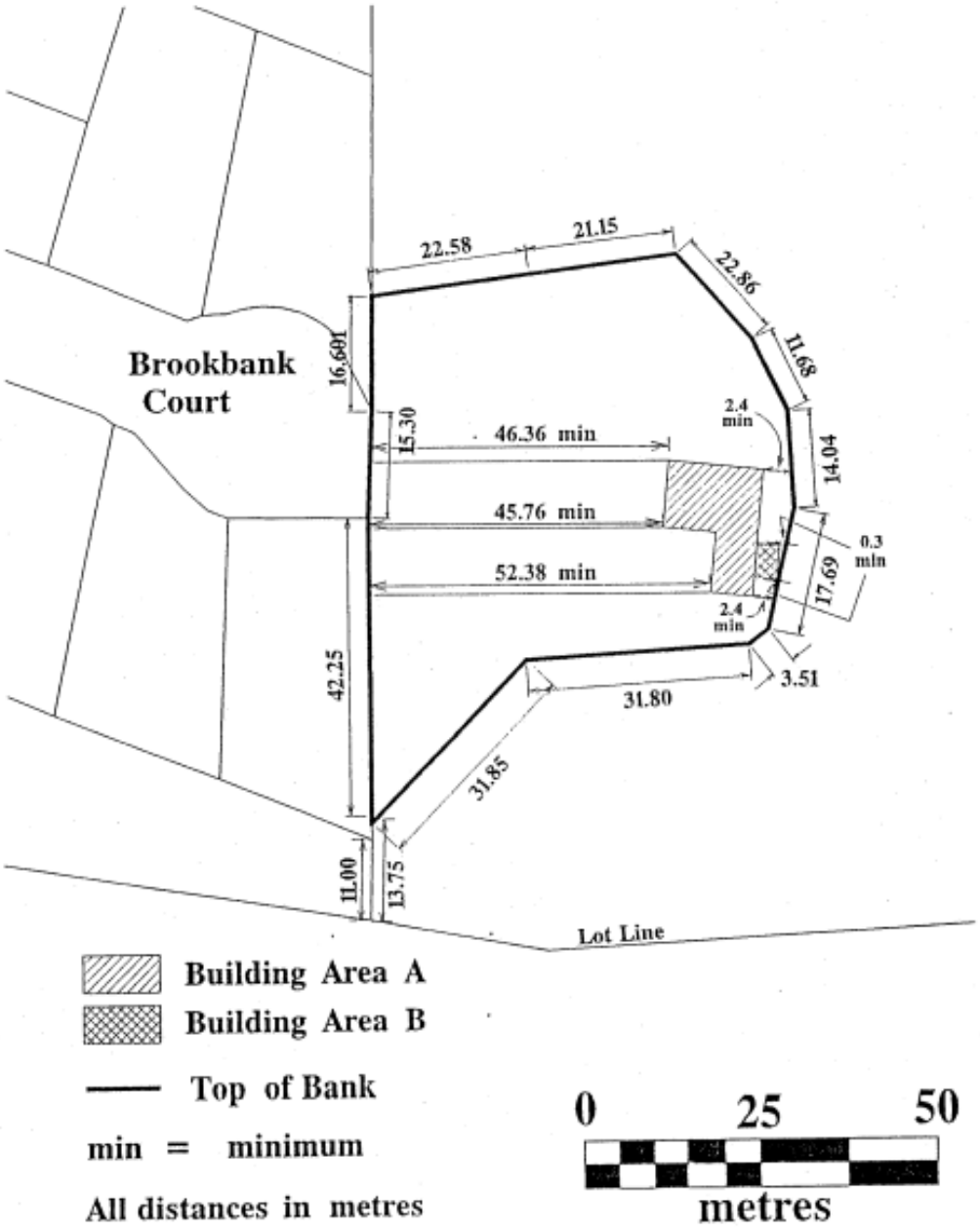
.1 Minimum Lot Area: 0.78 hectares

.2 the minimum front yard depth, side yard width and rear yard depth shall be as shown on Figure 1.

.3 single detached dwelling shall be located only within Building Area A as shown on Figure 1.

.4 a balcony shall be located only within Building Area B as shown on Figure 1.

Figure 1


Brookbank Court
22.58
21.15
22.86
11.68
16.60
15.30
46.36 min
2.4 min
14.04
45.76 min
0.3 min
52.38 min
17.69
2.4 min
42.25
3.51
31.80
31.85
11.00
13.75
Lot Line
Building Area A
Building Area B
Top of Bank
min = minimum
All distances in metres
0
25
50
metres

12.639 Exception 639

12.639.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R2 zone;

.2 Rear Lane Townhouse Dwellings;

12.639.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;

.3 Minimum Front Yard Depth: 3.0 metres;

.4 Rear Yard Depth: 6.0 metres where there is an attached garage;

.5 Minimum Lot Width: 6.0 metres where a Lot abuts a daylighting triangle;

.6 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.7 Minimum Detached Garage Setback:

- .a 0.2 metres to a curved Lot Line that abuts the intersection of two Lanes or two parts of the same Lane;
- .b 2.0 metres to the Flankage Lot Line;
- .c 0.3 metres to an Interior Side Lot Line except this may be reduced to 0.0 metres where the garages of two lots sharing a lot line are designed as one building;

.8 Detached Garage Maximum Gross Floor Area: 42 square metres;

.9 Maximum cumulative garage door width: 5.5 metres;

.10 Notwithstanding any other provision of the By-law, the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;

.11 Section 5.2.H.12 shall not apply;

.12 Section 5.2.H.4 shall not apply;

.13 Section 5.2.I.9 shall not apply;

.14 Minimum outdoor amenity area: 10.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;

.15 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;

.16 For the purposes of this exception, Section 5.2.D.3 shall not apply for a Rear Lane Townhouse Dwelling;

.17 For the purposes of this exception, Sections 5.2.Q.1 and 5.2.Q.2 shall apply for a Rear Lane Townhouse Dwelling;

.18 For the purposes of this exception, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

12.639.3 for the purposes of Exception 639:

.1 Shall also be subject to the requirements and restrictions relating to the R2 Zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 639.2.

12.640 Exception 640

12.640.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R2 zone;

.2 Rear Lane Townhouse Dwellings;

12.640.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;

.3 Minimum Front Yard Depth: 3.0 metres

.4 Minimum Rear Yard Depth: 6.0 metres;

.5 Maximum Building Height: 3 storeys;

.6 Minimum Lot Width: 5.0 metres where a Lot abuts a daylighting triangle;

.7 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.8 Maximum cumulative garage door width: 4.8 metres;

.9 Notwithstanding any other provision of the By-law, the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;

.10 Section 5.2.H.12 shall not apply;

.11 Section 5.2.H.4 shall not apply;

.12 Section 5.2.I.9 shall not apply;

.13 Minimum outdoor amenity area: 10.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;

.14 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;

.15 For the purposes of this exception, Section 5.2.D.3 shall not apply for a Rear Lane Townhouse Dwelling;

.16 For the purposes of this exception, Sections 5.2.Q.1 and 5.2.Q.2 shall apply for a Rear Lane Townhouse Dwelling;

.17 For the purposes of this exception, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

12.640.3 for the purposes of Exception 640:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 640.2.

12.641 Exception 641

12.641.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R2 zone;

.2 Rear Lane Townhouse Dwellings;

12.641.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;

.3 Minimum Front Yard Depth: 3.0 metres; Minimum (4)

.4 Rear Yard Depth: 6.0 metres;

.5 Minimum Lot Width: 6.0 metres where a Lot abuts a daylighting triangle;

.6 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.7 Minimum Detached Garage Setback Requirements:

- .a 0.2 metres to a curved Lot Line that abuts the intersection of two Lanes or two parts of the same Lane;
- .b 2.0 metres to the Flankage Lot Line;
- .c 0.3 metres to an Interior Side Lot Line except this may be reduced to 0.0 metres where the garages of two lots sharing a lot line are designed as one building;

.8 Detached Garage Maximum Gross Floor Area: 42 square metres;

.9 Maximum cumulative garage door width: 5.5 metres;

.10 Notwithstanding any other provision of the By-law, the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;

.11 Section 5.2.H.12 shall not apply;

.12 Section 5.2.H.4 shall not apply;

.13 Section 5.2.I.9 shall not apply;

.14 Minimum outdoor amenity area: 10.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;

.15 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;

.16 For the purposes of this exception, Section 5.2.D.3 shall not apply for a Rear Lane Townhouse Dwelling;

.17 For the purposes of this exception, Sections 5.2.Q.1 and 5.2.Q.2 shall apply for a Rear Lane Townhouse Dwelling;

.18 For the purposes of this exception, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

12.641. for the purposes of Exception 641:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 641.2.

12.642. Exception 642

12.642.1 The lands shall only be used and developed for the following purposes:

.1 Until such time as the Holding (H) is lifted, the uses permitted in the LC Zone as well as the following uses:

- .a Office
- .b Workshop
- .c Hotel
- .d Banquet Hall
- .e Commercial Recreation
- .f Commercial Service and Repair
- .g Courier and Taxi Service
- .h Garden Centre
- .i Micro Manufacturing
- .j Organizational Club
- .k Self Storage Facility
- .l Theatre

.2 After the Holding (H) is lifted, the uses permitted in the MH Zone

12.642.2 The lands shall be subject to the following requirements and restrictions:

.1 For lands subject to a Holding (H):

- .a Minimum Landscaped Open Space: 8%
- .b Provisions 4.2.C and 6.2.B. and 6.2.C.1 of the Parent Zoning By-law shall not be applicable.
- .c The maximum parking space requirements of Table 4.1.1 of the Parent Zoning By-law shall not apply.
- .d Minimum Building Setback from Queen Street East: 50 metres
- .e Minimum Building Height: 6 metres
- .f Outdoor storage is not permitted.

12.642.3 The Holding (H)

.1 The Holding (H) symbol shall not be removed from all or any part of the lands zoned (H)MH-642 until such time as the following condition has been met to the satisfaction of the Commissioner, Planning, Building and Growth Management:

.a A Concept Master Plan for the entirety of the lands subject to the Holding provision generally identifying the following:

.i Pedestrian Connections and Public/Private Street Network;

.ii Delineation of development blocks;

.iii Public/Private parkland and community infrastructure;

.iv Location of non-residential uses;

.v Development phasing; and,

.vi Statistics.

12.643. Exception 643

12.643.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R1 zone;

12.643.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Front Yard, Minimum Rear Yard, and Minimum Exterior Side Yard;

.3 Minimum Lot Depth: 22.0 metres:

.4 Maximum Interior Garage Width: 6.1 metres or 50% of the Dwelling Width, whichever is greater;

.5 A garage is permitted to face the Flankage Lot Line;

.6 Notwithstanding any other provision of the By-law, the Maximum permitted Width of the portion of the driveway, between the street curb and the Front Lot Line or Flankage Lot Line (within the City boulevard), shall be a maximum of 6.0 metres when measured parallel to the front of the attached garage. The Maximum permitted Width of the remainder of the driveway in the Front Yard or Exterior Side Yard shall be permitted, measured parallel to the front of the attached garage.

12.643.3 for the purposes of Exception 643:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 643.2.

12. 644. Exception 644

12.644.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 Zone

12.644.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylight triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Front Yard or Minimum Rear **Y**ard;

.3 Maximum Interior Garage Width: 6.1 metres on lots having a lot width of 14.0 metres or greater;

.4 For the purposes of this Exception, the Rear Lot Line shall be deemed to be the intersection of the two Lot Lines furthest away from the Front Lot Line;

.5 For the purposes of this Exception, any Lot Line, excluding the Front Lot Line and Rear Lot Line, shall be deemed an Interior Side Lot Line

12.644. for the purposes of Exception 644:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 644.2.

12.645. Exception 645

12.645.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 Zone

12.645.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylight triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the Minimum Front Yard and 1.5 metres into the minimum Rear Yard;

.3 Minimum Front Yard Depth: 3.5 metres;

.4 Minimum Rear Yard Depth: 4.0 metres;

.5 Minimum Lot Depth: 17.0 metres

12.645. for the purposes of Exception 645:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 645.2.

12.646 Exception 646

12.646.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone;

12.646.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Front Yard, Minimum Exterior Side Yard, and Minimum Rear Yard;

.3 Minimum Lot Width: 6.0 metres where a Lot abuts a daylighting triangle;

.4 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.5 Maximum Interior Garage Width: 6.1 metres on lots having a lot width of 14.0 metres or greater;

.6 Maximum cumulative garage door width: 5.05 metres on lots having a lot width of 11.6 metres to 12.5 metres;

12.646.3 The Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and

.2 The Holding (H) symbol shall not be removed until such time as the following has been provided:

- .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
- .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

12.647. Exception 647

12.647.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1-Exception 2367;

12.647.2 The lands shall be subject to the following requirements and restrictions:

.1 Uses permitted under R1-Exception 647 shall be subject to the requirements and restrictions set out in the R1-Exception 2367;

12.647.3 The Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and

.2 The Holding (H) symbol shall not be removed until such time as the following has been provided:

- .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
- .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

12.648 Exception 648

12.648.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the I1 zone;

Or

.2 The purposes permitted in the R1-Exception 2368, R2-Exception 2370, and/or R2-Exception 640 zone;

12.648.2 The lands shall be subject to the following requirements and restrictions:

.1 The I1 zone for the purposes permitted in the I1 zone;

.2 The R1-Exception 2368 zone for the purposes permitted in the R1-Exception 2368 zone;

.3 The R2-Exception 2370 for the purposes permitted in the R2-Exception 2370 zone;

.4 The R2-Exception 670 for the purposes permitted in the zone;

.5 The R2-Exception 640 zone for the purposes permitted in the R2-Exception 640 zone;

12.648.3 The Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and

.2 The Holding (H) symbol shall not be removed until such time as the following has been provided:

.a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and

.b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

12.649 Exception 649

12.649.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.649.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 360 square metres;
- .b Corner Lot: 456 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres;
- .b Corner Lot: 15.0 metres;

.3 Minimum Front Yard Depth: 4.5 metres;

.4 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;

.5 Minimum Lot Depth: 30 metres;

.6 Minimum Rear Yard Depth: 7.5 metres; and,

.7 where a garage faces either a side lot line, or front lot line, the minimum setback to the front of the garage shall be 6.0 metres.

12.650 Exception 650

12.650.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.650.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 333 square metres;

.2 Minimum Lot Width: 11.5 metres

.3 Minimum Front Yard Depth: 4.5 metres

.4 Minimum Interior Side Yard Width:

- .a 1.2 metre on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;

.5 Minimum Lot Depth: 29 metres;

.6 Minimum Rear Yard Depth: 7.5 metres;

.7 where a garage faces either a side lot line, or front lot line, the minimum setback to the front of the garage shall be 6.0 metres; and,

.8 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

12.651 Exception 651

12.651.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.651.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 315 square metres;

.b Corner Lot: 405 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 10.5 metres;

.b Corner Lot: 13.5 metres;

.3 Minimum Front Yard Depth: 4.5 metres;

.4 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.

.b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;

.5 Minimum Lot Depth: 30 metres;

.6 Minimum Rear Yard Depth: 7.5 metres;

.7 the Total Gross Floor Area for a detached garage shall not exceed 26.5 square metres;

.8 where a garage faces either a side lot line, or front lot line the minimum setback to the front lot line the minimum setback to the front of the garage shall be 6.0 metres;

.9 for an interior lot, where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling itself, the inside width of the garages shall not exceed 40 percent of the lot width;

.10 the minimum width of a driveway located in a side yard between the dwelling and the side lot line shall have a minimum width of 2.4 metres provided that the driveway abuts a driveway on the adjoining property and that no fence is erected between the two adjoining driveways where either driveway is less than 3.0 metres in width; and,

.11 no fence shall be permitted between driveways on adjoining properties where either driveway is less than 3.0 metres in width;

12.652 Exception 652

12.652.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.652.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 333 square metres;

.2 Minimum Lot Width: 11.5 metres;

.3 Minimum Front Yard Depth: 4.5 metres;

.4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side, the minimum distance between detached buildings not to be less than 2.4 metres.

.5 Minimum Lot Depth: 29 metres;

.6 Minimum Rear Yard Depth: 7.5 metres;

.7 where a garage faces either a side lot line, or front lot line, the minimum setback to the front of the garage shall be 6.0 metres; and,

.8 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

12.653 Exception 653

12.653.1 The lands shall only be used for the following purposes:

.1 Institutional:

.a a religious institution, and

.b purposes accessory to the other permitted purpose.

12.653.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Gross Floor Area of the building shall not exceed 1052 square metres;

.2 Maximum Height of the building, excepting the church spire, shall not exceed 16 metres;

.3 Minimum Front Yard Depth: 4.5 metres;

.4 Minimum Rear Yard Depth: 5.4 metres;

.5 Minimum Interior Side Yard Depth: 3.0 metres;

.6 Parking shall be provided on the basis of one parking space for every 8.4 square metres of floor area devoted to worship;

.7 a minimum 3.0 metre wide landscaped open space strip shall be provided and maintained along the front lot line except at the location of an access driveway

12.654 Exception 654

12.654.1 The lands shall only be used for the following purposes:

.1 Minimum Lot Area for semi-detached dwelling:

.a Interior Lot: 450 square metres per lot, and 225 square metres per dwelling unit;

.b Corner Lot: 540 square metres per lot, with 320 square metres for the dwelling unit closest to the flankage lot line;

.2 Minimum Lot Width for semi-detached dwelling:

.a Interior Lot: 15 metres per lot, and 7.5 metres per dwelling unit;

.b Corner Lot: 18 metres per lot with 10.5 metres for the dwelling unit closest to the flankage lot line;

.3 no building shall be located closer than 10 metres to any lands zoned NS, OS or P.

12.655 Exception 655

12.655.1 The lands shall only be used for the following purposes:

.1 a quattroplex dwelling; and

.2 purposes accessory to the other permitted purposes.

12.655.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 800 square metres per lot and 400 for the two dwelling units attached back to front; and

.b Corner Lot: 920 square metres per lot and 520 square metres for the two dwelling units closest to the flankage lot line.

.2 Minimum Lot Dimensions for each quattroplex, each dwelling unit within a quattroplex building, building envelopes, landscaped open space areas, driveway location and driveway design shall be as shown on Figure 1.

.3 no building shall be located closer than 10 metres to any lands zoned OS, NS or P with the exception of lands subject to Exception 663 that are zoned OS, NS or P.

.4 Maximum Building Height: 2 storeys

.5 the entire rear yard, and the private outdoor amenity area, of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.

.6 each dwelling unit in a quattroplex dwelling shall be provided with a minimum of 2 parking spaces.

.7 uncovered parking spaces are permitted in the front yard of a quattroplex dwelling.

.8 a detached garage or carport shall not be permitted.

.9 maximum number of driveways on a lot shall not exceed 4; the maximum width of the individual driveways on a lot shall no exceed 2.75 metres.

.10 the size of a parking space shall be 2.70 metres wide, by 5.4 metres long.

.11 no swimming pools shall be permitted.

.12 no accessory buildings shall be permitted.

.13 an externally accessible storage area shall be incorporated into each dwelling unit as part of the dwelling unit design.

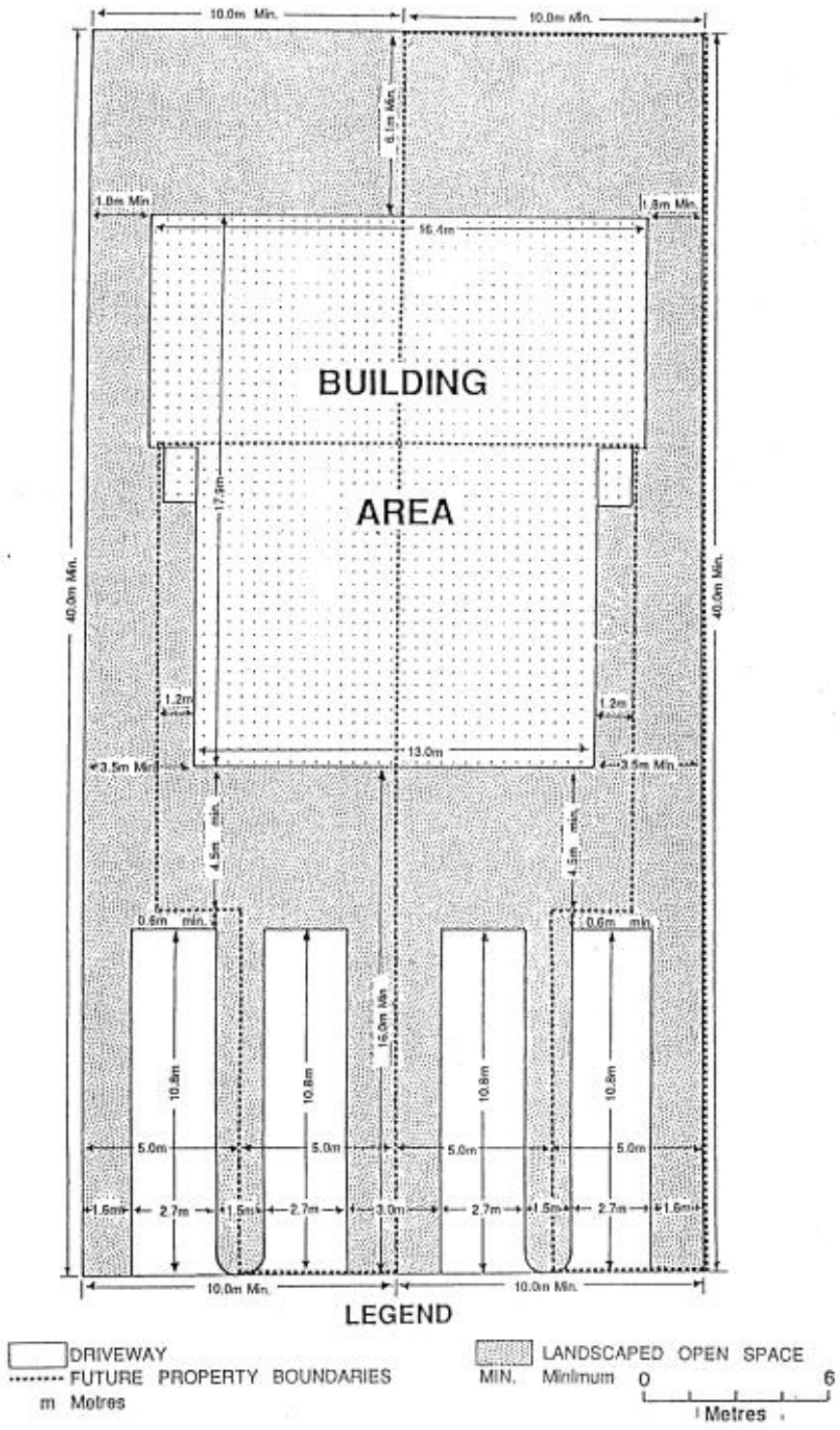
.14 no person shall erect more than one

.15 quattroplex dwelling on one lot.

12.655.3 for the purposes of Exception 655:

.1 Private Outdoor Amenity Area shall mean a landscaped open space abutting a dwelling unit, and directly accessible from the dwelling unit, having a minimum area of 30 square metres and a minimum width and depth of 4.5 metres, which may be located in the front yard provided it is a minimum distance of 10 metres from the front lot line. Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that 2 main interior walls of each dwelling unit are attached to a main interior wall of the two abutting dwelling units.

Figure 1


10.0m Min.
10.0m Min.
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1.0m Min.
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BUILDING
AREA
17.7m
40.0m Min.
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10.0m Min.
LEGEND
DRIVEWAY
FUTURE PROPERTY BOUNDARIES
m Metres
LANDSCAPED OPEN SPACE
MIN. Minimum
0
6
Metres

12.656 Exception 656

12.656.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.656.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Exterior Side Yard Width: 14 metres

.2 Maximum Number of Dwelling Units: 116

.3 Minimum Parking Requirements:

- .a Resident: 1.75 spaces per unit
- .b Visitor: 0.25 spaces per unit
- .c Recreation Equipment: 0.05 spaces per unit
- .d a minimum of 1 parking space per unit shall be provided underground, with the remainder to be provided at grade

.4 no building shall be closer than 10 metres to any lands zoned OS.

12.656.3 for the purposes of Exception 656:

.1 Dwelling, Townhouse shall mean a building that is divided vertically above established grade into 3 or more dwelling units, with at least 50 percent of the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling unit, and with at least 50 percent of the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling unit, and where each dwelling unit has an independent entrance to open space immediately abutting the front wall of each unit.

12.657 Exception 657

12.657.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the R2 Zone.

12.657.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.5 metres provided that the front of any garage or carport shall not be closer than 6 metres from the front lot line.

.2 Minimum Rear Yard Depth: 7.6 metres with the exception of the rear yard abutting Block 156, Registered Plan 43M-1175 which shall be 10 metres.

12.658 Exception 658

12.658.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling; and

.2 the purposes permitted in the R3L Zone.

12.658.2 The lands shall be subject to the following requirements and restrictions:

.1 for a townhouse dwelling, the minimum front yard depth shall be a minimum of 4.5 metres provided that the front of any garage or carport not be closer than 6 metres from the front lot line.

.2 for a townhouse dwelling the requirements and restrictions of R2 Zone shall apply.

.3 a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.

.4 for the purposes permitted in the R3L Zone, the requirements and restrictions of R3L Zone shall apply.

12.659 Exception 659

12.659.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the LC zone; and

.2 adult entertainment parlours, billiard parlours, pool halls, amusement arcades and adult video stores shall not be permitted.

12.659.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.5 metres

.2 Minimum Interior Side Yard Width: 9 metres

.3 Minimum Landscaped Open Space:

.a in the front, interior side, exterior side and rear yards: 3 metres

.4 Maximum Gross Leasable Floor Area: 2,787 square metres

.5 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building.

.6 all garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building.

12.660 Exception 660

12.660.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage;

.2 a supermarket;

.3 a service shop;

.4 a personal service shop;

.5 a bank, trust company and finance company with or without a drive

.6 through facility;

.7 an office;

.8 a dry cleaning and laundry distribution station;

.9 a laundromat;

.10 a parking lot;

.11 a dining room restaurant, a convenience restaurant, a take-out restaurant with or without a drive through facility; a printing or copying establishment;

.12 a commercial school;

.13 a garden centre sales establishment;

.14 a temporary open air market;

.15 a community club;

.16 a health centre;

.17 a taxi or bus station;

.18 a theatre;

.19 a custom workshop;

.20 a motor vehicle repair shop;

.21 a swimming pool sales and service establishment;

.22 a furniture and appliance store;

.23 a beer or liquor store;

.24 purposes accessory to the other permitted purposes; and

.25 a place of commercial recreation, adult entertainment parlours, billiard parlours, pool halls, amusement arcades and adult video stores shall not be permitted.

12.660.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Gross Leasable Floor Area: 30,657 square metres

.2 Maximum Gross Leasable Floor Area for a Supermarket: 6,039 square metres

.3 Minimum Setback from Bovaird Drive: 13.8 metres

.4 Minimum Setback from Main Street:

.a for a building equal or larger than 2300 square metres: 4.5 metres

.b for a building less than 2300 square metres: 6 metres

.5 Minimum Setbacks from all zones shall be 6 metres except abutting a residential zone, then the minimum setback shall be 9 metres.

.6 Minimum Setback from other zones shall be 6 metres except abutting a residential zone, then the minimum setback shall be 9 metres.

.7 Maximum Building Height: no restrictions except for a building containing more than 1,850 square metres of office use, the minimum building height shall be 2 storeys.

.8 Minimum Landscaped Open Space:

.a abutting Main Street and Bovaird Drive: 4.5 metres wide landscaped strip

.b abutting any other street or site limits: 6 metre wide landscaped strip.

.9 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building.

.10 all garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building.

.11 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

12.661 Exception 661

12.661.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the R2 Zone.

12.661.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 185 square metres per dwelling unit

.b Corner Lot: 275 square metre per dwelling unit

.2 Minimum Lot Width:

.a Interior Lot: 6 metres

.b Corner Lot: 9 metres

.3 Front Yard Depth: 4.5 metres provided that the front of any garage or carport not be closer than 6 metres to the front lot line.

.4 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

.5 a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.

12.662 Exception 662

12.662.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R3M zone;

.2 Residential Uses:

- .a A townhouse dwelling;
- .b A stacked townhouse dwelling;
- .c A back to back townhouse dwelling

.3 Non-Residential Uses:

- .a An office;
- .b A retail establishment having no outdoor storage;
- .c A supermarket;
- .d A service shop;
- .e A bank, trust company, or financial institution;
- .f An art gallery;
- .g A personal service shop;
- .h A dry-cleaning and laundry distribution centre;
- .i A laundromat;
- .j A printing or copying establishment;
- .k A commercial school;
- .l A take-out restaurant;
- .m A dining room restaurant;
- .n A convenience restaurant;
- .o A health or fitness centre;
- .p A custom workshop;
- .q A visual and performing arts studio;
- .r A medical or dental practice or office;
- .s An amusement arcade;
- .t A temporary open air market;

.u A place of commercial recreation but not including a billiard hall;

.v A community club;

.w A tavern;

.x A taxi or bus station;

.y A swimming pool sales and service establishment;

.z An animal hospital;

.4 Purposes accessory to the other permitted uses;

12.662.2 The lands shall be subject to the following requirements and restrictions:

.1 A Minimum gross commercial floor area of 1,858 square metres (20,000 square feet);

.2 Maximum gross commercial floor area of 9,290 square metres (100,000 square feet) shall be provided;

.3 If a building or portion of a building is within 30.0 metres of Inspire Boulevard the entire building shall be subject to the following:

.a Maximum Building Height: 8 storeys excluding roof top stairway access enclosures;

.b Minimum Building Height: 6 storeys;

.c Apartment dwellings shall be the only residential use permitted;

.d A minimum 50% of the ground/first floor of an apartment dwelling shall be used for non-residential purposes set Exception 662.1(3);

.4 Maximum Building Height: 8 storeys, excluding roof top stairway access enclosures;

.5 Minimum Building Height: 3 storeys, except for an attached garage;

.6 Minimum Lot Area: 19,500 square metres;

.7 Minimum Lot Width: No Requirement;

.8 Minimum Lot Depth: No Requirement;

.9 Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.10 Minimum Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.11 Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 12 metres to a rounding;

.12 Minimum separation between buildings: 12.0 metres except:

.a that a minimum 24 metres shall be permitted between end walls of townhouse dwellings;

.b that a minimum 7.0 metres shall be permitted between an end wall of townhouse dwellings and a rear wall;

.13 Maximum Floor Space Index: No Requirement;

.14 Maximum Lot Coverage: No Requirement;

.15 Minimum Landscaped Open Space:

.a An Urban Square having a minimum contiguous area of 800 square metres abutting the intersection of Torbram Road and Inspire Boulevard. For the purpose of this section, an "Urban Square" may be comprised of both hard and soft landscaped surfaces, and may include amenity structures such as picnic or shade shelters, planters, retaining walls, play structures, fountains, splash pads or similar features.

.b 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except a building may encroach 2.0 metres into required landscaped open space;

.c 3.0 metres along a Lot Line abutting any other public street;

.16 Minimum Unit Width:

.a 6.0 metres for a Townhouse Dwelling;

.b 4.5 metres for a Townhouse Dwelling with a rear garage;

.c 6.0 metres for a Back to Back Townhouse Dwelling;

.d 6.0 metres for a Stacked Townhouse Dwelling;

.17 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Side Yard;

.18 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the Minimum Front Yard, Minimum Rear Yard, or Minimum Side Yard;

.19 Parking shall not be permitted between a building and the lot line abutting Inspire Boulevard or Torbram Road;

.20 Roof top amenity areas are permitted;

.21 Minimum number of Dwelling Units: 210;

.22 Maximum number of Dwelling Units: 31 9;

.23 For Non-Residential Uses set out in Exception 635.1(2):

.a Shall only be located on the ground floor of buildings;

.b Drive-through facilities are not permitted;

.24 For each apartment dwelling and multiple residential dwelling, a minimum of one outdoor amenity area of at least 8.0 square metres shall be provided and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;

.25 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;

.26 Detached Garage Maximum Gross Floor Area: 42 square metres;

.27 Maximum cumulative garage door width: 5.5 metres;

.28 Notwithstanding any other provision of the By-law, the Maximum Driveway Width for a live-work townhouse, a townhouse dwelling or a back to back townhouse dwelling shall be equal to the width of the dwelling unit;

.29 Section 5.2.H.12 shall not apply;

.30 Section 5.2.H.4 shall not apply;

.31 Section 5.2.I.9 shall not apply;

.32 For the purposes of this Section, Sections 5.2.D.3 and 3.9 shall not apply;

12.662.3 for the purposes of section 662

.1 All lands zoned R3M-662 shall be deemed to be one lot for zoning purposes;

.2 Shall also be subject to the requirements and restrictions relating to the general provisions of this By-law which are not in conflict with those set out in Exception 662.2 and 662.3(1);

12.662.4 The Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and

.2 The Holding (H) symbol shall not be removed until such time as the following has been provided:

.a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and

.b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

12.663. Exception 663

12.663.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone;

12.663.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Front Yard, Minimum Rear Yard, and Minimum Rear Yards;

.3 Minimum Lot Width: 11.1 metres for a Corner Lot;

.4 Minimum Exterior Side Yard Width: 3.0 metres;

12.663.3 for the purposes of Exception 663:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 663.2;

12.663.4 The Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and

.2 The Holding (H) symbol shall not be removed until such time as the following has been provided:

- .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
- .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

12. 664. Exception 664

12.664.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in I1 and OS Zones, or the purposes permitted by R1 Zone, but not both:

.a either:

.i those purposes permitted in an I1 Zone; and

.ii those purposes permitted in an OS Zone.

.b or:

.i those purposes permitted in a R1 Zone.

12.664.2 The lands shall be subject to the following requirements and restrictions:

.1 for the purposes permitted in an OS Zone, the requirements and restrictions as set out in an OS Zone.

.2 for the purposes permitted in an I1 Zone:

.a no building or structure shall be located farther than 110 metres from the front lot line; and

.b the requirements and restrictions as set out in an I1 zone.

.3 for the purposes permitted in a R1 zone, the requirements and restrictions as set out in a R1 zone.

12.664.3 for the purposes of Exception 664:

.1 for the purposes permitted in Section 664.1(1)(a)(i) shall also be subject to the requirements and restrictions relating to the I1 Zone, for the purposes permitted in Section 664.1(1)(a)(ii) shall also be subject to the requirements and restrictions relating to the OS Zone, for the purposes permitted in a Section 664.1(1)(b) shall also be subject to the requirements and restrictions relating to the R1 Zone and for all permitted purposes the general provisions of this by-law that are not in conflict with those set out in section 664.2 shall apply.

12.665 Exception 665

12.665.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 zone

12.665.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth:

- .a to the front or rear wall of a building: 6.0 metres
- .b to the side wall of a building: 4.5 metres

.2 Minimum Distance Between Buildings:

- .a between two exterior walls which contain no windows to habitable rooms: 3.0 metres
- .b between two exterior walls one of which contains windows to habitable rooms: 7.6 metres
- .c between two exterior walls both of which contain windows to habitable rooms: 13.5 metres

.3 the maximum number of dwelling units which may be attached shall not exceed 8

.4 the Maximum Number of Dwelling Units shall not exceed 152, and

.5 no building shall be located closer than 15 metres to a Trans-Canada Pipeline right-of-way or pipeline easement.

12.666 Exception 666

12.666.1 The lands shall only be used for the following purposes:

.1 an office;

.2 only in conjunction with an office, and wholly enclosed within an office building, the following:

- .a a retail establishment, having no outside storage or goods and materials;
- .b a service shop;
- .c a bank, trust company, or financial institution;
- .d a dining room restaurant, a convenience restaurant, and a take out restaurant, but excluding a restaurant with drive through facilities;
- .e a health centre;

.3 those purposes permitted in a PE zone; and,

.4 purposes accessory to the other permitted purposes.

12.666.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Setbacks shall be as follows:

- .a from the lot line abutting Steeles Avenue East:14.0 metres;
- .b from the lot line abutting West Drive: 9.0 metres;
- .c from all other lot lines: 6.0 metres;

.2 all garbage and refuse storage areas, including any containers for recyclable materials, shall be enclosed, except for restaurant refuse storage which shall be contained in a climate controlled area within a building;

.3 Landscaped Open Space: other than approved driveway locations, the following minimum landscaped open space shall be provided:

- .a 13.0 metre wide strip along West Drive
- .b a 6.0 metre wide strip shall be provided along Steeles Avenue East, and which shall be increased to 9.0 metres in width if the property is being used for those purposes permitted by Exception 666.1(3);

.4 for the purposes of this by-law, the front lot line shall be defined as that portion of the site which abuts Steeles Avenue East;

.5 Minimum Lot Width: 29.0 metres;

.6 an adult entertainment parlour, or an adult video store shall not be permitted;

.7 for those uses permitted in Exception 666.1(2) and (3), the requirements and restrictions relating to the PE zone and all the general provisions of the by-law.

12.667 Exception 667

12.667.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a retail establishment having no outside storage;
- .b a supermarket;
- .c a service shop;
- .d a personal service shop;
- .e a bank, trust company and finance company;
- .f an office;
- .g a dry cleaning and laundry distribution station;
- .h a laundromat;
- .i a parking lot;
- .j a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .k a printing or copying establishment;
- .l a commercial school;
- .m a place of commercial recreation;
- .n a community club;
- .o a health centre or fitness centre;
- .p a custom workshop;
- .q a convenience store; and
- .r a swimming pool sales and service establishment.

.2 Accessory:

- .a purposes accessory to the other permitted purposes.

12.667.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Interior Side Yard Width abutting an Institutional zone shall be 9 metres;

.2 the Maximum Gross Leasable Commercial Floor Area of the supermarket shall not exceed 1,400 square metres;

.3 the Maximum Building Height shall be one storey;

.4 all garbage and refuse containers shall be located within the building;

.5 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;

.6 no outside storage or display of goods shall be permitted;

.7 a minimum 3 metre wide landscaped open space shall be provided along the site limits except at vehicular access locations; and

.8 uses specifically not permitted:

.a an adult video store;

.b an adult entertainment parlour; and

.c an amusement arcade.

.9 the Minimum Exterior Side Yard or Rear Yard abutting a Residential zone shall be 9 metres;

.10 the loading and waste disposal facilities for a supermarket shall be oriented such that the door is not visible from a residentially zoned property.

12.668 Exception 668

12.668.1 The lands shall only be used for the following purposes:

.1 A Live-Work Townhouse Dwelling;

.2 Non-Residential Uses in a live-work dwelling:

- .a An Office;
- .b A Retail establishment having no outdoor storage;
- .c A bank, trust company, or financial institution;
- .d An art gallery;
- .e A personal service shop;
- .f A dry-cleaning and laundry distribution station;
- .g A laundromat;
- .h A printing or copying establishment;
- .i A commercial school;
- .j A take-out restaurant;
- .k A dining room restaurant;
- .l A health or fitness centre;
- .m A custom workshop;
- .n A visual and performing arts studio;
- .o A medical or dental practice or office;
- .p A purposes accessory to the other permitted uses;
- .q A day nursery;
- .r A home occupation accessory to the primary residential dwelling, such that it occupies a maximum of 40% of the Gross Floor Area of the Dwelling Unit;
- .s An animal hospital;

12.668.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 0.3 metres. Eaves and cornices may project an additional 0.2 metres into the Minimum Front Yard or Minimum Exterior Side Yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard may encroach a Maximum of 1.0 metres into the Minimum Exterior Side Yard, and may encroach a maximum of 0.3 metres into the Minimum Front Yard;

.3 Minimum Front Yard Depth: 0.6 metres;

.4 Minimum Exterior Side Yard Depth: 2.0 metres;

.5 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.6 Maximum cumulative garage door width: 5.5 metres for a an attached garage;

.7 Notwithstanding any other provision of the By-law, the Maximum Driveway Width shall not exceed the width of the Dwelling Unit;

.8 Minimum Rear Yard Depth: 0.6 metres;

.9 Minimum Building Height: 3 storeys except for an attached garage;

.10 Maximum Building Height: 5 storeys;

.11 Section 5.2.I.9 shall not apply;

.12 Minimum outdoor amenity area: 10.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, and roof terraces;

.13 Outdoor patios are permitted;

.14 Minimum Lot Width: 5.0 metres where a Lot abuts a daylighting triangle or rounding;

.15 Parking on a driveway in the Rear Yard is permitted for a home occupation use;

.16 Roof top amenity areas are permitted;

.17 Air conditioning units are permitted to be located on a balcony or roof terrace;

.18 Outdoor storage shall not be permitted;

.19 Drive-through facilities are not permitted;

.20 For the purposes of this Exception, a Live-Work Townhouse Dwelling:

.a A minimum of two (2) parking spaces shall be required for each Live-Work unit;

.b A minimum of 50% of the ground floor/first floor area excluding garage area of each unit shall be used for non- residential purposes set out in Exception 668.1;

.21 Maximum Gross Commercial Floor Area: 105 square metres for the non-residential uses set out in Exception 668.1

.22 For the purposes of this Exception, a garage is permitted in the abutting Rear Yard of a Live-Work Townhouse Dwelling;

12.668.3 for the purposes of Exception 668:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 668.2;

12.668.4 The Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and

.2 The Holding (H) symbol shall not be removed until such time as the following has been provided:

.a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and

.b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

12.669 Exception 669

12.669.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R2 zone;

.2 Rear Lane Townhouse Dwellings;

12.669.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;

.3 Minimum Front Yard Depth: 3.0 metres;

.4 Minimum Rear Yard Depth: 6.0 metres where there is an attached garage;

.5 Minimum Lot Width: 6.0 metres where a Lot abuts a daylighting triangle or rounding;

.6 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.7 A detached garage shall be no closer than 0.2 metres to a curved Lot Line that abuts the intersection of two Lanes or two parts of the same Lane;

.8 Minimum Setback from an Interior Side Lot Line: 0.3 metres for a detached garage, except, this may be reduced to 0.0 metres where the garages of two Lots sharing a Lot Line are designed as one building;

.9 Maximum Gross Floor Area: 42 square metres for a detached garage;

.10 Maximum cumulative garage door width: 5.5 metres;

.11 Notwithstanding any other provision of the By-law, the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;

.12 Section 5.2.H.12 shall not apply;

.13 Section 5.2.H.4 shall not apply;

.14 Section 5.2.I.9 shall not apply;

.15 Minimum Setback to a Flankage Lot Line: 2.0 metres for a detached garage;

.16 Minimum outdoor amenity area: 10.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;

.17 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;

.18 For the purposes of this exception, Section 5.2.D.3 shall not apply for a Rear Lane Townhouse Dwelling;

.19 For the purposes of this exception, Sections 5.2.Q.1 and 5.2.Q.2 shall apply for a Rear Lane Townhouse Dwelling;

.20 For the purposes of this exception, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

12.669.3 for the purposes of Exception 669

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 669.2;

12.669.4 The Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and

.2 The Holding (H) symbol shall not be removed until such time as the following has been provided:

.a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and

.b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

12.670. Exception 670

12.670.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R2 zone;

.2 Rear Lane Townhouse Dwelling;

12. 670.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;

.3 Minimum Front Yard Depth: 3.0 metres;

.4 Minimum Rear Yard Depth: 6.0 metres;

.5 Maximum Building Height: 3 storeys;

.6 Minimum Lot Width: 4.0 metres where a Lot abuts a daylighting triangle;

.7 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.8 Maximum cumulative garage door width: 3.8 metres;

.9 Notwithstanding any other provision of the By-law, the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;

.10 Section 5.2.H.12 shall not apply;

.11 Section 5.2.H.4 shall not apply;

.12 Section 5.2.I.9 shall not apply;

.13 Minimum outdoor amenity area: 8.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;

.14 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;

.15 Where a corner lot abuts a daylight or visibility triangle larger than 12 metres by 12 metres:

.a The Lot Line that abuts a daylight or visibility triangle shall be deemed to be the Front Lot Line;

.b The Lot Line that abuts a Lane shall be deemed to be the Rear Lot Line;

.c Minimum Front Yard Depth: 1.2 metres;

.d Minimum Lot Depth: 18.0 metres;

.16 For the purposes of this exception, Section 5.2.D.3 shall not apply for a Rear Lane Townhouse Dwelling;

.17 For the purposes of this exception, Sections 5.2.Q.1 and 5.2.Q.2 shall apply for a Rear Lane Townhouse Dwelling;

.18 For the purposes of this exception, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

12.670.3 for the purposes of Exception 670:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 670.2;

12.670.4 The Holding (H):

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and

.2 The Holding (H) symbol shall not be removed until such time as the following has been provided:

.a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and

.b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

12.671. Exception 671

12.671.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone;

12.671.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Front Yard, Minimum Exterior Side Yard, and Minimum Rear Yard;

.3 Maximum cumulative garage door width: 5.5 metres;

.4 Maximum interior garage width: 6.1 metres;

.5 Minimum Lot Width: 11.0 metres where a Lot abuts a daylighting triangle;

.6 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding

12..671.3 for the purposes of Exception 671

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 671.2;

12. 671.4 The Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and

.2 The Holding (H) symbol shall not be removed until such time as the following has been provided:

- .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
- .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

12.672 Exception 672

12.672.1 The lands shall only be used for the following purposes:

.1 A place of worship;

.2 The following uses only in conjunction with the use in Exception 672.1(1):

.a A cultural and educational facility

.b A care taker's residence with up to 6 guest rooms

12.672.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum landscaped open space, except at approved access locations:

.a A width of 1.5 metres along the lot line abutting Queen Street West;

.b A width of 0.6 metres adjacent to the easterly side lot line;

.c A width of 3.0 metres adjacent to the westerly side lot line, except adjacent to the garbage enclosure where 0.0 metres shall be required;

.d A width of 2.7 metres adjacent to the rear lot line;

.2 Maximum Net Worship Area: 285 square metres;

.3 Minimum Front Yard Depth: 1.5 metres;

.4 Minimum Interior Side Yard Width: 3.0 metres

.5 Minimum number of parking spaces: 50

12.672.3 for the purposes of Exception 672:

.1 Shall also be subject to the requirements and restrictions relating to the I1 Zone and the general provisions of this by-law not in Conflict with those set out in Exception 672.2.

12. 672.4 The Holding (H)

.1 For the purposes of this Section, the lands zoned I1(H) - Exception 677 and I1(H) - Exception 672 shall be treated as one lot for zoning purposes.

.2 Until such time as the Holding (H) symbol has been removed, The land zoned I1(H) - Exception 672 shall only be used for the purpose of and existing single detached dwelling in accordance with the requirements and restrictions of the Agricultural zone, and for the purposes of providing access, required parking, and required landscaping associated with the lands zoned I1(H) - Exception 677 and I1(H) - Exception 672 .

.3 The lifting of the Holding (H) symbol shall only occur after the existing Dwelling is demolished and removed to the satisfaction of the Commissioner of Planning, and Building, and Economic Development and Chief Building Official.

12.673 Exception 673

12.673.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.673.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Corner Lot Area: 336 square metres;

.2 Minimum Corner Lot Width: 11.2 metres;

.3 Minimum Rear Yard Depth: 7.5 metres;

.4 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;

.5 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width, except a storage area width not exceeding 1.2 metres may be added to the rear of the garage provided that such a storage area shall have a minimum distance of 9.0 metres from the front lot line; and,

.6 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.5 metres.

12.674 Exception 674

12.674.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purpose permitted in a R1 zone.

12.674.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 7.5 metres;

.2 where an interior side yard abuts land zoned NS, the minimum interior side yard width shall be 1.2 metres;

.3 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;

.4 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling itself, the inside width of the garage shall not exceed 40 percent of the lot width except a storage area with a width not exceeding 1.2 metres may be added to the rear of the garage provided that such a storage area shall have a minimum distance of 9.0 metres from the front lot line; and,

.5 the Maximum Gross Floor Area per dwelling unit shall not exceed 139.35 square metres.

12.675 Exception 675

12.675.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.675.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 444 square metres per lot and 222 square metres per dwelling unit;

.b Corner Lot: 498 square metres per lot and 276 square metres per dwelling unit closest to the flankage lot line;

.2 Minimum Lot Width:

.a Interior Lot: 14.8 metres and 7.4 metres per dwelling unit;

.b Corner Lot: 16.6 metres and 9.2 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Rear Yard Depth: 7.5 metres;

.4 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero metres;

.5 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres; and,

.6 for an interior lot where a portion of a garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 50 percent of the lot width.

12.676 Exception 676

12.676.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an I1 Zone of this by-law

12.676.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Size: 6,500 square metres

.2 a Minimum Landscaped Open Space strip of 3 metres in width shall be provided along the site limits except at the location of the driveway.

.3 no maximum lot coverage requirement.

12.677 Exception 677

12.677.1 The lands shall only be used for the following purposes:

.1 A place of worship;

.2 The following uses only in conjunction with the use in Exception 677.1(1):

.a A cultural & educational facility

.b A care taker's residence with up to 6 guest rooms

12.677.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum landscaped open space, except at approved access locations:

.a A width of 1.5 metres along the lot line abutting Queen Street West;

.b A width of 0.6 metres adjacent to the easterly side lot line;

.c A width of 3.0 metres adjacent to the westerly side lot line, except adjacent to the garbage enclosure where 0.0 metres shall be required;

.d A width of 2.7 metres adjacent to the rear lot line;

.2 Maximum Net Worship Area: 285 square metres;

.3 Minimum Front Yard Depth: 1.5 metres;

.4 Minimum Interior Side Yard Width: 3.0 metres;

.5 Minimum number of parking spaces: 50

12.677.3 for the purposes of Exception 677:

.1 Shall also be subject to the requirements and restrictions relating to the I1 Zone and the general provisions of this by-law not in conflict with those set out in Exception 677.2.

.2 For the purposes of this Exception, the lands zoned I1(H) - Exception 677 and I1(H) - Exception 672 shall be treated as one lot for zoning purposes.

12.678 Exception 678

12.678.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.678.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 11.6 metres

.2 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle and eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 6.13 Permitted Yard Encroachments;

.4 Temporary sales office shall be permitted until August 31, 2026;

.5 A parking lot for a temporary sales office shall be permitted until August 31, 2026;

.6 Notwithstanding any other provision to the contrary, dwelling units used as model home for display purposes, which may or may not include a sales office within said units, shall be permitted;

.7 A parking lot for dwelling units used a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;

.8 On lots equal to or greater than 15.24 metres in width, the maximum cumulative garage door width shall not exceed 50% of the dwelling width;

12.678.3 for the purposes of Exception 678:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 678.2.

12.679 Exception 679

12.679.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.679.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 11.6 metres

.2 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle and eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 Permitted Yard Encroachments;

.4 Temporary sales office shall be permitted until August 31, 2026;

.5 A parking lot for a temporary sales office shall be permitted until August 31, 2026;

.6 Notwithstanding any other provision to the contrary, dwelling units used as model home for display purposes, which may or may not include a sales office within said units, shall be permitted;

.7 A parking lot for dwelling units used a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;

.8 On lots equal to or greater than 13.72 metres in width, the maximum cumulative garage door width shall not exceed 60% of the dwelling width.

12.679.3 for the purposes of Exception 679:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 679.2.

12.680 Exception 680

12.680.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the GE zone; and

.2 a day nursery.

12.680.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions contained in the GE zone.

12.681 Exception 681

12.681.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 purpose accessory to the other permitted purposes.

12.681.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 411 square metres;

.b Corner Lot: 465 square metres;

.2 Minimum Lot Area per unit: 180 square metres;

.3 Minimum Lot Width:

.a Interior Lot: 13.7 metres;

.b Corner Lot: 15.5 metres;

.4 the Minimum Lot Width per unit for every lot other than a corner lot shall be 6.1 metres;

.5 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres;

.7 Minimum Interior Side Yard: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first.

.8 Minimum Exterior Side Yard: 3.0 metres;

.9 no building shall be located closer than 14.0 metres to Bovaird Drive;

.10 Maximum Building Height: 2 storeys;

.11 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.12 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metres interior side yard;

.13 maximum inside width of a garage shall be 4.5 metres provided:

.a the adjoining unit garage has a maximum inside width of 3.2 metres;

.b a maximum of 20 percent of the units on any given street may have garages with inside widths over 3.2 metres;

.c not withstanding 13(b) above, garages with doors no wider than 2.4 metres are excluded from the 20 percent calculation.

.14 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

12.682 Exception 682

12.682.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.682.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 11.6 metres

.2 Minimum Exterior Lot Width: 15.20 metres

.3 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle, and eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.4 A bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 Permitted Yard Encroachments;

.5 Temporary sales office shall be permitted until August 31, 2026;

.6 A parking lot for a temporary sales office shall be permitted until August 31, 2026;

.7 Notwithstanding any other provision to the contrary, dwelling units used as model home for display purposes, which may or may not include a sales office within said units, shall be permitted;

.8 A parking lot for dwelling units used a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;

.9 On lots equal to or greater than 12.20 metres in width, the maximum cumulative garage door width shall not exceed 60% of the dwelling width;

12.682.3 for the purposes of Exception 682:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 682.2.

12.683 Exception 683

12.683.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use

.b A printing establishment

.c A warehouse

.d A research and development facility

.2 Non-Industrial:

.a A radio or television broadcasting and transmission establishment

.b An office

.c A hotel or motel

.d The following uses only in conjunction with and within the same building as an office or hotel/motel permitted by Exception 683.1(2)(b) and (c), provided that the total combined gross floor area of the following uses is not more than 15 percent of the total gross floor area of the office building or hotel/motel:

.i A bank, trust company or financial institution

.ii A retail establishment having no outside storage

.iii A personal service shop, excluding a massage or body rub parlour

.iv A dry cleaning and laundry establishment

.v A dining room restaurant

.vi A convenience store

.vii A recreational facility or structure

.viii A health and fitness centre

.e A banquet hall only in conjunction with a hotel

.3 Accessory:

.a An associated educational purpose

.b A retail outlet operated in connection with a particular purpose permitted by Exception 683.1(1), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use

.c Purposes accessory to other permitted purposes.

12.683.2 The lands shall be subject to the following requirements and restrictions:

.1 Steeles Avenue East shall be deemed to be the front lot line

.2 Minimum Lot Width: 30 metres

.3 Minimum Front Yard Depth: 6.0 metres

.4 Minimum Interior Side Yard Width: 3.0 metres

.5 Minimum Exterior Side Yard Width: 6.0 metres

.6 Minimum Rear Yard Depth: 6.0 metres

.7 Maximum Building Height: 17.0 metres, save and except for an office building or hotel/motel, which shall be permitted to have a maximum building height of 6 storeys

.8 Minimum Landscaped Open Space: Except at approved driveway locations, a minimum 3.0 metre wide strip along Steeles Avenue East

.9 Minimum Setback to a Hydro Transformer in any yard: 1.5 metres

.10 Notwithstanding any other provision of the By-law, fencing is permitted within the front yard to a maximum height of 1.2 metres

.11 Minimum Parking Space Requirements:

.a For a hotel or motel: 1 parking space for each 2.3 bedrooms plus 1 parking space for each 10 square metres of gross commercial floor area, or portion thereof, devoted to public use including meeting rooms, conference rooms, recreational facilities, dining lounge and tavern areas, but excluding bedrooms, washrooms, lobbies, hallways, elevators, and stairways

.b For all other uses: Section 4.1 shall apply

.12 For uses permitted in Exception 683.1(2) a minimum of 1 loading space shall be provided

.13 For a hotel or motel, the minimum width of an aisle leading to an at grade parking space with an angle of 70 degrees up to and including 90 degrees shall be 6.4 metres

.14 The openings for waste disposal and loading facilities of any buildings shall either not face or shall be screened from view from a public street

.15 Garbage and refuse storage for restaurant purposes shall be contained in a climate controlled area within a building

.16 All garbage and refuse storage other than for a restaurant, including any containers for storage of recyclable materials, shall be located within a main building

.17 Notwithstanding Exception 683.2(16), in-ground storage containers may be used for garbage and refuse storage associated with a hotel or motel

.18 No outdoor display and/or sales or storage shall be permitted.

12.684 Exception 684

12.684.1 The lands shall only be used for the following purposes:

.1 an office

.2 a bank, trust company or financial institution

.3 a dry cleaning and laundry establishment

.4 a dining room restaurant, a convenience restaurant, a take-out restaurant

.5 a recreation facility or structure

.6 a banquet hall

.7 furniture and appliance store

.8 motor vehicle leasing establishment

.9 motor vehicle sales establishment

.10 motor vehicle washing establishment

.11 a printing or copying establishment

.12 a parking lot

.13 a warehouse

.14 the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building

.15 The following uses shall only be permitted only in conjunction with a use permitted by Exception 684.1(1) to 684.1(14) provided that the total gross floor area does not exceed 15% of the total gross floor area of the principal use to maximum combined total of 1,000 square metres:

- .a a retail establishment having no outside storage
- .b a personal service shop
- .c a grocery store or convenience store

.16 flood and erosion control

.17 purposes accessory to other permitted purposes

12.684.2 The lands shall be subject to the following requirements and restrictions:

.1 All lands zoned in this Exception shall be treated as one lot for zoning purposes;

.2 For the purposes of this Section, Castlemore Road shall be deemed to be the front lot line and Old Castlemore Road shall be the rear lot line;

.3 Minimum Lot Width: 30.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres;

.5 Minimum Interior Side Yard Width: 3.0 metres;

.6 Minimum Exterior Side Yard Width: 3.0 metres except that where it abuts a 0.3 metre reserve the minimum requirement is 6.0 metres;

.7 Maximum Building Height: 15.1 metres, except where a building within 70.0 metres of both Regional Road 50 and Castlemore Road the maximum building height shall be 20.0 metres;

.8 Maximum Lot Coverage: 55%;

.9 Maximum Floor Space Index: 0.55;

.10 Minimum landscaped Open Space: 3 metres along any lot line abutting a street.

12.685 Exception 685

12.685.1 The lands shall only be used for the following purposes:

.1 The uses permitted in the PE zone

12.685.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this section, the Front Lot Line shall be the lot line abutting Inspire Boulevard.

.2 Minimum Yard Depths:

- .a The following minimum yard depths apply to one building on a corner lot:
  - .i Rear Yard Depth: 4.0 metres
  - .ii Exterior Side Yard Width: 9.0 metres

.3 Fencing, having a maximum height of 1.2 metres, shall be permitted to extend into the front yard along the interior side lot line only.

.4 Minimum Setback to a Hydro: 3.0 metres

12.686 Exception 686

12.686.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.686.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 336 square metres

.b Corner Lot: 432 square metres

.2 Minimum Lot Width:

.a Interior Lot: 10.5 metres

.b Corner Lot: 13.5 metres

.3 where a lot abuts the Canadian Pacific Railway original right-of-way, the minimum interior side yard width shall be 1.2 metres on one side and 0.9 metres on the other side with the minimum distance between detached buildings not to be less than 2.4 metres on one side and 1.8 metres on the other side;

.4 no dwelling unit shall be located closer than 15 metres to the Canadian Pacific Railway original right-of-way;

.5 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width; and.

.7 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

12.687 Exception 687

12.687.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.687.2 The lands shall be subject to the following requirements and restrictions:

.1 where a lot abuts the Canadian Pacific Railway original right-of-way, the minimum interior side yard width shall be 1.2 metres on one side and 0.9 metres on the other side with the minimum distance between detached buildings not to be less than 2.4 metres on one side and 1.8 metres on the other side;

.2 no dwelling unit shall be located closer than 15 metres to the Canadian Pacific Railway original right-way;

.3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres; and,

.4 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

12.688 Exception 688

12.688.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.688.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 396 square metres

.2 Minimum Lot Width: 18.0 metres

.3 Minimum Lot Depth: 22 metres

.4 Minimum Front Yard Depth: 3 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line.

12.689. Exception 689

12.689.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purpose permitted in an R1 zone.

12.689.2 The lands shall be subject to the following requirements and restrictions:

.1 The minimum lot width for a corner lot shall be 2.5 metres wider than the minimum interior lot width; and

.2 The minimum exterior side yard width shall be 3.5 metres;

12.689.3 for the purposes of Exception 689:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 689.2.

12.690 Exception 690

12.690.1 The lands shall only be used for the following purposes:

.1 Rear Lane Townhouse Dwellings, but not including stacked or back-to-back townhouses;

12.690.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this section, Hurontario Street shall be deemed to be the front lot line;

.2 Minimum lot area per dwelling unit: no requirement;

.3 Minimum lot depth: no requirement;

.4 Minimum separation distance between rear facing facades of buildings separated by a private lane: 11 m;

.5 Minimum dwelling unit width:

- .a Units fronting Hillpath Crescent: 6.0 M;
- .b Units fronting Hurontario Street: 4.5 m;

.6 Maximum length of townhouse block fronting onto Hillpath Crescent: 31m;

.7 Minimum front yard depth: 3.0m;

.8 Minimum building setback to a lot line abutting a daylight triangle: 0 m;

.9 Minimum exterior side yard width: 1.3m

.10 Minimum rear yard depth: 3.0m

.11 Minimum separation distance between two end walls: 2.8m

.12 Except as restricted in 690.2.26), a balcony or porch, with or without a cold cellar or foundation, may project into any required yard by a maximum of 0.3m. Eaves and cornices may project an additional 0.6m;

.13 Bay windows, bow windows and box-out windows with or without foundations, to a maximum width of 4m, may encroach a maximum of 0.75m into the minimum front and rear yards and may encroach a maximum of 0.75m into the minimum side yard;

.14 Maximum building height:

- .a Units fronting Hillpath Crescent: 10.6m, with a maximum main wall height of less then 3 storeys for the main wall facing Hillpath Crescent;
- .b Units fronting Hurontario Street: 13m;

.15 Maximum number of dwelling units: 33;

.16 Maximum lot coverage: 42%

.17 Minimum landscaped open space:

.a a. 3.5m along the lot line abutting Hurontario Street, except for approved building locations;

.b b. A retaining wall permitted within required landscaping

.18 Section 5.2.Q.1 shall not apply

.19 Table 4.1.1, Section 4.2.B and 5.2.I shall not apply;

.20 Garage control: garages shall be accessed and located abutting a private lane;

.21 Section 5.2.D.3 shall not apply;

.22 Minimum aisle width serving 70-90 degree parking spaces: 6.0 metres;

.23 Minimum parking requirements for:

.a Rear Lane Townhouse – 2 spaces per dwelling unit;

.b Visitor – 0.25 spaces per unit;

.24 A minimum of one common outdoor amenity area of at least 72.0 sq. m. shall be provided fronting onto Hillpath Crescent;

.25 Units abutting Hillpath Crescent shall not include rooftop amenity space;

.26 No balconies on or above the second storey shall be permitted to encroach into the yard abutting Hillpath Crescent.

12.690.3 for the purposes of Exception 690:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 690.2.

12.691 Exception 691

12.691.1 The lands shall only be used for the following purposes:

.1 Industrial:

- .a a warehouse;
- .b the manufacturing, cleaning, packaging, processing, repairing or
- .c assembly of goods, foods or materials within an enclosed building; and,
- .d accessory retail uses up to 25% of the total gross floor area of the principal use, but shall not exceed 550 square metres in gross floor area.

.2 Uses permitted within a designated heritage building only:

- .a uses permitted in Exception 691.1(1);
- .b uses permitted in the Local Commercial (LC) zone category, except for a parking lot;
- .c one residential dwelling unit on the second floor only;
- .d an art gallery;
- .e an artist's studio;
- .f a photography studio;
- .g a commercial school;
- .h a veterinary clinic;
- .i a radio or television broadcasting and transmission establishment;
- .j a hotel or motel;
- .k a convenience store;

.3 A park, playground, recreational facility or structure;

.4 The purposes permitted by the Natural System (NS) zone;

.5 The purposes permitted by the Open Space (OS) zone; and,

.6 Purposes accessory to other permitted purposes.

12.691.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.8 hectares;

.2 Minimum Lot Width: 60.0 metres;

.3 Minimum Front Yard Depth: 6.0 metres;

.4 Minimum Interior Side Yard Width: 3.0 metres;

.5 Minimum Exterior Side Yard Width: 6.0 metres;

.6 Minimum Rear Yard Depth: 6.0 metres;

.7 Minimum Lot Depth: 45 metres;

.8 Maximum Building Height: No requirement

.9 Minimum Building Height: 8.0 metres;

.10 Minimum Landscaped Open Space, except at approved driveway locations:

- .a a width of 3.0 metres along Coleraine Drive and Countryside Drive, and a width of 6.0 metres abutting a lot line abutting any other public street;
- .b no landscaped open space is required along a lot line that abuts RE zone or an industrial zone;

.11 the openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened;

.12 Outside Storage shall only be permitted as an accessory use in the rear, interior and exterior side yards, subject to the following criteria:

- .a outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;
- .b outside storage of goods and materials shall not exceed the lesser of 10 percent of the lot or 20 percent of the building area;
- .c outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments; and,
- .d outside storage shall not be located within 15 metres of a lot line abutting a public road;

.13 all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

12.692 Exception 692

12.692.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.692.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b the side yard with the minimum width of 1.2 metres may be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door will be permitted in any such wall, and;
- .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.2 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.3 for an interior lot where a portion of a garage is 3 metres, or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width;

.4 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;

.5 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

12.693 Exception 693

12.693.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a a warehouse;

.b the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building; and,

.c accessory retail uses up to 25% of the total gross floor area of the principal use, but shall not exceed 550 square metres in gross floor area.

.2 Non - Industrial:

.a an office;

.b a hotel;

.c a conference centre;

.d only in conjunction with the uses permitted in Exception 693.1(2)(a), (b) and (c) to a maximum of 15 per cent of the floor area of the principle use, the following purposes:

.i a bank, trust company or financial institution;

.ii a retail establishment;

.iii a convenience store;

.iv a banquet hall;

.v a dry cleaning and laundry establishment;

.vi a dining room restaurant, a take-out restaurant, a convenience restaurant;

.vii a service shop;

.viii a personal service shop, but excluding a massage or body rub parlour;

.ix a printing or copying establishment;

.x a commercial school;

.xi a community club;

.xii a health centre; and,

.xiii a day nursery;

.xiv a park, playground, recreational facility or structure;

.xv the purposes permitted by the Natural System (NS) zone;

.xvi the purposes permitted by the Open Space (OS) zone;

.xvii a radio or television broadcasting and transmission establishment; and,

.3 Purposes accessory to other permitted purposes, including:

.a an associated educational use;

.b an associated office; and,

.c a retail outlet operated in connection with a particular purpose permitted by Exception 693.1(1)(a) and (b), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use.

12.693.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.8 hectares;

.2 Minimum Lot Width: 60.0 metres;

.3 Minimum Front Yard Depth: 6.0 metres;

.4 Minimum Interior Side Yard Width: 3.0 metres;

.5 Minimum Exterior Side Yard Width: 6.0 metres;

.6 Minimum Rear Yard Depth: 6.0 metres;

.7 Minimum Lot Depth: 45 metres;

.8 Maximum Building Height: No requirement

.9 Minimum Building Height: 8.0 metres;

.10 Minimum Landscaped Open Space, except at approved driveway locations:

.a a width of 3.0 metres along Coleraine Drive and Countryside Drive, and a width of 6.0 metres abutting a lot line abutting any other public street;

.b no landscaped open space is required along a lot line that abuts RE zone or an industrial zone;

.11 the openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened;

.12 Outside Storage shall only be permitted as an accessory use in the rear, interior and exterior side yards, subject to the following criteria:

.a outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;

.b outside storage of goods and materials shall not exceed the lesser of 10 percent of the lot or 20 percent of the building area;

.c outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments; and,

.d outside storage shall not be located within 15 metres of a lot line abutting a public road;

.13 all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

12.693.3 for the purposes of Exception 693:

.1 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

12.694 Exception 694

12.694.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.694.2 The lands shall be subject to the following requirements and restrictions:

.1 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;

.2 where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and 3.0 metres on the driveway side;

.3 Minimum Front Yard Setback: 4.5 metres;

.4 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

.5 a detached garage having a maximum gross floor area of 36 square metres will be permitted;

.6 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;

.7 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard.

12.695 Exception 695

12.695.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and

.3 purposes accessory to the other permitted purposes.

12.695.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 495 square metres per lot, and 247 square metres per dwelling unit.
- .b Corner Lot: 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

- .a Interior Lot: 16.5 metres, and 8.25 metres per dwelling unit.
- .b Corner Lot: 19.5 metres, and 11.25 metres for the dwelling unit closest to the flankage lot line.

.3 the Minimum Lot Width per unit for every lot other than a corner lot shall be 6.1 metres;

.4 Minimum Front Yard Depth: 4.5 metres;

.5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;

.6 a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres;

.7 the Minimum Width for an Interior Side Yard shall be 1.2 metres, except for a side yard flanking a public walkway or lands zoned OS, in which case the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first.

12.696 Exception 696

12.696.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a quattroplex dwelling; and,

.3 purposes accessory to the other permitted purposes.

12.696.2 The lands shall be subject to the following requirements and restrictions:

.1 for a quattroplex dwelling: shall be subject to the requirements and restrictions set out in Exception 697.2 of this by-law.

.2 for a single detached dwelling:

.a Minimum Lot Area:

.i Interior Lot: 180 square metres

.ii Corner Lot: 250 square metres

.b Minimum Lot Width:

.i Interior Lot: 10 metres

.ii Corner Lot: 13 metres

.c Minimum Lot Depth: 21 metres, provided that the distance between the front lot line of a lot line of a lot to the front lot line of a lot abutting back to back, shall not be less than 40 metres.

.d Minimum Front Yard Depth:

.i to the main wall of the building: 4.5 metres

.ii to the front of a garage or carport: 6.0 metres

.3 Minimum Rear Yard Depth: 0 metres, provided that the minimum depth of the portion of the rear yard containing the minimum required landscaped open space is not less than 7 metres.

.4 Minimum Interior Side Yard Width:

.a the minimum width for a side yard flanking a public walkway or lands zoned OS, shall be 1.2 meters plus 0.6 metres for each storey above the first.

.b for all other interior side yards: 0 metres, provided that:

.i the distance between the walls of two dwellings is not less than 1.2 metres;

.ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in any such wall, and

.iii the total width of side yards on any lot is not less than 1.2 metres.

.5 Minimum Exterior Side Yard Width: 3 metres, where the dwelling unit and garage both face the front lot line; and 3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

.6 Maximum Building Height:

.a 1 storey, or 3.5 metres, whichever is the lesser, for that portion of the building located within 3.5 metres, or less, of all rear property lines.

.b 2 storeys for the remainder of the building.

.7 Minimum Landscaped Open Space:

.a 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area where the side lot lines converge towards the front lot line.

.b 35 square metres in the rear yard having a minimum width of 4.8 metres and a minimum depth of 7 metres.

.8 the entire rear yard shall be enclosed by a visual screen consisting of the walls of the dwelling, the walls of abutting dwellings and screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres;

.9 no door, window or other opening shall be permitted in the wall of a dwelling where the wall is within 3.5 metres, or less, of the rear yard landscaped area of an abutting property and faces said rear yard landscaped area;

.10 a detached garage or carport shall not be permitted;

.11 no swimming pools shall be permitted;

.12 no accessory buildings shall be permitted;

.13 notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

12.696.3 for the purposes of Exception 696:

.1 Lot Depth shall mean the straight line distance from the distance from the mid-point of the short lot line to the mid-point of the farthest rear lot line of the same lot.

.2 Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that two main interior walls of each dwelling unit are attached to a main wall of the two abutting dwelling units.

12.697 Exception 697

12.697.1 The lands shall only be used for the following purposes:

.1 a quattroplex dwelling; and

.2 purposes accessory to the other permitted purposes.

12.697.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 800 square metres;

.b Corner Lot: 920 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 20 metres;

.b Corner Lot: 23 metres.

.3 Minimum Lot Depth: 40 metres;

.4 Minimum Front Yard Depth:

.a for a through lot or corner lot:

.i where the private outdoor amenity area is located in the front yard: 6.0 metres;

.ii where the dwelling unit is no more than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard: 3.0 metres;

.iii where the dwelling unit is greater than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, for that portion of the dwelling unit greater than 1 storey: 4.5 metres.

.b for an interior lot, or a corner lot where the private outdoor amenity area is located in the front yard: 16 metres.

.5 Minimum Rear Yard Depth:

.a for an interior lot, or a corner lot: 4.5 metres for a one storey structure, and 6.0 metres for a two storey structure;

.b for a through lot, or a corner lot bounded by three streets: 0 metres.

.6 Minimum Interior Side Yard:

.a for an interior lot:

.i for the two dwelling units closest to the front lot line: 3.5 metres;

.ii for the two dwelling units closest to the rear lot line: 1.8 metres.

.b for a through lot or corner lot: 1.8 metres.

.7 Minimum Exterior Side Yard Width:

.a for an interior lot:

.i for the dwelling unit closest to the front lot line: 6.5 metres;

.ii for the dwelling unit closest to the rear lot line: 4.8 metres.

.b for a through lot or corner lot: 3.0 metres.

.8 for a through lot or a corner lot, where a garage faces an exterior side yard or a front yard, the minimum setback to the front of the garage shall be 5.4 metres;

.9 Maximum Building Height: 2 storeys;

.10 Maximum Lot Coverage:

.a for an interior lot and a through lot: 50 percent

.b for an corner lot and a through lot: 40 percent where a garage is attached to the dwelling and 36 percent where there is no garage.

.11 each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area;

.12 the private outdoor amenity area of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres. The fencing can be comprised of 1.2 metre high solid fence with lattice or trellis structure above;

.13 each dwelling unit in a quattroplex dwelling shall be provided with a minimum of two parking spaces;

.14 a parking space shall be a rectangular area having a minimum, unobstructed width of 2.7 metres and a minimum, unobstructed length of 5.4 metres;

.15 the minimum width of a driveway shall be 2.75 metres and the maximum width shall be 5.5 metres;

.16 the maximum number of driveways on a lot shall not exceed 4;

.17 no driveway shall be located closer than 1.5 metres to another driveway for an interior lot, and no closer than 2.5 metres for a through lot or a corner lot.

.18 no detached garages or carport shall be permitted;

.19 no swimming pools shall be permitted;

.20 no accessory building shall be permitted;

.21 an externally accessible storage area, having a minimum gross floor area of 2.0 square metres, shall be incorporated into each dwelling unit as part of the dwelling unit design, if no garage is provided;

.22 no person shall erect more than one quattroplex on one lot;

.23 For an interior lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.5 metres into the side yard for the dwelling units closest to the front lot line, and a maximum of 1.2 metres into the side yard for the dwelling units located closest to the rear lot line;

.24 For a corner lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front, rear or exterior side yard setbacks;

.25 For a through lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.2 metres into the interior or exterior side yard setbacks;

.26 no building shall be located closer than 14 metres to Bovaird Drive.

12.697.3 for the purposes of Exception 697:

.1 Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, having a minimum area of 30.0 square metres and a minimum width and depth of 4.5 metres, which may be located in any yard provided it is a minimum distance of 10.0 metres from the front lot line for an interior lot, and a minimum distance of 1.0 metres from any street line for a through lot or corner lot.

.2 Interior Lot shall mean a quattroplex lot which has frontage on only one street. Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.

.3 Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.

.4 Dwelling, Quattroplex shall mean detached building containing four dwelling units arranged in a group so that either 1 or 2 main interior walls of each dwelling unit are attached to a main interior wall or walls of the abutting dwelling unit or units.

12.698 Exception 698

12.698.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone.

12.698.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per dwelling unit:

- .a Interior Lot: 168 square metres
- .b Corner Lot: 234 square metres

.2 Minimum Lot Width per dwelling unit:

- .a Interior Lot: 5.6 metres
- .b Corner Lot: 7.8 metres

.3 Minimum Interior Side Yard Width: 1.5 metres

.4 Minimum Front Yard Depth: 4.5 metres

.5 Minimum Rear Yard Depth: 6.0 metres

.6 Maximum Building Height: 2 storeys

.7 Maximum Lot Coverage by principal building: 55 percent

.8 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;

.9 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard, with no more than a two step grade difference inside the unit and, without having to pass through a habitable room;

.10 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS or P shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

.11 no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

12.699. Exception 699

12.699.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purpose permitted in an R1 zone.

12.699.2 The lands shall be subject to the following requirements and restrictions:

.1 For zoning purposes, the front lot line shall be that which abuts Maybeck Drive;

.2 The minimum rear yard depth shall be 5.0 metres;

.3 No accessory buildings, structures, detached garage and swimming pools are permitted within the rear yard, the minimum required side yard or minimum required front yard;

.4 Any fence may not exceed 1.2 metres in height in the minimum required rear yard and may not exceed 1.5 metres in height in the minimum required front yard;

.5 Any garage may project into the front yard any distance beyond a porch or front wall of a dwelling provided the minimum front yard depth of 6.0 metres for a garage is complied with;

.6 Unenclosed porches and balconies, with or without foundations and cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard; and

.7 Bay window, with or without foundations, to a maximum width of 3.0 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metres into any front yard; exterior side yard or rear yard.

12.699.3 for the purposes of Exception 699:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 699.2.

12.700 Exception 700

12.700.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone

12.700.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

.2 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;

.3 Minimum Front Yard Setback: 4.5 metres;

.4 no building shall be located closer than 15 metres to a Trans Canada Pipeline Right-of-way, or a Pipeline Easement;

.5 a detached garage having a maximum gross floor area of 36 square metres will be permitted;

.6 a private outdoor amenity area of a minimum of 80 square metres shall be provided;

.7 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;

.8 where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side;

.9 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

12.701 Exception 701

12.701.1 The lands shall only be used for the following purposes:

.1 semi-detached dwellings; and,

.2 purposes accessory to other permitted purposes.

12.701.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 426 square metres;

.2 Maximum Lot Area: 448 square metres;

.3 Minimum Lot Width: 14.2 metres;

.4 Minimum Lot Width per dwelling unit: 6.7 metres;

.5 Minimum Front Yard Depth: 4.5 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the front lot line;

.6 Minimum Rear Yard Depth: 7.5 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero metres;

.8 Maximum Driveway Width: 3.0 metres per dwelling unit;

.9 the driveway for all semi-detached dwelling units shall be physically attached with the driveway for the adjoining dwelling unit;

.10 Maximum Width of a Garage: 4.0 metres;

.11 a roofed porch without enclosed sides shall not project more than 2.0 metres into the front yard setback; and,

.12 a roof overhang, eaves or steps shall not project into a setback more than 1.5 metres beyond any roofed porch without enclosed sides.

12.702 Exception 702

12.702.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in an R1-Exception 701 zone.

12.702.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 6.75 metres.

12.703 Exception 703

12.703.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a a bank, trust company, finance company; and

.b an office.

.2 Accessory:

.a purposes accessory to the other permitted purposes.

12.703.2 The lands shall be subject to the following requirements and restrictions:

.1 there shall be one principal building on the lands zoned LC - Exception 703.

.2 a Landscaped Strip with a minimum width of 4.5 metres shall be provided abutting the south and west property boundaries of the lands zoned LC-Exception 703.

.3 all garbage and refuse containers shall be totally enclosed.

.4 no outside storage or display of goods shall be permitted.

.5 an adult video store, and adult entertainment parlour or an amusement arcade shall not be permitted.

12.704 Exception 704

12.704.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.704.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;

.2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.3 a detached garage having a maximum gross floor area of 36 square metres will be permitted;

.4 a private outdoor amenity area of a minimum of 80 square metres shall be provided;

.5 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;

.6 where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side; and

.7 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

12.705 Exception 705

12.705.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.705.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;

.2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.3 a detached garage having a maximum gross floor area of 36 square metres will be permitted;

.4 a private outdoor amenity area of a minimum of 80 square metres shall be provided;

.5 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;

.6 where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side; and

.7 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

12.706 Exception 706

12.706.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.706.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;

.2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres; and

.3 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width.

.4 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- .a the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
- .b the minimum distance between two detached dwellings shall not be less than 1.2 metres;
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall;
- .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres; and

.5 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

12.707 Exception 707

12.707.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 707.1(a) or the purposes permitted by Exception 707.1(b), but not both Exceptions or not any combination of both Exceptions:

.a either:

.i the purposes permitted in the R1 zone.

.b or:

.i a convertible detached dwelling; and

.ii purposes accessory to the other permitted purposes.

12.707.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;

.2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres; and

.3 for those uses permitted by Exception 707.1(b) the following additional requirements and restrictions:

.a the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and a convertible detached dwelling without exterior or major structural changes;

.b the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement or cellar;

.c a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;

.d no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;

.e the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;

.f a minimum of two tandem parking spaces shall be provided for each dwelling unit;

.g one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;

.h a maximum of one garage shall be constructed and the garage shall have single doors; and

.i the secondary dwelling unit shall be licensed by the City, which shall include provision that either the primary or the secondary dwelling unit shall be owner occupied.

12.707.3 for the purposes of Exception 707:

.1 Dwelling, Convertible Detached shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single detached dwelling and designed to be converted to a single detached dwelling without exterior or major structural changes.

12.708 Exception 708

12.708.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and

.3 purposes accessory to the other permitted purposes.

12.708.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 495 square metres per lot, and 183 square metres per dwelling unit.
- .b Corner Lot: 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

- .a Interior Lot: 16.5 metres, and 6.1 metres per dwelling unit
- .b Corner Lot: 19.5 metres, and 11.2 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Front Yard Depth: 4.5 metres;

.4 Minimum Interior Side Yard Width: 1.2 metres;

.5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;

.6 a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres; and

.7 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard.

12.709 Exception 709

12.709.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and

.3 purposes accessory to the other permitted purposes.

12.709.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 438 square metres per lot, and 183 square metres per dwelling unit.
- .b Corner Lot: 528 square metres per lot and 309 square metres for the dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

- .a Interior Lot: 14.6 metres, and 6.1 metres per dwelling unit.
- .b Corner Lot: 17.6 metres, and 10.3 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Front Yard Depth: 4.5 metres;

.4 Minimum Interior Side Yard Width: 1.2 metres;

.5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;

.6 a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres; and

.7 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard.

12.710 Exception 710

12.710.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and

.3 purposes accessory to the other permitted purposes.

12.710.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 411 square metres per lot, and 183 square metres per dwelling unit.

.b Corner Lot: 501 square metres per lot, and 294 square metres for the dwelling unit closer to the flankage lot line.

.2 Minimum Lot Width:

.a Interior Lot: 13.7 metres, and 6.1 metres per dwelling unit.

.b Corner Lot: 16.7 metres, and 9.8 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Front Yard Depth: 4.5 metres;

.4 Minimum Interior Side Yard Width: 1.2 metres;

.5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;

.6 a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres; and

.7 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach with the minimum 1.2 metre interior side yard.

12.711 Exception 711

12.711.1 The lands shall only be used for the following purposes:

.1 a quattroplex dwelling; and

.2 purposes accessory to the other permitted purposes.

12.711.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 800 square metres;
- .b Corner Lot: 920 square metres.

.2 Minimum Lot Width:

- .a Interior Lot: 20 metres;
- .b Corner Lot: 23 metres.

.3 Minimum Lot Depth: 40 metres;

.4 Minimum Front Yard Depth:

- .a for a through lot or corner lot:
  - .i where the private outdoor amenity area is located in the front yard: 6.0 metres;
  - .ii where the dwelling unit is no more than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard: 3.0 metres;
  - .iii where the dwelling unit is greater than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, for that portion of the dwelling unit greater than 1 storey: 4.5 metres.
- .b for an interior lot, or a corner lot where the private outdoor amenity area is located in the front yard: 16 metres.

.5 Minimum Rear Yard Depth:

- .a for an interior lot, or a corner lot: 4.5 metres for a one storey structure, and 6.0 metres for a two storey structure;
- .b for a through lot, or a corner lot bounded by three streets: 0 metres.

.6 Minimum Interior Side Yard:

- .a for an interior lot:
  - .i for the two dwelling units closest to the front lot line: 3.5 metres;

.ii for the two dwelling units closest to the rear lot line: 1.8 metres.

.b for a through lot or corner lot: 1.8 metres.

.7 Minimum Exterior Side Yard Width:

.a for an interior lot:

.i for the dwelling unit closest to the front lot line: 6.5 metres;

.ii for the dwelling unit closest to the rear lot line: 4.8 metres.

.b for a through lot or corner lot: 3.0 metres.

.8 for a through lot or a corner lot, where a garage faces an exterior side yard or a front yard, the minimum setback to the front of the garage shall be 5.4 metres;

.9 Maximum Building Height: 2 storeys;

.10 Maximum Lot Coverage:

.a for an interior lot and a through lot: 50 percent

.b for a corner lot and a through lot: 40 percent where a garage is attached to the dwelling and 36 percent where there is no garage.

.11 each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area;

.12 the private outdoor amenity area of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres. The fencing can be comprised of 1.2 metre high solid fence with lattice or trellis structure above;

.13 each dwelling unit in a quattroplex dwelling shall be provided with a minimum of two parking spaces;

.14 a parking space shall be a rectangular area having a minimum, unobstructed width of 2.7 metres and a minimum, unobstructed length of 5.4 metres;

.15 the minimum width of a driveway shall be 2.75 metres and the maximum width shall be 5.5 metres;

.16 the maximum number of driveways on a lot shall not exceed 4;

.17 no driveway shall be located closer than 1.5 metres to another driveway for an interior lot, and no closer than 2.5 metres for a through lot or a corner lot.

.18 no detached garages or carport shall be permitted;

.19 no swimming pools shall be permitted;

.20 no accessory building shall be permitted;

.21 an externally accessible storage area, having a minimum gross floor area of 2.0 square metres, shall be incorporated into each dwelling unit as part of the dwelling unit design, if no garage is provided;

.22 no person shall erect more than one quattroplex on one lot;

.23 for an interior lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.5 metres into the side yard for the dwelling units closest to the front lot line, and a maximum of 1.2 metres into the side yard for the dwelling units located closest to the rear lot line; For a corner lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front, rear or exterior side yard setbacks; For a through lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.2 metres into the interior or exterior side yard setbacks;

12.711.3 for the purposes of Exception 711:

.1 Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, having a minimum area of 30.0 square metres and a minimum width and depth of 4.5 metres, which may be located in any yard provided it is a minimum distance of 10.0 metres from the front lot line for an interior lot, and a minimum distance of 1.0 metres from any street line for a through lot or corner lot.

.2 Interior Lot shall mean a quattroplex lot which has frontage on only one street.

.3 Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.

.4 Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.

.5 Dwelling, Quattroplex shall mean detached building containing four dwelling units arranged in a group so that either 1 or 2 main interior walls of each dwelling unit are attached to a main interior wall or walls of the abutting dwelling unit or units.

12.712 Exception 712

12.712.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling; and

.2 purposes accessory to the other permitted purposes.

12.712.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: Interior Lot: 210 square metres Corner Lot: 273 square metres

.2 Minimum Lot Width: Interior Lot: 10 metres Corner Lot: 13 metres

.3 Minimum Lot Depth: 21 metres

.4 Minimum Front Yard Depth:

.a to the main wall of the building: 4.5 metres

.b to the front of a garage or carport: 6.0 metres

.5 Minimum Rear Yard Depth: 6 metres

.6 Minimum Interior Side Yard Width: 2 metres

.7 Minimum Exterior Side Yard Width: 3 metres, where the dwelling unit and garage both face the front lot line; and 3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line;

.8 a detached garage or carport shall not be permitted; and

.9 notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

12.713 Exception 713

12.713.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purpose permitted in the R2 zone.

12.713.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per dwelling unit:

- .a Interior Lot: 168 square metres
- .b Corner Lot: 234 square metres

.2 Minimum Lot Width per dwelling unit:

- .a Interior Lot: 5.6 metres
- .b Corner Lot: 7.8 metres

.3 Minimum Front Yard Depth: 6.0 metres

.4 Minimum Interior Side Yard Width: 1.5 metres

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Maximum Building Height: 2 storeys

.7 Maximum Lot Coverage by principal building: 55 percent

.8 no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

12.714 Exception 714

12.714.1 The lands shall only be used for the following purposes:

.1 shall only be used for those uses permitted in a LC zone

12.714.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Gross Floor Area of all buildings and structures shall not exceed 1,800 square metres;

.2 the Maximum Gross Leasable Commercial Floor Area of all buildings and structures shall not exceed 1,400 square metres;

.3 all garbage and refuse containers shall be totally enclosed;

.4 no outside storage or display of goods and materials shall be permitted;

.5 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building; and

.6 an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

12.714.3 for the purposes of Exception 714:

.1 Floor Area, Gross Leasable Commercial shall mean the aggregate of the areas of each storey, at, above or below established grade, measured from the centre line of joint exterior partitions and from the exterior of outside walls, and used or capable of being used for commercial purposes, such as sales, display, and offices, but excluding storage areas at, above or below established grade.

12.715 Exception 715

12.715.1 The lands shall only be used for the following purposes:

.1 Stacked Townhouse Dwellings

.2 Stacked Back-to-back Townhouse Dwellings

.3 Purposes accessory to other permitted purposes;

12.715.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 11,000.00 square metres;

.2 Minimum Lot Width: 75.0 metres;

.3 Minimum Lot Depth: 140.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front wall of a dwelling and 4.5 metres to a balcony, porch, or bay window;

.5 Minimum Interior Side Yard Width: 15.0 metres;

.6 Minimum separation between buildings: 12.0 metres, except that a minimum 5.0 metres shall be permitted between end walls of dwellings;

.7 Maximum Lot Coverage for all buildings: 35% of the lot area;

.8 Minimum Landscaped Open Space: 25% of the lot area;

.9 Maximum Building Height: 3.5 storeys or 13.5 metres, whichever is greater;

.10 A balcony or porch may project into the interior side yard by a maximum of 1.8 metres including eaves and cornices;

12.715.3 for the purposes of Exception 715:

.1 All lands subject to Exception 715 shall be deemed to be one lot for zoning purposes;

.2 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 715.2.

12.716 Exception 716

12.716.1 The lands shall only be used for the following purposes:

.1 Live-Work Townhouse Dwelling which shall permit the following uses restricted only to the ground floor of the live-work townhouse dwelling:

- .a an office;
- .b A retail establishment having no outdoor storage;
- .c A bank, trust company, or financial institution;
- .d A personal service shop;
- .e A dry-cleaning and laundry distribution station;
- .f A printing or copying establishment;
- .g A take-out restaurant;
- .h A personal health or fitness centre;
- .i A custom workshop;
- .j A service shop
- .k A medical or dental practice or office;
- .l A home occupation;
- .m Artist and photography studio including framing;
- .n A visual and performing arts studio;
- .o A convenience store;
- .p Purposes accessory to the other permitted uses;

12.716.2 The lands shall be subject to the following requirements and restrictions:

.1 Sections 5.2.I.2 and 5.2.I.3 of the Zoning By-law shall not apply

12.716.3 for the purposes of Exception 716:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and Exception 2374, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 716.

12.717 Exception 717

12.717.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in the R2 Zone;

.2 a rear lane townhouse dwelling.

12.717.2 The lands shall be subject to the following requirements and restrictions:

.1 Notwithstanding Sections 5.2.I.2, 5.2.I.3 and 5.2.1.9 shall not apply.

.2 Maximum Building Height: 11.0 metres.

12.717.3 for the purposes of Exception 717.:

.1 shall also be subject to the requirements and restrictions relating to the R2 Zone and Exception 2372, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 717.

12.718 Exception 718

12.718.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone

12.718.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres

.2 Minimum Rear Yard Depth: 6.0 metres.

.3 Maximum Building Height: 11.0 metres.

.4 Minimum Interior Side Yard: 0.5 metres.

12.718.3 for the purposes of Exception 718:

.1 shall also be subject to the requirements and restrictions relating to the R2 Zone, R2-Exception 2370 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 718.

12.719 Exception 719

12.719.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone

12.719.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres

.2 Minimum Rear Yard Depth: 6.0 metres.

.3 Maximum Building Height: 11.0 metres.

.4 Minimum Exterior Side Yard: 1.5 metres.

12.719.3 for the purposes of Exception 719:

.1 shall also be subject to the requirements and restrictions relating to the R2 Zone, R2-2370 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 719.

12.720 Exception 720

12.720.1 The lands shall only be used for the following purposes:

.1 single detached dwelling;

.2 semi-detached dwellings;

.3 multiple residential dwellings;

.4 townhouse dwellings; and,

.5 only in conjunction with the purposes permitted in Exception 720.1(1) to Exception 720.1(4)inclusive, the following purposes:

.a indoor recreation areas, facilities and structures;

.b outdoor recreation areas, facilities and structures;

.c retail and commercial purposes subject to the provisions of Exception 720.2(17) ;

.d a gatehouse; and,

.6 purposes accessory to the other permitted purposes.

12.720.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 300

.2 maximum number of multiple residential and townhouse dwelling units: 88

.3 maximum number of bedrooms in any dwelling unit: 2

.4 Maximum Floor Area per dwelling unit above establishment grade:

.a Single Detached and Semi-Detached Dwellings: 186 square metres; and,

.b Multiple Residential and Townhouse Dwellings: 140 square metres;

.5 Maximum Building Height:

.a Single Detached and Semi-Detached Dwellings: not to exceed one and one half storeys or 7.5 metres, whichever is the lesser;

.b Townhouse Dwellings: not to exceed two storeys or 10.6 metres, whichever is the lesser;

.c Multiple Residential Dwelling: not to exceed four storeys or 16 metres, whichever is lesser;

.6 the front face of a dwelling shall have a minimum setback distance of 4.5 metres from the limits of a private road;

.7 a porch shall have a minimum setback distance of 3.0 metres from the limits of a private road;

.8 a garage shall have a minimum setback distance of 6.0 metres from the front face of the garage to the limits of a private road.

.9 Minimum Outdoor Living Area: 30 square metres per dwelling unit;

.10 the Minimum Distance between two detached dwellings shall not be less than 1.8 metres unless the reduced distance is added to the other side of the same detached dwellings; and provided that the minimum distance between detached dwellings is not less than 1.2 metres;

.11 where the distance between the walls of two dwellings is less than 2.4 metres, no door or window above or below grade will be permitted in any such wall;

.12 no building shall be located closer than 12 metres to the Sandalwood Parkway right-of-way;

.13 no building shall be located closer than 30 metres to the Dixie Road right-of- way;

.14 a dwelling shall not be located closer than 3.0 metres to an indoor and outdoor recreation area;

.15 Parking:

.a Single Detached and Semi-Detached Dwellings: a minimum of two parking spaces per dwelling unit, plus a minimum of 0.25 spaces per dwelling unit devoted to visitor parking; and,

.b Multiple Residential and Townhouse Dwellings: a minimum of 1.5 parking spaces per dwelling unit, plus a minimum of 0.25 spaces per dwelling unit devoted to visit parking.

.16 the purposes permitted by Exception 720.1(5)(a) and Exception 720.1(5)(c) shall be located entirely within the same building:

.a has a Maximum Building Height of 17 metres;

.b has a Minimum Setback Distance of 6 metres to the limits of a private road; and,

.c has a minimum of 150 parking spaces located within 70 metres of the building.

.17 the purposes permitted by Exception 720.1(5)(c) shall not exceed a total gross commercial floor area of 950 square metres;

.18 the purposes permitted by Exception 720.1(5)(b) shall have a minimum land area of 11 hectares; and,

.19 the purposes permitted by Exception 720.1(5)(d) shall not exceed a total floor area of 37 square metres.

12.720.3 for the purposes of Exception 720:

.1 Indoor and Outdoor Private Recreation Areas, Facilities and Structures: shall mean an area which is designed and used for the active and passive recreational pursuits of persons during their leisure time, and is not owned, operated, or maintained by a "Public Authority" as defined in section 5.0 of this by-law and is not an outdoor living area. A golf course is permitted within a

recreation area, however, this shall not preclude the City of Brampton from owning, operating, or maintaining a golf course.

.2 A Private Road: shall mean a road which is not owned and maintained by The Corporation of the City of Brampton, The Regional Municipality of Peel, or by the Crown in Right of Ontario.

.3 Limits of a Private Road: shall mean the paved surface of the roadway, including any associated curb or sidewalk.

12.721 Exception 721

12.721.1 The lands shall only be used for the following purposes:

.1 a retail establishment;

.2 a service shop;

.3 a personal service shop;

.4 a bank, trust company, and finance company;

.5 an office;

.6 a dry cleaning and laundry distribution station;

.7 a laundromat;

.8 a dining room restaurant, a convenience restaurant, and a take out restaurant;

.9 a service station not including auto body repair;

.10 a printing or copying establishment;

.11 a commercial school;

.12 a garden centre sales establishment;

.13 an amusement arcade;

.14 a temporary open air market;

.15 a place of commercial recreation;

.16 a community club;

.17 a health centre;

.18 a taxi or bus station;

.19 a custom workshop;

.20 a motor vehicle or boat sales establishment;

.21 a motor vehicle repair shop;

.22 a swimming pool sales and service establishment;

.23 a retail warehouse not related to food;

.24 a furniture and appliance store;

.25 hotel/motel;

.26 building supplies outlet;

.27 a supermarket; and

.28 purposes accessory to the other permitted purposes.

12.721.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Floor Space Index for office purposes shall be 0.5;

.2 all buildings and structures shall be located a minimum of 14 metres from the Highway 7 right-of-way;

.3 all garbage and refuse storage area, including any containers for recycling materials, shall be screened from public road rights-of-way;

.4 all restaurant refuse storage shall be enclosed in a climate controlled area within the building;

.5 Minimum Landscaped Open Space shall be provided as follows:

.a a 9 metre wide area abutting Airport Road and Highway Number 7,

.b a 3 metre wide area abutting Coventry Road and Walker Drive;

.6 Maximum Building Height: no restrictions;

.7 no outside storage of goods, materials or machinery except seasonal goods in a contained package shall be permitted provided that such storage shall not occupy any required parking;

.8 an adult video store or adult bookstore shall not be permitted,

.9 the Maximum Gross Leasable Floor Area for the entire development shall be 37,160 square metres;

.10 15% of the total gross leasable floor area permitted by Exception 721.2(9) shall be in commercial retail units having a floor plate over 929 square metres in area;

.11 a minimum of 60% of the total gross leasable floor area permitted by Exception 721.2(9) shall be in commercial retail units having a floor plate over 1,858 square metres in area;

.12 a maximum of 7% of the total gross leasable floor area permitted by Exception 721.2(9) shall be in commercial retail units having a floor plate less than 465 square metres;

.13 a maximum of one supermarket shall be permitted; and

.14 the Maximum Gross Leasable Floor Area devoted to the sale of food within a supermarket shall not exceed 6,038 square metres.

12.721.3 for the purposes of Exception 721:

.1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The used permitted shall be for the sale of non-food products displayed and stored in a warehouse format.

12.722 Exception 722

12.722.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone

12.722.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres

.2 Minimum Rear Yard Depth: 6.0 metres.

.3 Maximum Building Height: 11.0 metres.

12.722.3 for the purposes of Exception 722.:

.1 shall also be subject to the requirements and restrictions relating to the R2 Zone, R2-Exception 2370 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 722.

12.723. Exception 723

12.723.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted within an R1 zone.

12.723.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 405 square metres per lot and 202.5 square metres per dwelling unit;

.2 Minimum Lot Width: 13.4 metres per lot and 6.7 metres per dwelling unit;

.3 Minimum Lot Depth: 30.0 meters;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 20% of the minimum required lot area;

.6 Minimum Interior Side Yard Width: 1.2 metres;

12.723.3 for the purposes of Exception 723:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 723.2.

12.724 Exception 724

12.724.1 The lands shall only be used for the following purposes:

.1 a funeral home;

.2 a caretaker residence;

.3 purposes accessory to the other permitted purposes.

12.724.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard: 30 metres;

.2 Minimum Exterior Side Yard: 30 metres;

.3 Minimum Interior Side Yard: 6 metres;

.4 Minimum Rear Yard Depth: 40 metres;

.5 Minimum Lot Width: 60 metres;

.6 Maximum Building Height: 2 storeys;

.7 Minimum Landscaped Open Space: 50% of lot area;

12.725 Exception 725

12.725.1 The lands shall only be used for the following purposes:

.1 the purpose permitted by R2 Zone of this by-law;

12.725.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Exterior Side Yard: 3.0 metres;

.2 Minimum Interior Side Yard: 1.5 metres;

.3 Maximum Building Height: 12 metres;

.4 Maximum Lot Coverage by principal buildings: 47%;

.5 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through an habitable room;

.6 no less than 3, and no more than 8 dwelling units shall be attached to form a dwelling.

.7 Minimum Lot Width and Minimum Lot Area for a street townhouse dwelling unit, shall be in accordance with the following schedule:

- .a Minimum Lot Width :
  - .i Interior Lot (not end unit): 5.7 metres and 4.25 metre
  - .ii Interior Lot (end unit): 5.7 metres and 3.75 metres
  - .iii Corner Lot (end unit): 7.9 metres and 9.4 metres
- .b Minimum Lot Area:
  - .i Interior Lot (not end unit): 171 sq. metres and 180 sq. metre
  - .ii Interior Lot (end unit): 205 sq. metres and 240 sq. metres
  - .iii Corner Lot (end unit): 245 sq. metres and 245 sq. metres

.8 Minimum Driveway Width: 2.75 metres.

12.726 Exception 726

12.726.1 The lands shall only be used for the following purposes:

.1 one single detached dwelling;

.2 a day nursery; and,

.3 purposes accessory to the other permitted purposes.

12.726.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings, except accessory building, shall be located within the areas shown as BUILDING AREA A and BUILDING AREA B on Figure 1- Exception 726;

.2 accessory building shall be located only in accordance with the general provisions of this by-law;

.3 the minimum depth of the front and rear yards, and the minimum width of the side yards, shall be as shown on Figure 1- Exception 726;

.4 the day nursery shall only be located within BUILDING AREA A as shown on Figure 1- Exception 726;

.5 an outdoor play area shall only be located within an area shown as OUTDOOR PLAY AREA on Figure 1- Exception 726;

.6 Landscaped Open Space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on Figure 1- Exception 726;

.7 the day nursery shall be limited to a maximum of 66 children;

.8 Parking Spaces shall be provided in accordance with the following:

.a each parking space shall be an angled parking space, and an angled parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length.

.b where parking spaces shall be provided or required, the following requirements and restrictions shall apply:

.i the parking spaces shall be provided or maintained on the same lot or parcel as the building or use for which they are required or intended;

.ii the width of a driveway leading to any parking area shall be a minimum of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic;

.iii each parking spaces shall have unobstructed access to an aisles leading to a driveway or street; and,

.iv aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established in accordance with the following;

1. Minimum Angle of Parking Aisle Width
    a. up to 50 degrees 4.0 metres
    b. 50 degrees up to 5.75 metres 70 degrees
    c. 70 degrees up to and including 90 degrees 6.0 metres

.v the number of parking spaces shall be provided as follows:

1. for a single detached dwelling: 2 parking spaces, one of which shall be in a garage;
2. for a day nursery:
    a. 1 space for each staff member, including support staff;
    b. 1 space for a service vehicle; and,
    c. 2 spaces for visitors.

.vi the required parking spaces shall only be shown as PARKING and DRIVEWAY AREA on Figure 1- Exception 726.

.9 one sign, not exceeding an area of 1 square metre shall be permitted.

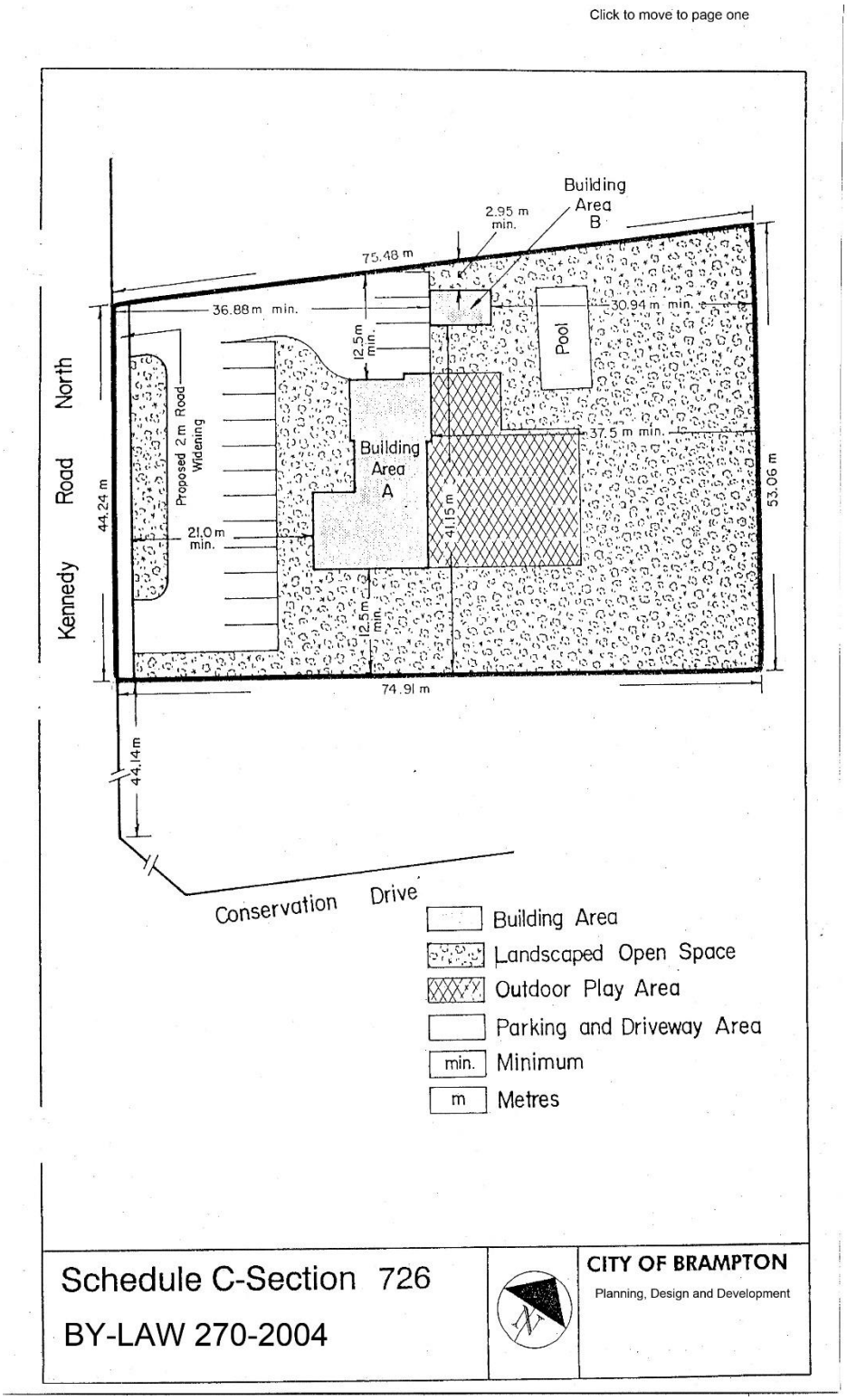
.10 all garbage and refuse storage containers shall be located within a building.

12.726.3 for the purposes of Exception 726:

.1 Day Nursery shall mean a day nursery within the meaning of the Day Nurseries Act.

.2 Landscaped Open Space shall mean an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers trees and shrubs and may include an outdoor play area, surfaced walk, patio, screening, pool or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any building or structure.

Figure 1


Click to move to page one
Building Area B
2.95 m min.
75.48 m
36.88 m min.
30.94 m min.
12.5 m min.
Pool
Proposed 2 m Road Widening
Building Area A
37.5 m min.
41.15 m
21.0 m min.
44.24 m
53.06 m
12.5 m min.
74.91 m
44.14 m
Kennedy Road North
Conservation Drive
Building Area
Landscaped Open Space
Outdoor Play Area
Parking and Driveway Area
min. Minimum
m Metres
Schedule C-Section 726
BY-LAW 270-2004
CITY OF BRAMPTON
Planning, Design and Development

12.727 Exception 727

12.727.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a LC zone

12.727.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 15.0 metres;

.2 Minimum Exterior Side Yard Width: 15.0 metres;

.3 Minimum Interior Side Yard Width: 7.5 metres;

.4 Minimum Lot Width: 55.0 metres;

.5 Minimum Lot Area: 1.0 hectare;

.6 a minimum 3.0 metres wide landscaped open space strip shall be provided abutting a street except at driveway locations;

.7 no outside storage or display of goods shall be permitted;

.8 all garbage and refuse containers shall be enclosed;

.9 all garbage and refuse containers for a restaurant shall be located with a climate controlled area within a building; and,

.10 an amusement arcade, an adult entertainment parlour, an adult videotape store or a billiard hall shall not be permitted.

12.728 Exception 728

12.728.1 The lands shall only be used for the following purposes:

.1 an office;

.2 a health centre;

.3 a community club;

.4 a parking lot

.5 a custom workshop;

.6 a printing or copying establishment;

.7 a bank, trust company or finance company;

.8 a hotel or motel;

.9 a banquet hall;

.10 a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;

.11 only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;

.12 a dining room restaurant, a take out restaurant, or a convenience restaurant;

.13 a garden centre sales establishment;

.14 a gas bar;

.15 an automobile service station;

.16 a motor vehicle washing establishment;

.17 a retail establishment having no outside storage;

.18 a retail warehouse;

.19 a convenience store;

.20 a personal service shop;

.21 a dry cleaning and laundry distribution station; and,

.22 purposes accessory to the other permitted purposes.

12.728.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback from Hurontario Street: 10.0 metres;

.2 Minimum Setback from Highway Number 7: 14.0 metres

.3 Minimum Setback from Gillingham Drive: 16.0 metres except that where the land abuts a R1 – Exception 376 zone or a R1 – Exception 377 zone, the minimum setback shall be 20.0 metres;

.4 for those uses permitted in Exception 728.1(8) to (16) inclusive, the minimum building setback from a R1 – Exception 376 zone or a R1 – Exception 377 zone shall be 60.0 metres.

.5 Minimum Building Setback where the land abuts a HC– Exception 421 zone shall be 12.0 metres;

.6 Maximum Building Height: 2 storeys where the lands are within 60.0 metres of Gillingham Drive; 4 storeys where the lands are within 60.0 to 100.0 metres of Gillingham Drive; and, 6 storeys in all other locations;

.7 a 4.5 metre wide landscaped open space area shall be provided and maintained along Highway Number 7 and Hurontario Street;

.8 a 6.0 metre wide landscaped open space area shall be provided along Gillingham Drive;

.9 all garbage, refuse and waste containers for a motor vehicle repair shop shall be located within the main building containing the motor vehicle repair shop;

.10 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;

.11 all garbage and refuse storage, other than for a restaurant or motor vehicle repair shop, including any containers for the storage of recyclable materials, shall be enclosed; and,

.12 an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

12.728.3 for the purposes of Exception 728:

.1 Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

12.729 Exception 729

12.729.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.729.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 432 square metres per lot and 216 square metres per dwelling unit;

.b Corner Lot: 486 square metres per lot and 270 square metres per dwelling unit closest to the flankage lot line;

.2 Minimum Lot Width:

.a Interior Lot: 14.4 metres per lot and 7.2 metres per dwelling unit;

.b Corner Lot: 16.2 metres per lot and 9.0 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Rear Yard Depth: 7.5 metres;

.4 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres; and,

.5 for an interior lot where a portion of a garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 50 percent of the lot width.

.6 Minimum Interior Side Yard Width: 1.2 metres.

12.730 Exception 730

12.730.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling containing street townhouse dwellings; and,

.2 purposes accessory to the other permitted purposes.

12.730.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling or structures shall be located within 13.7 metres of the Highway Number 7 right-of-way.

.2 Minimum Lot Area per Dwelling Unit:

.a Interior Lot: 180 square metres; and,

.b Corner Lot: 275 square metres

.3 the maximum number of dwelling units which may be attached shall not exceed 8.

.4 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.5 each unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

12.731 Exception 731

12.731.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R3M zone.

12.731.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback to all lot lines shall be 15.0 metres;

.2 Maximum Building Height: 12 storeys;

.3 Maximum Floor Area Index: 2.0

.4 Maximum Density: 202 dwelling units per net hectare of lot area;

.5 Minimum Landscaped Open Space: 45 percent of the lot area;

12.732 Exception 732

12.732.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the following purposes:

.a An office, including the office of a health care practitioner;

.b A hotel;

.c A banquet hall;

.d A conference centre;

.e The following uses only in conjunction with uses in Exception 732.1 (a), (b), and (c), provided the total gross floor area of the accessory uses do not exceed 25% of the total gross floor areas of the uses listed in (a), (b), and (c) to a maximum total Gross Floor Area of 999 square metres:

.i A bank, trust company, or financial institution;

.ii A retail establishment;

.iii A convenience store;

.iv A dry cleaning and laundry distribution station;

.v A dining room restaurant, a take-out restaurant;

.vi A service shop;

.vii A personal service shop, excluding a massage or body rub parlour;

.viii A printing or copy establishment;

.ix A commercial, technical or recreational school;

.x A community club;

.xi A fitness centre; and,

.xii . A day nursey

.2 The following uses shall not be permitted

.a An adult entertainment parlour; and,

.b An adult video store.

12.732.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Landscape Open Space Area, except at approved access locations:

.a A width of 3.0 metres along Mississauga Road and Steeles Avenue West;

.b A width of 1.5 metres along a lot line.

.2 Maximum Building Height: 10 Storeys;

.3 Minimum Building Setback to a Natural System zone shall be 10 metres;

.4 No outside storage or outdoor display or sales of goods and materials shall be permitted;

.5 No drive-through facilities are permitted;

.6 The lands zoned OC-Exception 732 shall be treated as one lot for zoning purposes;

.7 The front lot line shall be deemed to be the Mississauga Road lot line;

.8 A total of two (2) loading spaces are to be provided;

.9 No setback from any lot line is required for any portion of the parking garage that is below grade;

.10 Minimum parking space requirements in accordance with the following:

.a Offices, except an office of a health care practitioner, or uses permitted in Exception 732.1(1)(e): 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;

.b Banquet Hall/Conference Centre: 1 parking space for each 8 square metres of gross commercial floor area; and,

.c Hotel: 1 parking space for every 2 bedrooms.

12.732.3 for the purposes of Exception 732:

.1 Shall also be subject to the requirements and restrictions relating to the OC Zone and the general provisions of this by-law not in conflict with those set out in Exception 732.1, 732.2 and 732.3;

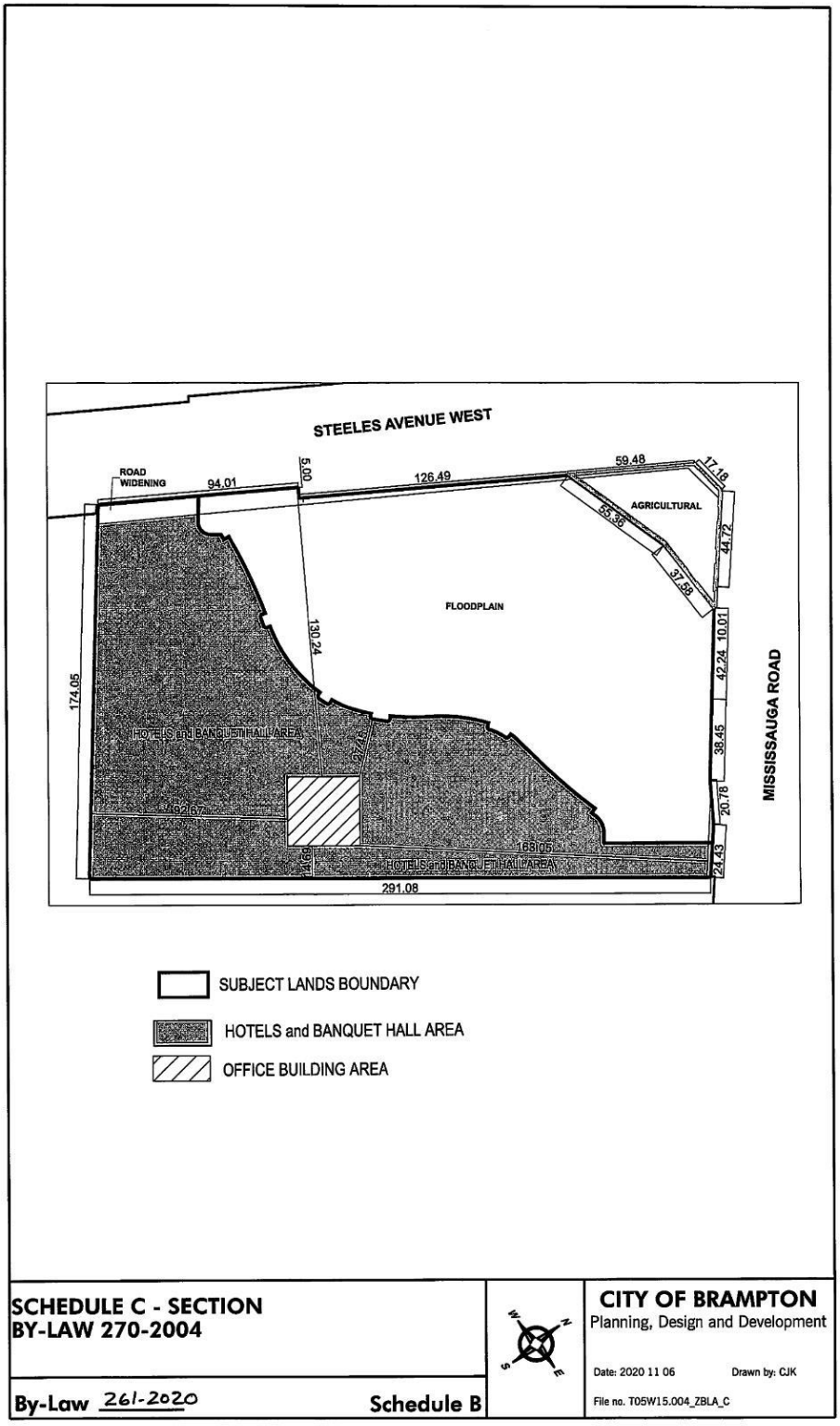
.2 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

.3 For the purpose of calculating minimum parking requirements on lands zoned Exception 732:

.a Floor Area, Gross Commercial shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, amenity spaces for employees (such as a fitness centre and a cafeteria), atrium spaces, data centres, repair labs, repair training rooms or special purpose rooms that are ancillary to staff work spaces and any part of the building below established grade used for storage purposes.

.4 An office building with a minimum gross floor area of 8,500 square metres shall be located, provided and maintained in the location shown as “Office Building Area” on Figure 1.

Figure 1


STEELES AVENUE WEST
ROAD WIDENING
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126.49
59.48
17.18
AGRICULTURAL
55.36
44.72
37.58
FLOODPLAIN
130.24
174.05
10.01
42.24
38.45
20.78
24.43
MISSISSAUGA ROAD
HOTELS and BANQUET HALL AREA
27.45
92.67
168.05
4.69
HOTELS and BANQUET HALL AREA
291.08
SUBJECT LANDS BOUNDARY
HOTELS and BANQUET HALL AREA
OFFICE BUILDING AREA
SCHEDULE C - SECTION
BY-LAW 270-2004
By-Law 261-2020
Schedule B
CITY OF BRAMPTON
Planning, Design and Development
Date: 2020 11 06
Drawn by: CJK
File no. T05W15.004_ZBLA_C

12.733 Exception 733

12.733.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.733.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;

.2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.3 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

.4 a detached garage having a maximum gross floor area of 36 square metres will be permitted;

.5 a private outdoor amenity area of a minimum of 80 square metres shall be provided;

.6 a detached garage shall be located no closer than 1.2 metres to any interior side or rear lot line;

.7 where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side; and

.8 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

12.734 Exception 734

12.734.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.734.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;

.2 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b the side yard with the minimum width of 0.6 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door will be permitted in any such wall;
- .d an attached garage shall not be closer than 1.2 metres to a side lot line; and
- .e where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres;

.3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;

.4 a detached garage having a maximum gross floor area of 36 square metres will be permitted;

.5 a private outdoor amenity area of a minimum of 80 square metres shall be provided;

.6 a detached garage shall be located no closer than 1.2 metres to any interior side or rear lot line;

.7 where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side;

.8 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback; and

.9 for an interior lot where a portion of a garage is 3 metres, or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

12.735 Exception 735

12.735.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.735.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 300 square metres
- .b Corner Lot: 335 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres
- .b Corner Lot: 15.5 metres

.3 Minimum Lot Depth: 22 metres

.4 Minimum Front Yard Depth:

- .a to the dwelling: 4.5 metres
- .b to the garage: 6.0 metres

.5 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached buildings not to be less than 1.8 metres

.6 Minimum Exterior Side Yard Width:

- .a to the dwelling: 3.0 metres
- .b to a facing garage: 6.0 metres

.7 Minimum Rear Yard Depth: 6.0 metres

.8 the minimum width for a side yard flanking a public walkway or lands zoned Open Space shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

.9 a detached garage having a maximum gross floor area of 36 square metres will be permitted;

.10 a private outdoor amenity area of a minimum of 80 square metres shall be provided;

.11 a detached garage shall be located no closer than 1.2 metres to any interior side or rear lot line;

.12 where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side; and

.13 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

12.736 Exception 736

12.736.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.736.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior lot: 411 square metres
- .b Corner lot: 459 square metres

.2 Minimum Lot Area per unit: 180 square metres

.3 Minimum Lot Width:

- .a Interior lot: 13.7 metres
- .b Corner lot: 15.5 metres

.4 the Minimum Lot Width per unit for every lot other than a corner lot shall be 6.1 metres;

.5 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres;

.7 Minimum Interior Side Yard: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first and except at common walls between units the side yard may be zero;

.8 Minimum Exterior Side Yard: 3.0 metres;

.9 Maximum Building Height: 2 storeys above grade

.10 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.11 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard;

.12 maximum inside width of a garage shall be 4.5 metres provided:

- .a the adjoining unit garage has a maximum inside width of 3.2 metres;
- .b a maximum of 20 percent of the units on any given street may have garages with inside widths over 3.2 metres;

.c notwithstanding Exception 736.12(b) above, garages with doors no wider than 2.6 metres are excluded from the 20 percent calculation; and

.13 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

12.737 Exception 737

12.737.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.737.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 400 square metres per lot and 200 square metres per dwelling unit
- .b Corner Lot: 435 square metres per lot and 235 square metres for the dwelling unit closest to the flankage lot line

.2 Minimum Lot Width:

- .a Interior Lot: 18.3 metres and 9.15 per dwelling unit
- .b Corner Lot: 20.1 metres and 10.9 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 22 metres

.4 Minimum Front Yard Depth: 4.5 metres

.5 Minimum Interior Side Yard Width: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first and except where a common wall of the dwelling units coincide with a side lot line, the side yard may be zero

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 6.0 metres

.8 a detached garage or carport shall not be permitted;

.9 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback;

.10 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres; and

.11 no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

12.738 Exception 738

12.738.1 The lands shall only be used for the following purposes:

.1 a quattroplex dwelling; and

.2 purposes accessory to the other permitted purposes.

12.738.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 800 square metres;

.b Corner Lot: 920 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 20 metres;

.b Corner Lot: 23 metres.

.3 Minimum Lot Depth: 40 metres;

.4 Minimum Front Yard Depth: for a through lot or corner lot:

.a where the private outdoor amenity area is located in the front yard: 6.0 metres;

.b where the dwelling unit is no more than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard: 3.0 metres;

.c where the dwelling unit is greater than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, for that portion of the dwelling unit greater than 1 storey: 4.5 metres. for an interior lot, or a corner lot where the private outdoor amenity area is located in the front yard: 16 metres.

.5 Minimum Rear Yard Depth:

.a for an interior lot, or a corner lot: 4.5 metres for a one storey structure, and 6.0 metres for a two storey structure;

.b for a through lot, or a corner lot bounded by three streets: 0 metres.

.6 Minimum Interior Side Yard: for an interior lot:

.a for the two dwelling units closest to the front lot line: 3.5 metres;

.b for the two dwelling units closest to the rear lot line: 1.8 metres.

.c for a through lot or corner lot: 1.8 metres.

.7 Minimum Exterior Side Yard Width:

.a for an interior lot:

.i for the dwelling unit closest to the front lot line: 6.5 metres;

.ii for the dwelling unit closest to the rear lot line: 4.8 metres.

.b for a through lot or corner lot: 3.0 metres.

.8 for a through lot or a corner lot, where a garage faces an exterior side yard or a front yard, the minimum setback to the front of the garage shall be 5.4 metres;

.9 Maximum Building Height: 2 storeys;

.10 Maximum Lot Coverage:

.a for an interior lot and a through lot: 50 percent

.b for a corner lot: 40 percent where a garage is attached to the dwelling and 36 percent where there is no garage.

.11 each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area;

.12 the private outdoor amenity area of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres. The fencing can be comprised of 1.2 metre high solid fence with lattice or trellis structure above;

.13 each dwelling unit in a quattroplex dwelling shall be provided with a minimum of two parking spaces;

.14 a parking space shall be a rectangular area having a minimum, unobstructed width of 2.7 metres and a minimum, unobstructed length of 5.4 metres;

.15 the minimum width of a driveway shall be 2.75 metres and the maximum width shall be 5.5 metres;

.16 the maximum number of driveways on a lot shall not exceed 4;

.17 no driveway shall be located closer than 1.5 metres to another driveway for an interior lot, and no closer than 2.5 metres for a through lot or a corner lot.

.18 no detached garages or carport shall be permitted;

.19 no swimming pools shall be permitted;

.20 no accessory building shall be permitted;

.21 an externally accessible storage area, having a minimum gross floor area of 2.0 square metres, shall be incorporated into each dwelling unit as part of the dwelling unit design, if no garage is provided;

.22 no person shall erect more than one quattroplex on one lot;

.23 for an interior lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.5 metres into the side yard for the dwelling units closest to the front lot line, and a maximum of 1.2 metres into the side yard for the dwelling units located closest to the rear lot line; For a corner lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front, rear or exterior side yard setbacks; Page 3 of 4 For a through lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.2 metres into the interior or exterior side yard setbacks;

12.738.3 for the purposes of Exception 738:

.1 Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, having a minimum area of 30.0 square metres and a minimum width and depth of 4.5 metres, which may be located in any yard provided it is a minimum distance of 10.0 metres from the front lot line for an interior lot, and a minimum distance of 1.0 metres from any street line for a through lot or corner lot.

.2 Interior Lot shall mean a quattroplex lot which has frontage on only one street.

.3 Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.

.4 Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.

.5 Dwelling, Quattroplex shall mean detached building containing four dwelling units arranged in a group so that either 1 or 2 main interior walls of each dwelling unit are attached to a main interior wall or walls of the abutting dwelling unit or units.

12.739 Exception 739

12.739.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone;

12.739.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth:

- .a 6.0 metres; and,
- .b A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback

.2 Minimum Front Yard Setback: 3.5 metres;

.3 Garage Control:

- .a The maximum cumulative garage door width for an attached garage shall be:
  - .i 5.0 metres if the lot width is less than 12.5 metres; and,
  - .ii 5.5 metres if the lot width is less than 17 metres but greater than or equal to 12.5 metres;
- .b On lots greater than 17 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;

.4 Maximum Lot Coverage:

- .a For lots having a lot area less than 500 square metres: 55%, excluding permitted accessory structures; and,
- .b For lots having a lot area equal to or greater than 500 square metres: 45% excluding permitted accessory structures;

12.739.3 for the purposes of Exception 739:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 739.2.

12.740 Exception 740

12.740.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.740.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Exterior Side Yard Width: 3.0 metres;

.2 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.3 Minimum Rear Yard Depth:

- .a 7.0 metres; and,
- .b A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;

.4 Garage Control:

- .a The maximum cumulative garage door width for an attached garage shall be:
  - .i 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;
  - .ii Notwithstanding (i) above, a cumulative garage door width of 5.0 metres shall be permitted if the lot width is less than 11.6 metres but the lot has a lot area greater than 500 square metres.

.5 Maximum Lot Coverage:

- .a For lots having a lot area less than 500 square metres: 55%, excluding permitted accessory structures; and,
- .b For lots having a lot area equal to or greater than 500 square metres: 45% excluding permitted accessory structures;

12.740.3 for the purposes of Exception 740:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and the general provisions of this by-law not in conflict with those set out in Exception 740.2.

12.741. Exception 741

12.741.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted within an R1 zone.

12.741.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 456 square metres

.2 Minimum Interior Lot Width: 13.8 meters

.3 Minimum Lot Depth: 26.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.7 The following provisions shall apply to garages:

- .a The maximum garage door width shall be 5.5 metres.
- .b The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c The interior garage width, as calculated 3 metres from the garage opening, shall not be 0.9 metres more than the garage door width.

.8 No garage shall project into the front yard more than 1.6 metres beyond a porch or front wall of a dwelling.

.9 The minimum setback to a daylight triangle or rounding shall be 1.5 metres.

12. 741.3 for the purposes of Exception 741:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 741.2.

12.742 Exception 742

12.742.1 The lands shall only be used for the following purposes:

.1 shall only be used for those uses permitted in a LC zone.

12.742.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Floor Area of all buildings and structures used for commercial purposes shall not be less than 5,800 square metres and more than 8,350 square metres;

.2 a Landscaped Area having a minimum width of 6 metres shall be provided abutting Bovaird Drive and 3 metres abutting all other roads;

.3 all garbage and refuse containers shall be totally enclosed;

.4 no outside storage or display of goods and materials shall be permitted;

.5 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building; and

.6 an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

12.743. Exception 743

12.743.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted within an R1A zone.

12.743.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 456 square metres

.2 Minimum Interior Lot Width: 17.4 metres

.3 Minimum Lot Depth: 26.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.7 The following provisions shall apply to garages:

- .a The maximum garage door width shall be 5.5 metres;
- .b The garage door width may be widened by an extra 0.6 metres if the front door of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling;
- .c The interior garage width, as calculated 3 metres from the garage opening, shall not be more than 0.9 metres wider than the garage door width;

.8 No garage shall project into the front yard more than 1.6 metres beyond a porch or front wall of a dwelling.

.9 The minimum setback to a daylight triangle or rounding shall be 1.5 metres.

12.743.3 for the purposes of Exception 743

.1 Shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 743.2.

12.744 Exception 744

12.744.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the GE zone subject to the requirements of Exception 1565;

.2 A Concrete Batching Plant; and

.3 Purposes accessory to other permitted purposes.

12.744.2 The lands shall be subject to the following requirements and restrictions:

.1 Outside storage shall only be permitted within 35.0 metres of the rear lot line while maintaining a minimum setback of 4.0 metres from the interior side lot lines;

.2 Outside storage shall be screened from view from the street and from an Open Space zone by any combination of landscaping and/or fencing;

.3 Screening along the rear lot line shall consist of an opaque fence having a minimum height of 1.8 metres and a maximum height of 2.4 metres situated on top of a berm having a minimum height of 0.6 metres above grade;

.4 Outside storage shall not be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space;

.5 The maximum height for any goods and materials stored outside shall be 6.0 metres;

.6 Trucks and/or trailers that are associated with a concrete batching plant and that are not actively engaged in the process of loading and unloading shall be permitted to be parked or stored within the front yard and interior side yards and shall not be considered to be outside storage for the purpose of Exceptions 744.2(1) through (5);

.7 Except at approved driveway locations, a minimum landscaped open space strip of 3.0 metres shall be provided and maintained along the front lot line;

.8 Notwithstanding any other provision of the By-law, metal fencing is permitted within the front yard to a maximum height of 1.8 metres;

.9 Minimum Setback to a Hydro Transformer in any yard: 2.5 metres.

12.744.3 for the purposes of Exception 744:

.1 A Concrete Batching Plant shall mean an industrial facility used for the production of concrete, or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials in the open used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment in the open, but does not include the retail sale of finished concrete products.

12.745. Exception 745

12.745.1 The lands shall only be used for the following purposes:

.1 A Stacked Townhouse Dwelling;

.2 Purposes permitted by the R2 zone; and,

.3 Purposes permitted by the Open Space Zone

12.745.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 160 square metres per dwelling unit;

.2 Minimum Lot Width: 30 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 4.5 metres;

.5 Minimum Interior Side Yard Width: 3.6 metres;

.6 Minimum Exterior Side Yard Width: 4.5 metres;

.7 Minimum Rear Yard Depth: 7.5 metres;

.8 Minimum Separation between building containing dwelling units: 2.4 metres;

.9 Maximum Building Height: 12.5 metres;

.10 Maximum Lot Coverage: 40 percent;

.11 Minimum Landscaped Open Space: 10 percent

.12 Maximum cumulative size of accessory buildings: 100 square metres

.13 Minimum Number of Parking Spaces:

.14 For residents: 1 space per dwelling unit

.15 For visitors: 0.2 spaces per dwelling unit

.16 The requirements for Garage Control, Fencing and those of subsection 16.8.3 shall not apply.

.17 Notwithstanding 6.10 (a) of this by-law, a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum 1.5 metres from any lot line.

.18 Permitted accessory structures shall be set back a minimum of 1.5 metres from any rear or side lot line abutting an open space zone.

12.745.3 for the purposes of Exception 745:

.1 Uses permitted in the R2 zone shall be subject to the requirements and restrictions of the R2 - Exception 2435 zone;

.2 Uses permitted in an OS zone shall be subject to the requirements and restrictions the OS zone.

12.746 Exception 746

12.746.1 The lands shall only be used for the following purposes:

.1 An office including medical, dental or drugless practitioner;

.2 A retail establishment having no outside storage;

.3 A service shop;

.4 A personal service shop;

.5 A bank, trust company and finance company; and

.6 Purposes accessory to other permitted purposes.

12.746.2 The lands shall be subject to the following requirements and restrictions:

.1 The lot line which abuts Airport Road shall be deemed the Front Lot Line;

.2 Minimum Lot Width: 18 metres;

.3 Minimum Front Yard Depth: 2 metres;

.4 Minimum Interior Side Yard Width abutting an Open Space (OS) or Natural System (NS) Zone: 1 metre to lands zoned OS to NS;

.5 Minimum Interior Side Yard Width abutting an Open Space (OS) or Natural System (NS) for an underground or at-grade parking garage: 0 metres to land zoned OS to NS;

.6 The maximum gross floor area shall be 275 metres;

.7 Minimum Landscaped Open Space:

.a 2 metres along the lot line abutting Airport Road;

.b 5 metres along the lot line abutting a daylight triangle;

.c 5 metres along the lot line abutting Countryside Drive;

.d Retaining walls shall be permitted in required landscaped open space; and

.8 Parking shall be provided in accordance with Section 4.1 of this By-law.

12.746.3 The Holding (H):

.1 While the holding (H) symbol remains in place, lands shall only be used for the purposes permitted by the Residential Estate (RE) zone, subject to the requirements and restrictions of the RE zone and general provisions of this by-law applicable to a permitted residential use.

.2 Removal of the holding symbol (H) shall not occur until such time as adequate arrangements have been made to convey gratuitously to the City, the portion of the subject lands forming part of the

Natural Heritage System (NHS) to the satisfaction of the Commissioner, Planning, Building and Economic Development.

12.747 Exception 747

12.747.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage of goods and materials;

.2 a supermarket;

.3 a hotel or motel;

.4 a parking lot;

.5 a tavern;

.6 a taxi or bus station;

.7 banquet facilities;

.8 a community club;

.9 a convenience store;

.10 a personal service shop;

.11 a tool and equipment rental establishment;

.12 a dry cleaning and laundry distribution station;

.13 a bank, trust company and finance company, with or without a drive-through facility;

.14 a dining room restaurant, a convenience restaurant, a take-out restaurant, with or without a drive-through facility;

.15 crisis care facilities; and,

.16 purposes accessory to the other permitted purposes.

12.747.2 The following purposes shall not be permitted:

.1 adult entertainment parlours; pool halls; amusement arcades; and, temporary open air markets shall not be permitted.

12.747.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback from Hurontario Street: 10.0 metres;

.2 Minimum Interior Side Yard Width: 0 metres

.3 Minimum Exterior Side Yard Width: 5 metres

.4 Minimum Rear Yard Depth: 11 metres; and,

.5 Minimum Lot Width: 121 metres.

.6 Maximum Building Height: one storey;

.7 a minimum 4.5 metre wide landscaped open space area abutting Bovaird Drive and a minimum 3.0 metre wide landscaped open space area abutting Mountain Ash Road and a residential zone except at designated driveway access locations;

.8 Maximum Gross Leasable Commercial Floor Area for a supermarket: 5,806 square metres;

.9 Maximum Gross Leasable Commercial Floor Area: 16,966 square metres;

.10 restaurant refuse storage shall be enclosed in a climate controlled area within a building;

.11 all garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building; and,

.12 Parking shall be provided on the basis of 1 parking space for every 19 square metres of gross leasable commercial floor area.

12.747.4 for the purposes of Exception 747:

.1 Crisis Care Facility shall mean a place where short-term temporary accommodation is provided for persons in emergency situations.

12.748. Exception 748

12.748.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted within an R1 zone.

12.748.2 The lands shall be subject to the following requirements and restrictions:

.1 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.2 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.3 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.4 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.5 The minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.6 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;

.7 For the purpose of this Section, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection; and,

.8 The maximum building height of shall not exceed 13 metres.

12.749 Exception 749

12.749.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.749.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 360 square metres

.b Corner Lot: 423 square metres

.2 Minimum Lot Width:

.a Interior Lot: 12 metres

.b Corner Lot: 14.1 metres

.3 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

.4 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.750 Exception 750

12.750.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.750.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: Interior Lot: 348.4 square metres Corner Lot: 428.8 square metres

.2 Minimum Lot Width: Interior Lot: 10.4 metres Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 33.5 metres

.4 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b the minimum distance between two detached dwellings shall not be less than 1.8 metres;
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
- .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.5 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.

.6 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width.

12.751 Exception 751

12.751.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.751.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 270 square metres

.b Corner Lot: 342 square metres

.2 Minimum Lot Width:

.a Interior Lot: 9 metres

.b Corner Lot: 11.4 metres

.3 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

.a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

.b the minimum distance between two detached dwellings shall not be less than 1.2 metres;

.c the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;

.d where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall; and,

.e where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.4 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.

.5 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

12.752 Exception 752

12.752.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 a townhouse dwelling containing street townhouse dwellings; and,

.3 purposes accessory to the other permitted purposes.

12.752.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per dwelling unit:

- .a for a Semi-Detached Dwelling: Interior Lot: 194 square metres Corner Lot: 241 square metres
- .b for a Street Townhouse Dwelling: Interior Lot: 177 square metres Corner Lot: 241 square metres

.2 Minimum Lot Width per dwelling unit:

- .a for a Semi-Detached Dwelling: Interior Lot: 9.15 metres Corner Lot: 11.35 metres
- .b for a Street Townhouse Dwelling: Interior Lot: 8.35 metres Corner Lot: 11.35 metres

.3 Minimum Lot Depth: 22 metres

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.0 metres
- .b to the front of a garage or carport: 6.0 metres

.5 the Minimum Interior Side Yard shall be 0.8 metres provided that:

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b the minimum distance between two buildings shall not be less than 1.6 metres;
- .c where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall; and,
- .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.0 metres

.8 Maximum Lot Coverage by principal buildings: 50%

.9 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

.10 each dwelling unit shall have a direct pedestrian access from the front yard to the rear yard with no more than a 2 step grade difference inside the unit and without having to pass through a habitable room.

.11 a maximum of 6 dwellings units shall be attached.

.12 all driveways shall have a minimum width of 3.0 metres and shall be located a minimum distance of 8.0 metres from any street intersection.

.13 a garage door shall not exceed 4.0 metres in width.

.14 a detached garage or carport shall not be permitted.

.15 Minimum Landscaped Open Space: 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot, and 30 percent of the minimum front yard area of a lot where the side lot lines converge towards the front lot line.

.16 no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

.17 notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

12.753. Exception 753

12.753.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted within an R1 zone.

12.753.2 The lands shall be subject to the following requirements and restrictions:

.1 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.2 A balcony or porch, with or without a cold cellar or foundation, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.3 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.4 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.5 The minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.6 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;

.7 For the purpose of this Exception, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection; and,

.8 The maximum building height shall not exceed 13 metres.

12.754 Exception 754

12.754.1 The lands shall only be used for the following purposes:

.1 Residential

- .a an apartment dwelling
- .b purposes accessory to the other permitted purposes
- .c Ground Floor Townhouse Dwelling Units

.2 Institutional Uses

- .a Retirement Home
- .b Nursing Home

.3 Other

- .a Mixed Use Development

12.754.2 The lands shall be subject to the following requirements and restrictions:

.1 The residential uses permitted under Exception 754.1(1) shall be subject to the following additional requirements and restrictions;

- .a Minimum setback to Bovaird Drive West, Lagerfeld Road and to the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927: 1.5 metres
- .b Maximum setback to Bovaird Drive West, Lagerfeld Drive and the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M1927: 7.5 metres
- .c Minimum setback to MH – Exception 770 zone: 1.5 metres
- .d Minimum Rear Yard Depth: 3.0 metres
- .e Maximum Rear Yard Depth not abutting a road: 7.5 metres
- .f Minimum Side Yard Width: 3.0 metres
- .g Minimum Building Height: 6 storeys
- .h Maximum Building Height: 25 storeys
- .i Maximum Tower Floor Plate: The maximum floor plate of any portion of a building greater than 12 storeys shall not be greater than 800 square metres
- .j Minimum Tower Separation: Tower elements of a building shall have a minimum separation distance of 25 metres
- .k Minimum ground floor height: 4.5 m

.l Maximum lot coverage: No requirement

.m Minimum landscaped open space: No requirement

.n Minimum landscape buffer: Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.

.o Podium Requirements:

.i Apartment buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.

.ii For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.

.p Continuous Building Wall:

.i Building walls located between the 1.5 metre minimum setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.

.ii For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.

.q Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.

.r Bicycle parking:

.i Bicycle parking must be located on the same lot as the use or building for which it is required.

.ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.

.iii Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:

1. a building or structure
2. a secure area such as a supervised parking lot or enclosure; or
3. bicycle lockers

.iv Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.

.v Dimensions:

1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.

.vi Rates:

1. For Residential uses: 0.50 spaces per dwelling unit.
2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.

.s No setback required from Bovaird Drive West, Creditview Road, Lagerfeld Drive and an MH – Exception 754 zone for any portion of a parking garage that is below grade.

.2 The Mixed Use Development as defined under Exception 754.3(6) shall be subject to the following additional requirements and restrictions:

.a Minimum setback to Bovaird Drive West, Lagerfeld Road and to the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927: 1.5 metres

.b Maximum setback to Bovaird Drive West, Lagerfeld Drive and the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927: 7.5 metres

.c Minimum setback to MH – Exception 770 zone: 1.5 metres

.d Minimum Rear Yard Depth: 3.0 metres

.e Maximum Rear Yard Depth not abutting a road: 7.5 metres

.f Minimum Side Yard Width: 3.0 metres

.g Minimum Building Height: 6 storeys

.h Maximum Building Height: 25 storeys

.i Maximum Tower Floor Plate: The maximum floor plate of any portion of a building greater than 12 storeys shall not be greater than 800 square metres

.j Minimum Tower Separation: Tower elements of a building shall have a minimum separation distance of 25 metres

.k Minimum ground floor height: 4.5 m

.l Maximum lot coverage: No requirement

.m Minimum landscaped open space: No requirement

.n Podium Requirements:

.i Mixed Use buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.

.ii For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.

.o Continuous Street Wall:

.i Building walls located between the minimum 1.5 metre setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.

.ii For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.

.p Minimum landscape buffer: Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.

.q Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.

.r Bicycle Parking:

.i Bicycle parking must be located on the same lot as the use or building for which it is required.

.ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.

1. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
2. a building or structure
3. a secure area such as a supervised parking lot or enclosure; or
4. bicycle lockers

.iii Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.

.iv Dimensions:

1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.

.v Rates:

1. For Residential uses: 0.50 spaces per dwelling unit.

2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.

.s No setback required from Lagerfeld Drive, Bovaird Drive West, Creditview Road and an MH – Exception 754 zone for any portion of a parking garage that is below grade.

.3 The Retirement Home and Nursing Home uses permitted under Exception 3527.1(2) shall be subject to the provisions of Exception 3527.2(1) Notwithstanding the provisions of Exception 3527.2(1), the following additional regulations shall apply:

.a Minimum number of parking spaces:

.i Retirement Home: 0.65 spaces per unit (inclusive of visitor parking); and

.ii Nursing Home/ Long-Term Care Facilities: 0.35 to 0.45 space per bed

.b Bicycle Parking: No requirement

12.754.3 for the purposes of Exception 754:

.1 Despite any division of the lands, including a Public Street network, all lands zoned MH – Exception 754 shall be treated as one lot for zoning purposes.

.2 There are no minimum lot depth, minimum exterior side yard depth, minimum lot width or minimum lot area requirements.

.3 For the purposes of this Exception, Bovaird Drive West shall be deemed to be the front yard, the east/west Exception of Lagerfeld Drive the rear yard and the north/south Exception of Lagerfeld Drive the exterior side yard.

.4 “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.

.5 “Podium” means any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.

.6 “Mixed Use Development” means a building containing ground floor non-residential uses listed in 770.1 with apartment units and/or other non-residential uses above including institutional uses permitted within this zone.

12.755 Exception 755

12.755.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.755.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 334.6 square metres.

.b Corner Lot: 364 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 15.2 metres.

.b Corner Lot: 17.0 metres.

.3 Minimum Lot Depth: 22 metres.

.4 the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

.5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres.

.6 Minimum Front Yard Depth: 4.5 metres.

.7 a detached garage having a maximum gross floor area of 36 square metres shall be permitted.

.8 a private outdoor amenity area of a minimum of 80 square metres shall be provided.

.9 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line.

.10 where a driveway leads to a detached to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side.

.11 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard

.12 Minimum Rear Yard Depth: 6.0 metres

12.756 Exception 756

12.756.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.756.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 336.4 square metres.

.b Corner Lot: 414 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 11.98 metres.

.b Corner Lot: 13.8 metres.

.3 Minimum Lot Depth: 27.8 metres.

.4 the requirements and restrictions contained in Exception 755.2(4) to 755.2(11) inclusive.

12.757 Exception 757

12.757.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone

12.757.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 334.6 square metres.

.b Corner Lot: 387.0 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 11.16 metres.

.b Corner Lot: 12.9 metres.

.3 Minimum Lot Depth: 30.0 metres.

.4 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side provided that:

.a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

.b the side yard with the minimum width of 1.2 metres may be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;

.c where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door will be permitted in any such wall; and,

.d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.5 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 for an interior lot where a portion of a garage is 3 metres, or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

.7 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;

.8 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

12.758 Exception 758

12.758.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone

12.758.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 334.6 square metres.

.b Corner Lot: 384 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 10.14 metres.

.b Corner Lot: 11.94 metres.

.3 Minimum Lot Depth: 33.0 metres.

.4 the requirements and restrictions contained in Exception 757.2(4) to 757.2(8) inclusive.

12.759 Exception 759

12.759.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone

12.759.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 270 square metres.

.2 Minimum Lot Width: 9.1 metres.

.3 Minimum Lot Depth: 30.0 metres.

.4 no building shall be located closer than 15 metres to the limit of the Trans-Canada Pipeline Right-of-Way or Pipeline Easement.

.5 the requirements and restrictions contained in Exception 757.2(4) to 757.2(8) inclusive.

12.760 Exception 760

12.760.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.760.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 487.9 square metres per lot, and 243.9 square metres per dwelling unit.
- .b Corner Lot: 510.2 square metres per lot, and 283.6 square metres for the dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

- .a Interior Lot: 22.18 metres, and 11.09 metres per dwelling unit.
- .b Corner Lot: 23.98 metres, and 12.89 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 22.0 metres.

.4 Minimum Front Yard Depth: 4.5 metres.

.5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres.

.7 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

.8 Minimum Rear Yard Depth: 6.0 metres.

12.760.3 for the purposes of Exception 760:

.1 for the purpose of Exception 760, the front lot line shall be either the longer or the shorter lot line that abuts a street.

12.761 Exception 761

12.761.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in a R1-Exception 760 zone

12.761.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 487.9 square metres per lot, and 243.9 square metres per dwelling unit.

.b Corner Lot: 527 square metres per lot, and 283.6 square metres for the dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

.a Interior Lot: 20.15 metres, and 10.25 metres per dwelling unit.

.b Corner Lot: 22.3 metres, and 11.13 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 22.0 metres.

.4 the requirements and restrictions contained in Exception 760.2 (4) to 760.2 (8) inclusive.

12.761.3 for the purposes of Exception 761:

.1 for the purpose of Exception 761, the front lot line shall be either the longer or the shorter lot line that abuts a street.

12.762 Exception 762

12.762.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in a R1-Exception 760 zone

12.762.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 487.8 square metres per lot, and 243.9 square metres per dwelling unit.

.b Corner Lot: 531 square metres per lot, and 297.1 square metres for the dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

.a Interior Lot: 16.26 metres, and 8.13 metres per dwelling unit.

.b Corner Lot: 18.06 metres, and 9.93 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 30.0 metres.

.4 the requirements and restrictions contained in Exception 760.2 (4) to 760.2 (7) inclusive.

12.763 Exception 763

12.763.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in a R1-Exception 760 zone

12.763.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 485.8 square metres per lot, and 242.9 square metres per dwelling unit.

.b Corner Lot: 546 square metres per lot, and 303 square metres for the dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

.a Interior Lot: 14.5 metres, and 7.25 metres per dwelling unit.

.b Corner Lot: 16.3 metres, and 9.05 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 33.5 metres

.4 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres.

.6 Minimum Interior Side Yard: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first.

.7 no building shall be located closer than 15 metres to the limit of the Trans-Canada Pipeline Right-of-Way or Pipeline Easement.

.8 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.9 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard.

.10 maximum inside width of a garage shall be 4.5 metres provided:

.a the adjoining unit garage has a maximum inside width of 3.2 metres;

.b a maximum of 20 percent of the units on any given street may have garages with inside widths over 3.2 metres;

.c notwithstanding 10 above, garages with doors no wider than 2.4 metres are excluded from the 20 percent calculation.

.11 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

12.764 Exception 764

12.764.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in a R1 – Exception 760 zone.

12.764.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 346.7 square metres per lot, and 173.35 square metres per dwelling unit.

.b Corner Lot: 390.3 square metres per lot, and 216.9 square metres for the dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

.a Interior Lot: 15.76 metres, and 7.88 metres per dwelling unit.

.b Corner Lot: 17.74 metres, and 9.86 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 22.0 metres.

.4 Minimum Front Yard Depth:

.a to the main wall of the building: 4.0 metres

.b to the front of a garage or carport: 6.0 metres

.5 the Minimum Interior Side Yard shall be 0.8 metres provided that:

.a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

.b the minimum distance between two buildings shall not be less than 1.6 metres;

.c where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall; and,

.d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 Minimum Rear Yard Depth: 6.0 metres.

.8 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

12.764.3 for the purposes of Exception 764:

.1 The front lot line shall be either the longer or the shorter lot line that abuts a street.

12.765 Exception 765

12.765.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in a R1-Exception 760 zone

12.765.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 411 square metres per lot, and 205.5 square metres per dwelling unit.

.b Corner Lot: 465 square metres per lot, and 259.5 square metres for the dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

.a Interior Lot: 13.7 metres, and 6.85 metres per dwelling unit.

.b Corner Lot: 15.5 metres, and 8.65 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 30.0 metres

.4 shall be subject to the requirements and restrictions of Exception 763.2(4), to 763.2(7) inclusive and Exception 763.2(9) to 763.2(11) inclusive.

12.766 Exception 766

12.766.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 a townhouse dwelling containing street townhouse dwellings; and,

.3 purposes accessory to the other permitted purposes.

12.766.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per dwelling unit:

- .a for a Semi-Detached Dwelling:
  - .i Interior Lot: 194 square metres
  - .ii Corner Lot: 241 square metres
- .b for a Street Townhouse Dwelling:
  - .i Interior Lot: 177 square metres
  - .ii Corner Lot: 241 square metres

.2 Minimum Lot Width per dwelling unit:

- .a for a Semi-Detached Dwelling:
  - .i Interior Lot: 8.855 metres
  - .ii Corner Lot: 11.35 metres
- .b for a Street Townhouse Dwelling:
  - .i Interior Lot: 8.35 metres
  - .ii Corner Lot: 11.35 metres

.3 Minimum Lot Depth: 22 metres

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.0 metres
- .b to the front of a garage or carport: 6.0 metres

.5 the Minimum Interior Side Yard shall be 0.8 metres provided that:

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b the minimum distance between two buildings shall not be less than 1.6 metres;

.c where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall; and,

.d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.0 metres

.8 Maximum Lot Coverage by principal buildings: 50%

.9 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

.10 each dwelling unit shall have a direct pedestrian access from the front yard to the rear yard with no more than a 2 step grade difference inside the unit and without having to pass through a habitable room.

.11 a maximum of 6 dwellings units shall be attached.

.12 all driveways shall have a minimum width of 3.0 metres and shall be located a minimum distance of 8.0 metres from any street intersection.

.13 a garage door shall not exceed 4.0 metres in width.

.14 a detached garage or carport shall not be permitted.

.15 Minimum Landscaped Open Space: 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot, and 30 percent of the minimum front yard area of a lot where the side lot lines converge towards the front lot line.

.16 no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

.17 notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

12.766.3 for the purposes of Exception 766:

.1 for the purpose of Exception 766, the front lot line shall be either the longer or the shorter lot line that abuts a street.

12.767 Exception 767

12.767.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.767.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 270 square metres

.b Corner Lot: 342 square metres

.2 Minimum Lot Width:

.a Interior Lot: 9 metres

.b Corner Lot: 11.4 metres

.3 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

.a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

.b the minimum distance between the walls of two detached dwellings shall not be less than 1.2 metres;

.c the side yard with the minimum width of 1.2 metres may be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;

.d where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall; and,

.e where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.4 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.

.5 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling units itself, the inside width of the garage shall not exceed 40 percent of the lot width.

.6 Minimum Rear Yard Depth: 6.0 metres.

12.768 Exception 768

12.768.1 The lands shall only be used for the following purposes:

.1 a quattroplex dwelling; and

.2 purposes accessory to the other permitted purposes.

12.768.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 300 square metres;

.b Corner Lot: 920 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 20 metres;

.b Corner Lot: 23 metres.

.3 Minimum Lot Depth: 40 metres;

.4 Minimum Front Yard Depth:

.a for a through lot or corner lot:

.i where the private outdoor amenity area is located in the front yard: 6.0 metres;

.ii where the dwelling unit is no more than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard: 3.0 metres;

.iii where the dwelling unit is greater than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, for that portion of the dwelling unit greater than 1 storey: 4.5 metres.

.b for an interior lot, or a corner lot where the private outdoor amenity area is located in the front yard: 16 metres.

.5 Minimum Rear Yard Depth:

.a for an interior lot, or a corner lot: 4.5 metres for a one storey structure, and 6.0 metres for a two storey structure;

.b for a through lot, or a corner lot bounded by three streets: 0 metres.

.6 Minimum Interior Side Yard:

.a for an interior lot:

.i for the two dwelling units closest to the front lot line: 3.5 metres;

.ii for the two dwelling units closest to the rear lot line: 1.8 metres.

.b for a through lot or corner lot: 1.8 metres.

.7 Minimum Exterior Side Yard Width:

.a for an interior lot:

.i for the dwelling unit closest to the front lot line: 6.5 metres;

.ii for the dwelling unit closest to the rear lot line: 4.8 metres.

.b for a through lot or corner lot: 3.0 metres.

.8 for a through lot or a corner lot, where a garage faces an exterior side yard or a front yard, the minimum setback to the front of the garage shall be 5.4 metres;

.9 Maximum Building Height: 2 storeys;

.10 Maximum Lot Coverage: for an interior lot and a through lot: 50 percent for an corner lot and a through lot: 40 percent where a garage is attached to the dwelling and 36 percent where there is no garage.

.11 each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area;

.12 the private outdoor amenity area of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres. The fencing can be comprised of 1.2 metre high solid fence with lattice or trellis structure above;

.13 each dwelling unit in a quattroplex dwelling shall be provided with a minimum of two parking spaces;

.14 a parking space shall be a rectangular area having a minimum, unobstructed width of 2.7 metres and a minimum, unobstructed length of 5.4 metres;

.15 the minimum width of a driveway shall be 2.75 metres and the maximum width shall be 5.5 metres;

.16 the maximum number of driveways on a lot shall not exceed 4;

.17 no driveway shall be located closer than 1.5 metres to another driveway for an interior lot, and no closer than 2.5 metres for a through lot or a corner lot.

.18 no detached garages or carport shall be permitted;

.19 no swimming pools shall be permitted;

.20 no accessory building shall be permitted;

.21 an externally accessible storage area, having a minimum gross floor area of 2.0 square metres, shall be incorporated into each dwelling unit as part of the dwelling unit design, if no garage is provided;

.22 no person shall erect more than one quattroplex on one lot;

.23 for an interior lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.5 metres into the side yard for the dwelling units closest to the front lot line, and a maximum of 1.2 metres into the side yard for the dwelling units located closest to the rear lot line; For a corner lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front, rear or exterior side yard setbacks; For a through lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.2 metres into the interior or exterior side yard setbacks;

12.768.3 for the purposes of Exception 768:

.1 Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, having a minimum area of 30.0 square metres and a minimum width and depth of 4.5 metres, which may be located in any yard provided it is a minimum distance of 10.0 metres from the front lot line for an interior lot, and a minimum distance of 1.0 metres from any street line for a through lot or corner lot.

.2 Interior Lot shall mean a quattroplex lot which has frontage on only one street.

.3 Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.

.4 Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.

.5 Dwelling, Quattroplex shall mean detached building containing four dwelling units arranged in a group so that either 1 or 2 main interior walls of each dwelling unit are attached to a main interior wall or walls of the abutting dwelling unit or units.

12.769 Exception 769

12.769.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 769.1(a), or the purposes permitted by Exception 769.1(b), but not both sections or not any combination of both sections:

.a either;

.i a public or private school;

.ii a day nursery;

.iii a park, playground or recreation facility operated by a public authority; and,

.iv purposes accessory to the other permitted purposes.

.b or:

.i those purposes permitted in an R1-Exception 755 zone; and,

.ii a park, playground or recreation facility operated by a public

12.769.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted in a R1-Exception 755 zone, the requirements and restrictions as set out in a R1-Exception 755 zone.

12.770 Exception 770

12.770.1 The lands shall only be used for the following purposes:

.1 Non-residential

- .a a retail establishment having no outside storage
- .b a supermarket
- .c a convenience store, and/or grocery store
- .d an art gallery
- .e an artist and photography studio
- .f a custom workshop
- .g a service shop
- .h a personal service shop
- .i a bank, trust company, or finance company
- .j an office
- .k a dry cleaning and laundry distribution station
- .l a laundromat
- .m a parking lot
- .n a dining room restaurant, a take-out restaurant, convenience restaurant
- .o printing or copying establishment
- .p a commercial school
- .q a garden centre sales establishment
- .r an amusement arcade
- .s a temporary open air market
- .t a place of commercial recreation but not including a billiard hall
- .u a community club
- .v a health or fitness centre
- .w a tavern
- .x a taxi or bus station
- .y a swimming pool sales and service establishment

.z a custom workshop

.aa an animal hospital

.bb a banquet hall

.cc a hotel or motel

.dd a day nursery

.ee a garden centre

.ff a maximum of one (1) accessory drive-through facility

.gg purposes accessory to any other permitted purposes

.2 Residential

.a an apartment dwelling

.b purposes accessory to the other permitted purposes

.c Ground Floor Townhouse Dwelling Unit

.3 Institutional Uses

.a Retirement Home

.b Nursing Home

.4 Other

.a Mixed Use Development

12.770.2 The following uses shall be prohibited:

.b an adult video store

.c an adult entertainment parlour

.d a massage or body rub parlour

.e a service station or gas bar

.f a motor vehicle or boat sales establishment

.g a motor vehicle repair shop

.h a drive-through facility, with the exception of one accessory drive-through facility

12.770.3 The lands shall be subject to the following requirements and restrictions:

.1 The single storey commercial uses permitted under Exception 770.1(1) shall be subject to the following additional requirements and restrictions:

.a Maximum Gross Leasable Commercial Floor area: 13,935 square metres

.b Minimum building setbacks:

.i to a lot line abutting Bovaird Drive – 4.5 metres

.ii to a lot line abutting Creditview Road – 0 metres

.iii to a lot line abutting Lagerfeld Drive – 1.5 metres

.iv to an MH – Exception 754 zone – 4.5 metres

.v to a daylighting triangle or rounding – 1.5 metres

.c Maximum Building Height: 1 storey

.d Minimum Building Height: 5.5 metres

.e Maximum Lot Coverage: No restriction

.f Minimum landscaped open space: No requirement

.g Minimum Landscaped Buffer abutting an MH – Exception 754 zone: Except at approved driveway locations, a 3.0 metre wide strip shall be provided

.h Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.

.i Shall also be subject to the requirements and restrictions relating to the GC Zone and the general provisions of the Corporation of the City of Brampton Zoning By-law, not in conflict with those set out in Exception 770.

.j Seasonal and temporary uses (e.g. garden centres) shall not require additional parking, and the spaces taken up by such uses still be counted towards the overall parking total. A garden centre is permitted up to a maximum area of 929 square metres.

.k No drive-through facility shall be located between a building and a public street.

.2 Residential uses permitted under Exception 770.1.2 shall be subject to the following additional requirements and restrictions:

.a Minimum building setbacks:

.i to a lot line abutting Bovaird Drive – 4.5 metres

.ii to a lot line abutting Creditview Road – 0 metres

.iii to a lot line abutting Lagerfeld Drive – 1.5 metres

.iv to an MH – Exception 754 zone – 4.5 metres

.v to a daylighting triangle or rounding – 1.5 metres

.vi to a private lane or private street: 3.0 metres

.b Maximum building setbacks: To a lot line abutting a public street, to the curb of a private lane or private street, and MH – Exception 754 zone: 4.5 metres

.c Minimum Building Height: 6 storeys

.d Maximum Building Height: 25 storeys

.e Maximum Tower Floor Plate: The maximum floor plate of any portion of a building greater than 12 storeys shall not be greater than 800 square metres

.f Minimum Tower Separation: Tower elements of a building shall have a minimum separation distance of 25 metres

.g Minimum ground floor height: 4.5 m

.h Maximum lot coverage: No requirement

.i Minimum landscaped open space: No requirement

.j Minimum landscape buffer: Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.

.k Podium Requirements:

.i Apartment buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.

.ii For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.

.l Continuous Building Wall:

.i Building walls abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West.

.ii For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.

.m Minimum Building Separation: 12 metres

.n Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.

.o Bicycle parking:

.i Bicycle parking must be located on the same lot as the use or building for which it is required.

.ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.

.iii Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:

1. a building or structure;

2. a secure area such as a supervised parking lot or enclosure; or

3. bicycle lockers

.iv Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.

.v Dimensions:

1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.

2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.

.vi Rates:

1. For Residential uses: 0.50 spaces per dwelling unit.

2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.

.p No setback required from Bovaird Drive West, Creditview Road, Lagerfeld Drive and an MH– Exception 754 zone for any portion of a parking garage that is below grade.

.3 The Mixed Use Development as defined under Exception 770.4(7) shall be subject to the following additional requirements and restrictions:

.a Minimum setback to Creditview Road, Lagerfeld Drive and Bovaird Drive West and an MH – Exception 754 zone:

.i to a lot line abutting Bovaird Drive – 1.5 metres

.ii to a lot line abutting Creditview Road – 0 metres

.iii to a lot line abutting Lagerfeld Drive – 1.5 metres

.iv to an MH – Exception 754 zone – 4.5 metres

.v to a daylighting triangle or rounding – 1.5 metres

.vi to a private lane or private street: 3.0 metres

.b Maximum setback to Creditview Road and an MH – Exception 754 zone:

.i to a lot line abutting a public street, to the curb of a private lane or private street, and MH– Exception 754 zone: 4.5 metres

.c Minimum Building Height: 2 storeys

.d Maximum Building Height: 25 storeys

.e Maximum Tower Floor Plate where Residential Uses are included in the Tower: 800 square metres for any portion of a building greater than 12 storeys in height

.f Minimum Tower Separation: 25 metres

.g Minimum ground floor height: 4.5 m

.h Maximum lot coverage: No requirement

.i Minimum landscaped open space: No requirement

.j Podium Requirements:

.i Buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.

.ii For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.

.k Continuous Street Wall:

.l Building walls located between the minimum setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.

.m For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.

.n Minimum landscape buffer:

.o Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.

.p Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.

.q Bicycle Parking:

.i Bicycle parking must be located on the same lot as the use or building for which it is required.

.ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.

.iii Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:

1. a building or structure
2. a secure area such as a supervised parking lot or enclosure; or
3. bicycle lockers

.iv Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.

.v Dimensions:

1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.

.vi Rates:

1. For Residential uses: 0.50 spaces per dwelling unit.
2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.

.r No setback required from Lagerfeld Drive, Bovaird Drive West, Creditview Road and an MH – Exception 754 zone for any portion of a parking garage that is below grade.

12.770.4 for the purposes of Exception 770:

.1 Despite any division of the lands, including a Public Street network, all lands zoned MH – Exception 770 shall be treated as one lot for zoning purposes.

.2 There are no minimum lot depth, minimum front yard depth, minimum interior side yard depth, minimum exterior side yard depth, minimum rear yard depth, minimum lot width, minimum landscaped open space, maximum lot coverage, maximum floor space index, or minimum lot area requirements.

.3 For the purposes of this Exception, Bovaird Drive West shall be deemed to be the front yard and Lagerfeld Drive shall be deemed the rear yard.

.4 “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.

.5 “Podium” means any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.

.6 Except for buildings located within 195 metres and 370 metres of the intersection of Lagerfeld Drive and Creditview Road, any building located within 25 metres of Lagerfeld Drive shall be a Mixed Use Development in accordance with the requirements of Exception 770.3(3).

.7 “Mixed Use Development” means a building containing ground floor non-residential uses listed in 770.1(1) with apartment units and/or other non-residential uses above including institutional uses permitted within this zone.

.8 The Retirement Home and Nursing Home uses permitted under Exception 770.1(3) shall be subject to the provisions of 770.3(2). Notwithstanding the provisions of Exception 770.3(2), the following additional regulations shall apply:

.a Bicycle Parking: No requirement

12.771 Exception 771

12.771.1 The lands shall only be used for the following purposes:

.1 Non-Residential

- .a a retail establishment having no outside storage
- .b a convenience store or grocery store
- .c an art gallery
- .d an artist and photography studio
- .e a custom workshop
- .f a supermarket
- .g a service shop
- .h a personal service shop
- .i a bank, trust company, or finance company
- .j an office
- .k a dry cleaning and laundry distribution station
- .l a laundromat
- .m a dining room restaurant, a take-out restaurant
- .n one service station or gas bar. Only in conjunction with a service station or gas bar, a convenience restaurant and motor vehicle washing establishment
- .o a printing or copying establishment
- .p a commercial school
- .q a place of commercial recreation
- .r a billiard hall or pool hall
- .s an amusement arcade
- .t a health or fitness centre
- .u a tavern
- .v an animal hospital
- .w a day nursery
- .x a garden centre

.y purposes accessory to the other permitted purposes.

.2 Residential

.a an apartment dwelling

.b Ground Floor Townhouse Dwelling Unit

.c purposes accessory to the other permitted purposes

.3 Institutional Uses

.a Retirement Home

.b Nursing Home

.4 Other

.a Mixed Use Development

12.771.2 The following uses shall be prohibited:

.a Massage or body rub parlour

.b The repair and servicing of motor vehicles or internal combustion engines

.c Adult video store or adult book store

.d Outside storage of goods and materials

12.771.3 The lands shall be subject to the following requirements and restrictions:

.1 Despite any division of the lands zoned MM –Exception 771, including a Public Street network, the lands zoned MM – Exception 771 shall be one lot for zoning purposes.

.2 Private Street shall mean a private thoroughfare providing primary access to abutting uses, but shall not include a public street or private or public lane.

.3 Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic, and shall not include a private or public street or public lane.

.4 There are no minimum lot depth, minimum front yard depth, minimum interior side yard depth, maximum lot coverage, minimum exterior side yard depth, minimum rear yard depth, minimum lot width or minimum lot area requirements.

.5 “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.

.6 A Mixed Use Development in accordance with Exception 771.3(10) and having a minimum Building Height of 2 storeys shall be required within 25 metres of Lagerfeld Drive.

.7 "Mixed Use Development" means a building containing ground floor non-residential uses listed in Exception 771.1.1 with apartment units and/or other non-residential uses above including institutional uses permitted within this zone.

.8 The single storey commercial uses permitted under Exception 771.1(1) shall be subject to the following additional requirements and restrictions:

.a Maximum Gross Leasable Commercial Floor area: 32,516 square metres of which a maximum of 8,000 square metres may be used for retail uses listed in Exception 771.1(1) (a), (b), (f), (g), (h), (m), (u), (x).

.b Minimum Building Setbacks:

.i to a lot line abutting Bovaird Drive- – 4.5 metres

.ii to a lot line abutting Creditview Road – 0 metres

.iii to a lot line abutting Lagerfeld Drive – 1.5 metres

.iv to an R3L – Exception 776 zone and an R3L– Exception 773 zone – 4.5 metres

.v to a daylighting triangle or rounding – 1.5 metres

.c Maximum Building Height: 1 storey

.d Minimum Landscaped Open Space: No restriction

.e Minimum Landscape buffer abutting an R3L – Exception 776 zone and an R3M – Exception 773 zone: Except at approved access locations, a 3 metre wide strip shall be provided.

.f A convenience retail and convenience restaurant associated with a gas bar or service station shall have a minimum gross floor area of 300 square metres and shall be located within 6.0 metres of the intersection of Bovaird Drive West and Creditview Road. A drive-through facility shall not be located between a building and a Public Street. For clarity, a gas bar canopy or accessory car wash shall not be located within 6.0 metres of the intersection of Bovaird Drive West and Creditview Road.

.g Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.

.h Shall also be subject to the requirements and restrictions relating to the GC Zone and the general provisions of the Corporation of the City of Brampton Zoning By-law, not in conflict with those set out in Exception 771.

.i Seasonal and temporary uses (e.g. garden centres) shall not require additional parking, and the spaces taken up by such uses shall still be counted towards the overall parking total. A garden centre is permitted up to a maximum area of 929 square metres.

.9 The residential uses permitted under Exception 771.1(2) shall be subject to the following additional requirements and restrictions:

.a Minimum building setbacks:

.i to a lot line abutting Bovaird Drive – 4.5 metres

.ii to a lot line abutting Creditview Road – 0 metres

.iii to a lot line abutting Lagerfeld Drive – 1.5 metres

.iv to an R3L – Exception 776 zone and an R3M – Exception 773 zone – 4.5 metres

.v to a daylighting triangle or rounding – 1.5 metres

.vi to a Private Lane or Private Street: 3.0 metres

.b Maximum building to a lot line abutting a public street, to the setbacks: curb of a Private Lane or Private Street, to an R3L – Exception 776 zone, and R3M – Exception 773 zone: 4.5 metres

.c Minimum Building Height: 6 storeys for that portion of a building within 12 metres of Bovaird Drive West.

.d Maximum Building Height: 12 storeys

.e Minimum ground floor height: 4.5 m

.f Maximum lot coverage: No requirement

.g Minimum landscaped open space: No requirement

.h Minimum landscape buffer: Except at approved access locations, a 3 metre wide strip shall be provided between any surface parking lot/driveway and a Private Street, Private Lane, or a lot line abutting a public street.

.i Continuous Street Wall:

.i Building walls abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West.

.ii For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.

.j Angular Plane: Notwithstanding the permitted Building Height, no portion of the building can extend beyond a 45 degree angular plane measured at a height of 10.5 metres measured from the centreline of a Private Street for any portion of the building abutting the R3L – Exception 776 zone.

.k Minimum Building Separation: 12 metres.

.l Podium Requirements:

.i Apartment buildings greater than 9 storeys in height shall include a podium that is a minimum of 2 storeys in height.

.ii For any building where a podium is required, the tower portion of the building shall be step back a minimum of 2.5 metres from the private or public street edge of the podium.

.m Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.

.n Bicycle parking:

.i Bicycle parking must be located on the same lot as the use or building for which it is required.

.ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.

.iii Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:

1. a building or structure;
2. a secure area such as a supervised parking lot or enclosure; or
3. bicycle lockers

.iv Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.

.v Dimensions:

1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.

.vi Rates:

1. For Residential uses: 0.50 spaces per dwelling unit.
2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.

.o No setback from Bovaird Drive West, Creditview Road, Lagerfeld Drive, an R3L – Exception 776 zone and an R3M – Exception 773 zone for any portion of a parking garage that is below grade.

.10 The Mixed Use Development as defined under Exception 771.3 shall be subject to the following requirements and restrictions:

.a Minimum building setbacks:

.i to a lot line abutting Bovaird Drive – 4.5 metres

.ii to a lot line abutting Creditview Road – 0 metres

.iii to a lot line abutting Lagerfeld Drive – 1.5 metres

.iv to an R3L – Exception 776 zone and an R3M – Exception 773 zone – 4.5 metres

.v to a daylighting triangle or rounding – 1.5 metres

.vi to a Private Lane or Private Street: 3.0 metres

.b Maximum building setbacks: To a lot line abutting a public street, to the curb of a Private Lane or Private Street, to an R3L – Exception 776 zone, and R3M – Exception 773 zone: 4.5 metres

.c Minimum Building Height: 6 storeys for that portion of a building within 12 metres of Bovaird Drive West.

.d Maximum Building Height: 12 storeys

.e Minimum ground floor height: 4.5 m

.f Maximum lot coverage: No requirement

.g Minimum landscaped open space: No requirement

.h Minimum landscape buffer: Except at approved access locations, a 3 metre wide strip shall be provided between any surface parking lot/driveway and a Private Street, Private Lane, or a lot line abutting a public street.

.i Continuous Street Wall:

.i Building walls abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West.

.ii For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.

.j Angular Plane: Notwithstanding the permitted Building Height, no portion of the building can extend beyond a 45 degree angular plane measured at a height of 10.5 metres measured from the centreline of a Private Street for any portion of the building abutting the R3L –Exception776 zone.

.k Minimum Building Separation: 12 metres

.l Podium Requirements:

.i Mixed Use buildings greater than 9 storeys in height shall include a podium that is a minimum of 2 storeys in height.

.ii For any building where a podium is required, the tower portion of the building shall be step back a minimum of 2.5 metres from the private or public street edge of the podium.

.m Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.

.n Bicycle parking:

.i Bicycle parking must be located on the same lot as the use or building for which it is required.

.ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.

.iii Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:

1. a building or structure
2. a secure area such as a supervised parking lot or enclosure; or
3. bicycle lockers
4. Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.

.iv Dimensions:

1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.

.v Rates:

1. For Residential uses: 0.50 spaces per dwelling unit.
2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.

.o No setback from Bovaird Drive West, Creditview Road, Lagerfeld Drive, an R3L – Exception 776 zone and an R3M – Exception 773 zone for any portion of a parking garage that is below grade.

.11 The Retirement Home and Nursing Home uses permitted under Exception 771.1(3) shall be subject to the provisions of 771.3(9). Notwithstanding the provisions of Exception 771.3(9), the following additional regulations shall apply:

.a Bicycle Parking: No requirement

.12 The following additional requirements shall apply and supersede any other requirements of this By-law:

.a To allow Lands Zoned subject to exceptions 773 and 776 on the approved sketch to permit the uses in the MM-771 Zone and be subject to the requirements and restrictions of the MM-771 zone. For the purposes of this provision, the “approved sketch” shall refer to the sketch attached to the minor variance Notice of Decision regarding application A-2023-

0365 and dated December 19, 2023. In this sketch, Exceptions 773 and 776 are referred to as zones “R4A-3522” and R4A-3523”.

.b To permit a 0.0m setback to lands subject to exception 776 and exception 773.

.c To permit a Mixed Use Development Building that is not within 25 metres of Lagerfeld Drive, notwithstanding the requirements of the By-law.

.d To permit a 4.95 metre setback to a lot line abutting a public street, notwithstanding any requirement of this By-law.

.e To permit a building height of 3 storeys for a Mixed Use Development building located within 12 metres of Bovaird Drive West, notwithstanding any other requirement of this By-law.

.f To allow all garbage, refuse and waste containers to be located outside of the Mixed Use Development Building and to permit the waste collection loading area to be located more than 9.0m from the main entrance, notwithstanding any other requirement of this By-law.

.g Development building and the waste loading area are to be located a minimum of 9.0 metres from the main entrance.

.h To provide at least 210 parking spaces.

.i To provide at least 2 loading spaces.

12.772 Exception 772

12.772.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 772.1(a), or the purposes permitted by Exception 772.1(b), but not both sections or not any combination of both sections:

.a either;

.i a public or private school;

.ii a day nursery;

.iii a park, playground or recreation facility operated by a public authority; and,

.iv purposes accessory to the other permitted purposes.

.b or:

.i those purposes permitted in an R1-Exception 760 zone; and,

.ii a park, playground or recreation facility operated by a public

12.772.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted in a R1-Exception 760 zone, the requirements and restrictions as set out in a R1-Exception 760 zone.

12.772.3 for the purposes of Exception 772:

.1 for the purpose of Exception 772, the front lot line shall be either the longer or the shorter lot line that abuts a street.

12.773 Exception 773

12.773.1 The lands shall only be used for the following purposes:

.1 Residential Uses

.a An apartment dwelling

.b Purposes accessory to the other permitted purposes

.c Only in conjunction with an apartment dwelling and only on the ground floor of the same apartment building:

.i a retail establishment having no outside storage

.ii a supermarket

.iii a service shop

.iv a personal service shop

.v a bank, trust company, or finance company

.vi an office

.vii a dry cleaning and laundry distribution station

.viii a laundromat

.ix a dining room restaurant, a take-out restaurant

.x a printing or copying establishment

.xi a commercial, technical or recreational school

.xii a place of commercial recreation

.xiii a health or fitness centre

.xiv a tavern

.xv an animal hospital

.xvi a day nursery

.xvii an amusement arcade

.xviii a Ground Floor Townhouse Dwelling Unit

.xix purposes accessory to the other permitted purposes

.2 Institutional Uses

.a Retirement Home

.b Nursing Home

12.773.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth Between the lot line abutting Bovaird Drive West and the centre line of a Private Street or Private Lane: 50 metres

.2 Minimum building setbacks: To a lot line abutting Bovaird Drive West, to a public street, to the curb of a Private Lane or Private Street, to an R3L – Exception 776 zone, a Natural System (NS) zone, a MM –Exception 771 zone: 4.5 metres.

.3 Maximum building setbacks: 4.5 metres to a lot line abutting Bovaird Drive West.

.4 Minimum Building Height: A minimum of 60% of the building footprint must be at a minimum height of 6 storeys for a building within 12 metres of Bovaird Drive West.

.5 In no case shall the Building Height be less than 3 storeys.

.6 Maximum Building Height: 9 storeys

.7 Minimum ground floor height: 4.5 m

.8 Maximum lot coverage: No requirement

.9 Minimum landscaped open space: No requirement

.10 Maximum floor space index: No requirement

.11 Minimum landscape buffer: Except at approved access locations, a 3 metre wide strip shall be provided between any surface parking lot/driveway and a Private Street, Private Lane, or a lot line abutting a public street.

.12 Continuous Street Wall:

.a Building walls located between the 4.5 metre minimum setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.

.b For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.

.13 Angular Plane: Notwithstanding the minimum and maximum Building Height requirements, no portion of a building may extend beyond a 45 degree angular plan measured from a height of 10.5 metres above the zone boundary.

.14 Minimum Building Separation: 12 metres.

.15 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.

.16 Bicycle parking:

.a Bicycle parking must be located on the same lot as the use or building for which it is required.

.b A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.

.c Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:

.i a building or structure

.ii a secure area such as a supervised parking lot or enclosure; or

.iii bicycle lockers

.d Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.

.e Dimensions:

.i If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.

.ii If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.

.f Rates:

.i For Residential uses: 0.50 spaces per dwelling unit.

.ii For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.

.17 No setback from Bovaird Drive West, an R3L – Exception 776 zone, a Natural System (NS) zone and a MM – Exception 771 zone is required for any portion of a parking garage that is below grade.

.18 The Retirement Home and Nursing Home uses permitted under Exception 773.1(2) shall be subject to the provisions of 773.2. Notwithstanding the provisions of Exception 773.2, the following regulations shall apply:

.a Bicycle Parking: No requirement

12.773.3 for the purposes of Exception 773:

.1 Despite any division of the lands, including a Public Street network, all lands zoned R3L – Exception 773 shall be treated as one lot for zoning purposes.

.2 Private Street shall mean a private thoroughfare providing primary access to abutting uses, but shall not include a public street or private or public lane.

.3 Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic, and shall not include a private or public street or public lane.

.4 There are no minimum front yard depth, minimum interior side yard depth, minimum exterior side yard depth, minimum rear yard depth, maximum lot coverage, minimum landscaped open space, minimum lot width or minimum lot area requirements.

.5 "Ground Floor Townhouse Dwelling Unit" means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.

.6 For the purposes of this Exception, Bovaird Drive West shall be deemed to be the front yard.

12.774 Exception 774

12.774.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 774.1(1)(a), or the purposes permitted by Exception 774.1(1)(b), but not both sections or not any combination of both sections:

.a either;

.i a public or private school;

.ii a day nursery;

.iii a park, playground or recreation facility operated by a public authority; and,

.iv purposes accessory to the other permitted purposes.

.b or:

.i those purposes permitted in an R1- Exception 761 zone; and,

.ii a park, playground or recreation facility operated by a public

12.774.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted in a R1- Exception 761 zone, the requirements and restrictions as set out in a R1- Exception 761 zone.

12.774.3 for the purposes of Exception 774:

.2 The front lot line shall be either the longer or the shorter lot line that abuts a street.

12.775 Exception 775

12.775.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 775.1(1)(a), or the purposes permitted by Exception 775.1(1)(b), but not both sections or not any combination of both sections:

.a either;

.i a public or private school;

.ii a day nursery;

.iii a park, playground or recreation facility operated by a public authority; and,

.iv purposes accessory to the other permitted purposes.

.b or:

.i those purposes permitted in an R1-Exception 762 zone; and,

.ii a park, playground or recreation facility operated by a public

12.775.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted in a R1-Exception 762 zone, the requirements and restrictions as set out in a R1-Exception 762 zone.

12.776 Exception 776

12.776.1 The lands shall only be used for the following purposes:

.1 Residential Uses

- .a A rear lane townhouse dwelling
- .b Back to back townhouse dwelling
- .c Townhouse dwelling
- .d A stacked back to back townhouse dwelling
- .e A live-work townhouse dwelling

.2 Purposes accessory to the other permitted purposes

12.776.2 The lands shall be subject to the following requirements and restrictions:

.1 Shall be subject to the following additional requirements and restrictions, for rear lane townhouse dwelling uses:

- .a Minimum Dwelling Unit Width: 4.5 metres
- .b Minimum Setback from the Front Wall of a Dwelling to the Curb of a Private Street or Private Lane: 4.5 metres
- .c Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting a Public Street: 3.0 metres
- .d Minimum Building Separation Distance: 3.0 metres
- .e Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street or Private Lane: 1.5 metres
- .f Minimum Setback from a garage door opening to a Private Lane: 1.0 metre
- .g Minimum Building Height:
  - .i 2 storeys abutting a Public Street, Private Street or Private Lane.
  - .ii 3 storeys within 45 metres of MM – Exception 771 zone and abutting Lagerfeld Drive.
- .h Maximum Building Height: 3 storeys abutting a Public Street, Private Street or Private Lane
- .i Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.
- .j A garage shall only be accessed by a Private Lane.

.2 Shall be subject to the following additional requirements and restrictions, for back to back townhouse dwelling uses:

.a Minimum Dwelling Unit Width: 5.5 metres

.b Minimum Setback from the Front Wall of a Dwelling to the Curb of a Private Street or Private Lane: 4.5 metres

.c Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting a Public Street: 3.0 metres

.d Minimum Building Separation Distance: 3.0 metres

.e Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street or Private Lane: 1.5 metres

.f Minimum Building Height:

.i 2 storeys.

.ii 3 storeys within 45 metres of a MM – Exception 771 zone and abutting Lagerfeld Drive.

.g Maximum Building Height: 3 storeys, excluding a stairwell enclosure

.h Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.

.i Parking shall be provided in a layby lane, a Private Lane, or Private Street. In addition, in a surface parking lot up to 25% of the parking may be provided. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway.

.3 Shall be subject to the following additional requirements and restrictions, for townhouse dwelling uses:

.a Shall only be permitted within 35 metres of a Natural System (NS) zone.

.b Minimum Dwelling Unit Width: 6.0 metres

.c Minimum Setback from the Front Wall of a Dwelling to the Curb of a Private Street or Private Lane: 4.5 metres provided that a minimum 6.0 metre setback is provided to a garage door opening.

.d Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting a Public Street: 3.0 metres

.e Minimum Building Separation Distance: 3.0 metres

.f Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street or Private Lane: 1.5 metres

.g Minimum Depth From the rear wall of the building to the Natural System (NS) zone: 6.0 metres

.h Minimum Building Height:

.i 2 storeys.

.ii 3 storeys abutting Lagerfeld Drive.

.i Maximum Building Height: 3 storeys

.j Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.

.k Garage Control:

.i Maximum garage door width shall be 2.5 metres.

.ii The maximum interior garage width shall be 0.6 metres wider than the permitted garage door width.

.l The Maximum Driveway Width Shall not exceed the width of the garage.

.m A garage shall only be accessed by a Private Lane or Private Street.

.4 Shall be subject to the following additional requirements and restrictions, for stacked back to back townhouse dwelling uses:

.a Minimum Dwelling Unit Width: 5.5 metres

.b Minimum Setback from the Front Wall of a Dwelling to the Curb of a Private Street or Private Lane: 4.5 metres

.c Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting Public Street: 3.0 metres

.d Minimum Building Separation Distance: 3.0 metres

.e Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street or Private Lane:1.5 metres

.f Minimum Setback to a Private Lane:1.5 metres

.g Minimum Building Height: 3 storeys

.h Maximum Building Height: 4.5 storeys, excluding a stairwell enclosure

.i Minimum landscaped open space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.

.j Parking shall be provided in a layby lane, a Private Lane, or Private Street. In addition, in a surface parking lot up to 25% of the parking may be provided. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway.

.5 Shall be subject to the following additional requirements and restrictions for live-work townhouse uses:

.a The following additional uses are permitted within a Live-Work Townhouse Dwelling on the ground floor:

.i a residential unit

.ii bank, trust company and finance company

.iii service shop

.iv retail establishment with no outdoor storage or display

.v home occupation

.vi commercial, technical or recreational school

.vii art gallery

.viii artist and photography studio including framing

.ix personal service shop

.x health or fitness centre

.xi a dining room restaurant, take-out restaurant

.xii a laundromat

.xiii a dry cleaning and laundry distribution station

.xiv a printing or copying establishment

.xv a custom workshop

.xvi an animal hospital

.xvii a convenience store

.xviii an office, including the office of a health care practitioner

.xix a day nursery

.xx a police station

.xxi purposes accessory to the other permitted purposes

.xxii a billiard hall or pool hall

.b The following uses shall be prohibited:

.i amusement arcade

.ii massage or body rub parlour

.iii the repair and servicing of motor vehicles or internal combustion engines

.iv adult video store or adult book store

.v outside storage of goods and materials

.c Shall only be permitted within 35 metres of Lagerfeld Drive.

.d Minimum Dwelling Unit Width: 6.0 metres

.e Minimum Setback from the Front Wall of a Dwelling to the Curb of a Private Street or Private Lane: 4.5 metres

.f Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting Public Street: 3.0 metres

.g Minimum Separation between the Side Walls of a Dwelling: 3.0 metres

.h Minimum Setback from the Side Wall of a Dwelling to the sidewalk or Curb of a Private Street or Private Lane: 1.5 metres

.i Minimum Building Height: 3 storeys

.j Maximum Building Height: 4.5 storeys

.k Minimum landscaped open space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments as per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.

12.776.3 for the purposes of Exception 776:

.1 Despite any division of the lands, including a Public Street network, all lands zoned R3L – Exception 776 shall be treated as one lot for zoning purposes.

.2 Private Street shall mean a private thoroughfare providing primary access to abutting uses, but shall not include a public street or private or public lane.

.3 Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic, and shall not include a private or public street or public lane.

.4 There are no minimum lot depths, minimum front yard depths, minimum interior side yard depths, minimum exterior side yard depths, minimum rear yard depths, minimum lot widths, minimum lot areas, or lot coverage requirements for back to back townhouse dwellings, townhouse dwellings, rear lane townhouse dwellings, stacked back to back townhouse dwellings and live-work townhouse dwellings.

.5 Where walls for townhouse dwellings, back-to-back townhouse dwellings, rear lane townhouse dwellings, stacked back to back townhouse dwelling and live-work dwellings are not facing a Private Lane or Private Street and are not considered a side wall (i.e. face-to-face separation), a central court yard shall have a minimum distance between front walls of 12 metres.

12.778 Exception 778

12.778.1 The lands shall only be used for the following purposes:

.1 Those uses permitted by a LC zone; and,

.2 A commercial school;

12.778.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum front yard depth: 3 metres;

.2 Minimum exterior side yard width: 3 metres;

.3 Minimum interior side yard width and minimum rear yard depth:

- .a To a one storey building – 6.0 metres
- .b To a two storey building – 9.0 metres;

.4 Minimum landscaped buffer, except at approved access locations:

- .a 6.0 metres wide along Chinguacousy Road; and,
- .b 3.0 metres wide along all other lot lines.

.5 Notwithstanding Exception 778.2(4)(a), a building may encroach a maximum of 3.0 metres into the minimum required landscaped buffer along Chinguacousy Road.

12.779 Exception 779

12.779.1 The lands shall only be used for the following purposes:

.1 Commercial

- .a a retail establishment having no outside storage
- .b a service shop
- .c a personal service shop
- .d a bank, trust company and finance company, with no drive-through
- .e an office
- .f a dry cleaning and laundry distribution station
- .g a laundromat
- .h a dining room restaurant, a take-out restaurant
- .i a printing or copying establishment
- .j a health or fitness centre
- .k a custom workshop, having no outside storage
- .l an animal hospital
- .m a commercial, technical or recreational school

.2 Other:

- .a Purposes accessory to the other permitted purposes

12.779.2 Shall not be used for the following purposes:

.1 an adult video store

.2 an adult entertainment parlour

.3 an amusement arcade

.4 a body art and /or tattoo parlour

.5 a massage or body rub parlour

.6 a drive-through facility associated with any use

.7 a tool equipment and rental establishment

.8 a day nursery

.9 a religious institution

.10 a community centre

.11 hotel or motel

.12 a school other than a technical or business school

12.779.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 2.0 metres

.2 Maximum Front Yard Depth: 4.5 metres

.3 Minimum Setback to Daylight Triangle: 2.0 metres

.4 Minimum Exterior Side Yard Width: 4.0 metres

.5 Maximum Exterior Side Yard Width: 6.0 metres

.6 Minimum Rear Yard Depth: 4.5 metres

.7 Minimum Interior Side Yard Width: 4.5 metres

.8 Minimum Building Height: 7.0 metres for that portion of the building adjacent to the daylight triangle or along the lot line within 3.0 metres of the daylight triangle.

.9 Maximum Building Height: 4 storeys

.10 Minimum Landscaped Open Space:

.a Front Yard:

.i 2.0 metres, except at approved access locations

.ii 3.0 metres, where a parking area is adjacent to the street, except at approved access locations

.b Exterior Side Yard:

4.5 metres, except at approved access locations

.c Interior Side Yard: 3.0 metres

.d Rear Yard: 3.0 metres

.11 Minimum Gross Floor Area for Each Building:

1,000 square metres

.12 Building Façade Zone:

Building walls adjacent to the front or exterior lot line and 4.6 metres above grade or less shall have a minimum length of 60% of the length of the front or exterior lot line

.13 Windows and Doors at Grade:

On any wall adjacent to a street line, no less than 50% of the gross area of the portion of the wall that is less than 4.6 metres above grade shall have windows and/or doors

.14 A minimum of one on-site loading space shall be provided

.15 For the purposes of this Exception, the property line abutting Hansen Road shall be considered the front lot line

12.779.4 for the purposes of Exception 779:

.1 The entire lands zoned Exception 779 shall be considered one lot for zoning purposes.

12.780 Exception 780

12.780.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 780.1(a), or the purposes permitted by Exception 780.1(b), but not both sections or not any combination of both sections:

.a either:

.i those purposes permitted in an OS zone; and,

.ii those purposes permitted in an I1 zone.

.b or:

.i those purposes permitted in an R1-Exception 757 zone;

.ii those purposes permitted in an R1-Exception 759 zone; and,

.iii a park, playground or recreation facility operated by a public authority.

12.780.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted in a R1-Exception 757 zone, the requirements and restrictions as set out in a R1-Exception 757 zone.

.2 for those uses permitted in a R1-Exception 759 zone, the requirements and restrictions as set out in an R1-Exception 759 zone.

12.781 Exception 781

12.781.1 The lands shall only be used for the following purposes:

.1 A supportive housing apartment dwelling

.2 Purposes accessory to the permitted purposes

12.781.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 1225 square metres

.2 Minimum Lot Width: 32 metres

.3 Minimum Lot Depth: 35 metres

.4 Minimum Front Yard Depth: 1.5 metres

.5 Minimum Interior Side Yard Width: 10.0 metres

.6 Minimum Exterior Side Yard Width (excluding the Daylight Triangle): 3 metres

.7 Minimum Setback to Daylight Triangle: 0.5 metres

.8 Minimum Rear Yard Depth: 4.5 metres

.9 Minimum Building Height: 3 storeys

.10 Minimum Width of Landscape Open Space:

- .a Front Yard: 1.5 metre, excluding any approved driveway or access locations
- .b Rear Yard: 4.5 metres adjacent to a building and 0.4 metres adjacent to a parking space or driveway aisle
- .c Interior Side Yard:
- .d 3.5 metres, which may be reduced to 2.2 metres adjacent to a parallel parking space.
- .e Exterior Side Yard: 3.0 metres
- .f Adjacent to the Daylight Triangle: 0.5 metres

.11 Maximum Floor Space Index: 1.2

.12 Maximum Number of Units: 26

.13 Maximum Unit Size: 59.5 square metres

.14 Minimum Parking Spaces:

- .a The following parking spaces shall be provided:
  - .i Residential Parking Spaces

.ii A minimum of 0.21 spaces per unit

.iii A minimum of 0.17 spaces per unit

12.781.3 for the purposes of Exception 781.:

.1 the front lot line shall be the lot line adjacent to Henderson Avenue.

.2 "SUPPORTIVE HOUSING APARTMENT DWELLING" shall mean an apartment dwelling, owned, operated or funded by the Regional Municipality of Peel, or the province of Ontario, that contains independent dwelling units but provides on-site support services for residents.

.3 All the lands zoned R3L – Exception 781 shall be considered one lot for zoning purposes.

12.782 Exception 782

12.782.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in Agricultural Zone of this by-law.

12.782.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.3 hectares.

12.784 Exception 784

12.784.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by R1 Zone

12.784.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width Interior Lot: 20 metres.

.2 the front of a garage on a corner lot shall not be closer than 6.0 metres to a lot line.

12.785 Exception 785

12.785.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in an R1 zone

12.785.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 352 square metres

.b Corner Lot: 429 square metres

.2 Minimum Lot Width:

.a Interior Lot: 11.0 metres

.b Corner Lot: 13.4 metres

.3 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

.a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

.b the minimum distance between two detached dwellings shall not be less than 1.2 metres;

.c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and,

.d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.4 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.

.5 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling itself, the inside width of the garage shall not exceed 45 percent of the lot width.

.6 Minimum Front Yard Depth: 6.0 metres.

.7 Minimum Lot Depth: 32.0 metres.

.8 Minimum Exterior Side Yard Depth: 3.0 metres.

.9 Minimum Rear Yard Depth: 7.6 metres.

.10 Maximum Building Height: 10.6 metres.

12.786 Exception 786

12.786.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by the I1 Zone;

12.786.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Landscaped Open Space:

.a a minimum of 9.0 metres shall be provided and maintained abutting Torbram Road, except at approved driveway locations; and,

.b a minimum of 3.0 metres shall be provided and maintained abutting Sandalwood Parkway, except at approved driveway locations.

.2 Building Setback from Torbram Road:

.a Maximum: 18.0 metres;

.b Minimum: 7.6 metres

12.787 Exception 787

12.787.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by the R1 Zone;

12.787.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 8 metres;

12.788 Exception 788

12.788.1 The lands shall only be used for the following purposes:

.1 an office, including a dental office;

.2 a retail establishment excluding a convenience store;

.3 a personal service shop, which does not include a body art and/or tattoo parlour or a massage or a body rub parlour;

.4 a trust company and finance company.

12.788.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width - 18 metres;

.2 Minimum setback from Queen Street West lot line - 3 metres;

.3 Minimum side yard width - 1.2 metres on the west side and 6.0 metres on the east side;

.4 Minimum rear yard depth - 25 metres;

.5 Maximum building height - 2 storeys;

.6 Landscaped Open Space –

.a Minimum 3.0 metre wide landscaped strip abutting Queen Street West, except at approved access locations;

.b Minimum 1.5 metre wide landscaped strip abutting a residential zone, notwithstanding the driveway location;

.c Minimum 1.5 metre wide landscaped strip along the rear lot line.

.7 Minimum driveway width leading to a rear parking lot - 3.4 metres;

.8 Minimum number of parking spaces – 10;

.9 A drive-through facility is not permitted;

.10 All garbage and refuse including any containers for the storage of recyclable materials, shall be enclosed;

.11 Outside storage, including display of goods and materials, is not permitted.

12.789 Exception 789

12.789.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group; and,

.3 purposes accessory to the other permitted purposes.

12.789.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 350 square metres and 180 square metres per dwelling unit
- .b Corner Lot: 450 square metres, with 270 square metres for the dwelling unit closest to the flankage lot line

.2 Minimum Lot Width:

- .a Interior Lot: 12 metres and 6 metres per dwelling unit
- .b Corner Lot: 15 metres, with 9 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Interior Side Yard Width: 1.2 metres, except where the common wall of semidetached dwelling units coincides with a side lot line, the side yard may be zero

.4 Minimum Exterior Side Yard Width: 3 metres and 6 metres to a garage facing the flankage

.5 Minimum Rear Depth: 7.5 metres

.6 Maximum Building Height: 10.6 metres

.7 any exterior overhead garage door shall not exceed 2.75 metres in width;

.8 minimum length of common wall attached: 6 metres on the ground floor exclusive of a garage;

.9 30% to 40% of the dwelling units shall have second floor components partially (1/2 to 3/4) built over garage, and another 30% to 40% of the dwelling units shall have second floor components significantly (over 3/4) built over garage; and

.10 a minimum of 30% of the garages shall be facilitated with windows on the side walls facing the landscaped front yard.

12.3467 Exception 3467

12.3467.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R2-Exception 884 zone

12.3467.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a The requirements and restrictions as set out in the R2-Exception 884 zone.

.b The second storey of a street townhouse dwelling unit may be located closer to the rear lot line than the second storey wall of an abutting street townhouse dwelling unit.

.c Maximum Driveway Width: 3.0 metres.

.d Parking: For each unit within a street townhouse dwelling, a minimum of two parking spaces.

12.3467.3 for the purposes of Exception 3467:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 3467.2

.2 For a street townhouse dwelling, direct pedestrian access for each dwelling unit from the front yard to the rear yard shall be accessed from the side yard, or, from a unit of a townhouse dwelling on a corner lot. A corner lot, shall mean a lot pertaining to an end unit of a townhouse dwelling where the exterior side wall of the particular end unit faces an adjacent public street or any lands forming part of a common elements condominium.

12.791 Exception 791

12.791.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone

12.791.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 375 square metres

.2 Minimum Lot Width: Interior Lot: 12.5 metres Corner Lot: 14.3 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth:

- .a 11 metres, where the rear lot line is adjacent to Hurontario Street.
- .b 7.5 metres, where the rear lot line is not adjacent to Hurontario Street.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;.
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

12.792 Exception 792

12.792.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone

12.792.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 425 square metres

.2 Minimum Lot Width: Interior Lot: 12.5 metres Corner Lot: 14.3 metres

.3 Minimum Lot Depth: 34 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth:

- .a 10.8 metres, where the rear lot line is adjacent to Wanless Drive;
- .b 7.5 metres where the rear lot line is not adjacent to Wanless Drive

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.8 Minimum Landscaped Open Space

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

12.793 Exception 793

12.793.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone

12.793.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 342 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres
- .b Corner Lot: 15.5 metres

.3 Minimum Lot Depth: 25 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area;
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main e entrance.
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.794 Exception 794

12.794.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone

12.794.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 463.6 square metres

.2 Minimum Lot Width: Interior Lot: 12.2 metres Corner Lot: 14.0 metres

.3 Minimum Lot Depth:

.a 30 metres

.b 24 metres, in the case of a corner lot, where the rear lot line is adjacent to Wanless Drive.

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth:

.a 8.9 metres, where the rear lot line abuts the east limit of the Canadian Pacific Railway right-of-way;

.b 10.8 metres, where the rear lot line is adjacent to Wanless Drive;

.c 7.5 metres, in all other cases, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area;

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main e entrance.

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.795 Exception 795

12.795.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone

12.795.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 341.6 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.2 metres
- .b Corner Lot: 14.0 metres

.3 Minimum Lot Depth: 28 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres, 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area;
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main e entrance.
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.796 Exception 796

12.796.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone

12.796.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 312.5 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.5 metres
- .b Corner Lot: 14.3 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres, 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area;
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main e entrance.
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.797 Exception 797

12.797.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone

12.797.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 312.5 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.5 metres
- .b Corner Lot: 14.3 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres, 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area;
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main e entrance.
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.798 Exception 798

12.798.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the LC zone.

.2 a medical office.

.3 a private school/tutoring establishment.

.4 purposes accessory to the other permitted purposes. and

12.798.2 Shall not be used for the following purposes:

.1 adult entertainment parlour;

.2 adult video store;

.3 pool hall or amusement arcade;

.4 temporary open air markets; and, a tavern.

12.798.3 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in LC zone.

.2 minimum landscaped open space-20% of the required front yard and 50% of the required exterior side yard.

.3 Bell switchgear may be exempted from the requirements and restrictions of the LC- zone, subject to confirmation from Bell Canada.

12.798.4 for the purposes of Exception 798:

.1 shall also be subject to the requirements and restrictions relating to the LC- zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 798.3.

12.799 Exception 799

12.799.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a a hotel or motel;

.b a motor vehicle sales, rental or leasing establishment;

.c a motor vehicle repair shop;

.d a dining room restaurant, a convenience restaurant, a take-out restaurant with or without drive-through facilities;

.e banquet facilities;

.f an office;

.g a retail establishment without the outside storage of goods and materials;

.h a personal service shop;

.i a dry cleaning and laundry distribution station;

.j a bank, trust company, or finance company;

.k a custom workshop

.l a radio or television broadcasting and transmission establishment;

.m a furniture and appliance store;

.n a recreational facility or structure;

.o a community club;

.p a convenience store;

.q a service shop;

.r a laundromat; and,

.s a parking lot.

.2 Industrial:

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;

.b a printing establishment; and,

.c a warehouse.

12.799.2 the following purposes shall not be permitted;

.1 adult entertainment parlour;

.2 adult video store;

.3 amusement arcades including pool or billiard halls; and,

.4 temporary open air markets:

12.799.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Side Yard Width: 8.0 metres;

.2 Minimum Rear Yard Depth: 15.0 metres;

.3 Minimum Lot Width: 102 metres;

.4 Maximum Building Height: 8.6 metres;

.5 Minimum Landscaped Open Space: 50 percent of required front, exterior side and rear yards;

.6 Landscaped Buffer Area: a landscaped buffer area having a minimum width of 15.0 metres shall be provided abutting Highway Number 10;

.7 Outdoor Storage: no storage shall be permitted outside a building;

.8 restaurant refuse storage shall be enclosed in a climate controlled area within a building;

.9 all garbage and refuse storage, other than restaurant refuse storage, but including any container for the storage of recyclable materials, shall be enclosed within a building:

.10 parking shall be provided in accordance with General Provisions for Commercial Zones and General Provisions for Industrial Zones of this by-law; and,

.11 no building shall be located closer than 10 metres to the limit of the Trans-Canada Pipeline Right-of-Way.

12.800 Exception 800

12.800.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.800.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in an R1 zone.

.2 porches and balconies, with or without cold cellars or foundations may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.

.3 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.800.3 for the purposes of Exception 800:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 800.2.

12.801 Exception 801

12.801.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.801.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in an R1 zone.

.2 porches and balconies, with or without cold cellars or foundations may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.

.3 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.801.3 for the purposes of Exception 801:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 801.2.

12.802 Exception 802

12.802.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone

12.802.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.26 hectares

.2 Minimum Lot Width: 38.1 metres

.3 Minimum Lot Depth 35 metres

.4 Minimum Front Yard Depth:

- .a for a dwelling constructed prior to January 1, 1996, 11.8 metres or the actual front yard setback, whichever is greater
- .b for all other lots: 15 metres

.5 Minimum Interior Side Yard Width: 3.0 metres, plus 0.6 metres for each additional storey or part thereof.

.6 Maximum Building Height: 7.6 metres

.7 Minimum Floor Area:

- .a for a dwelling constructed prior to January 1, 1996, 148 square metres or the actual gross floor area, whichever is greater
- .b for all other lots:
  - .i one storey: 185.8 square metres
  - .ii more than one storey: 232.2 square metres

.8 Maximum Lot Coverage: 25 percent

.9 Minimum Distance Separation Between Dwellings: 15 metres

12.803 Exception 803

12.803.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.803.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in a R1 zone.

.2 porches and balconies, with or without cold cellars or foundations may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.

.3 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.803.3 for the purposes of Exception 803:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 803.2.

12.804 Exception 804

12.804.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.804.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in an R1 zone.

.2 porches and balconies, with or without cold cellars or foundations may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.

.3 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.804.3 for the purposes of Exception 804:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 804.2

12.805 Exception 805

12.805.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.805.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 363 square metres;

.b Corner Lot: 417 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 12.1 metres;

.b Corner Lot: 13.9 metres;

.3 Minimum Rear Yard Depth: 7.5 metres;

.4 where a garage faces a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;

.5 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.806 Exception 806

12.806.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.806.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 334.66 square metres
- .b Corner Lot: 405.35 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9.99 metres
- .b Corner Lot: 12.1 metres

.3 Minimum Lot Depth: 33.5 metres

.4 Minimum Rear Yard Depth: 7.5 metres

.5 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- .a the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
- .b the minimum distance between two detached dwellings shall not be less than 1.2 metres;
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
- .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.6 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.7 for an interior lot where a portion of the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.

.8 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.807 Exception 807

12.807.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.807.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Corner Lot: 318 square metres

.2 Minimum Lot Width:

.a Corner Lot: 10.6 metres

.3 Minimum Rear Yard Depth: 7.5 metres

.4 the Minimum Interior Side Yard Width shall be 1.2 metres on one side and 0.6 metres on the other side, provided that:

.a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

.b the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;

.c the minimum distance between two detached dwellings shall not be less than 1.2 metres;

.d where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall. and

.e where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.5 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 for an interior lot where a portion of the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.

.7 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.808 Exception 808

12.808.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.808.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Semi-Detached Dwelling: Interior Lot: 408 square metres per lot and 204 square metres per dwelling unit.

.2 Minimum Width:

.a Semi-Detached Dwelling: Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit

.3 Minimum Interior Side Yard Width:

.a Semi-Detached Dwelling: 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero metres.

.4 Minimum Rear Yard Depth: 7.5 metres

.5 where a garage faces a front or a side lot line, the minimum setback to the front of the garage shall be 6 0 metres:

.6 for an interior lot where a portion of a garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 50 percent of the lot width.

.7 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

12.809 Exception 809

12.809.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 all auxiliary group home and,

.3 purposes accessory to the other permitted purposes.

12.809.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 490 square metres and 245 square metres per dwelling Unit.

.b Corner Lot: 545 square metres and 284 square metres for the dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

.a Interior Lot: 13.5 metres and 6.75 metres per dwelling Unit.

.b Corner Lot: 14.6 metres and 7.85 metres for the dwelling Unit closest to the flankage lot line.

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 6.0 metres to a garage, 4.0 metres to the front wall of the dwelling.

.5 Minimum Interior Side Yard: 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be 0 metres.

.6 Minimum Exterior Side Yard Width: 2.85 metres.

.7 Minimum Rear Yard Depth: 7.6 metres.

.8 Maximum Building Height: 10.6 metres.

.9 Minimum Landscaped Open Space: 50 percent of the front yard of an interior lot, 60 percent of the front yard of an exterior lot, or 40 percent of the front yard of a lot where the side lot lines converge towards the front lot line.

.10 where a garage faces a side lot line the minimum setback to the font of the garage shall be 6.0 metres.

.11 from an interior lot, where the portion of a garage door is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.

12.810 Exception 810

12.810.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.810.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in an R1 zone.

.2 porches and balconies, with or without cold cellars or foundations may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.

.3 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.810.3 for the purposes of Exception 810:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 810.2.

12.811 Exception 811

12.811.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 Zone

12.811.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.26 hectares

.2 Minimum Lot Area for any lot created by consent involving No. 24 Crescent Hill Drive as it was municipally known on July 1, 1997: 0.217 hectares

.3 Minimum Lot Width: 36.5 metres

.4 Minimum Lot Depth 35 metres

.5 Minimum Front Yard Depth:

- .a for a dwelling constructed prior to January 1, 1996, 11.8 metres or the actual front yard setback, whichever is greater
- .b for all other lots: 15 metres

.6 Minimum Interior Side Yard Width: 3.0 metres, plus 0.6 metres for each additional storey or part thereof

.7 Maximum Building Height: 7.6 metres

.8 Minimum Floor Area:

- .a for a dwelling constructed prior to January 1, 1996, 148 square metres or the actual gross floor area, whichever is greater
- .b for all other lots:
  - .i one storey: 185.8 square metres
  - .ii more than one storey: 232.2 square metres

.9 Maximum Lot Coverage: 25 percent

.10 Minimum Distance Separation Between Dwellings: 15 metres

12.812 Exception 812

12.812.1 The lands shall only be used for the following purposes:

.1 a gas bar;

.2 a service station;

.3 a motor vehicle washing establishment;

.4 a convenience store;

.5 a retail establishment having no outside storage;

.6 a service shop;

.7 a personal service shop;

.8 a convenience restaurant; a dining room restaurant, and a take out restaurant;

.9 a dry cleaning and laundry distribution station;

.10 a laundromat;

.11 a printing or copying establishment;

.12 a community club;

.13 a health centre;

.14 a custom workshop;

.15 a taxi or bus station;

.16 a banquet facility;

.17 a tool and equipment rental establishment;

.18 an office;

.19 a bank, trust company or finance company;

.20 a parking lot;

.21 an animal hospital; and

.22 purposes accessory to other permitted uses.

12.812.2 The lands shall be subject to the following requirements and restrictions:

.1 a 3 metre wide landscaped open space and a 1.8 metre high masonry wall shall be provided along the northerly limit of the property;

.2 a 3 metre wide landscaped open space shall be provided along all public roads, except at the location of approved driveways;

.3 no outside storage or display of goods shall be permitted;

.4 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;

.5 all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed; and

.6 an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

12.813 Exception 813

12.813.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.813.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Interior Side Yard shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS, NS or P shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b the minimum distance between two detached dwellings shall not be less than 1.2 metres;
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall; and,
- .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.2 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.

.3 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40% of the lot width.

.4 a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semidetached garage coincides with a side lot line, the side yard may be 0 metres.

.5 a detached garage shall not have a gross floor area in excess of 24.0 square metres.

12.814 Exception 814

12.814.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.814.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

- .a Interior Lot: 10.0 metres
- .b Corner Lot: 13.0 metres

.2 Minimum Lot Area:

- .a Interior Lot: 300 square metres
- .b Corner Lot: 390 square metres

.3 a detached garage shall not have a gross floor area in excess of 33.0 square metres.

.4 a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line

.5 the requirements and restrictions contained in Exceptions 813.2(1) to 813.2(3) inclusive

.6 any building or structure, including any accessory structures or buildings, swimming pools, decks and patios, shall not be located within 5 metres of the Natural System (NS) zone pertaining to the Fletchers Creek Valley.

12.815 Exception 815

12.815.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.815.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.5 metres.

.2 a detached garage shall not have a gross floor area in excess of 39.0 square metres.

.3 a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line

.4 the requirements and restrictions contained in Exception 813.2(1), to 813.2(3) inclusive.

.5 any building or structure, including any accessory structures or buildings, swimming pools, decks and patios, shall not be located within 5 metres of the Natural System (NS) Zone pertaining to the Fletchers Creek Valley.

12.816 Exception 816

12.816.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling; and,

.2 purposes accessory to the other permitted purposes.

12.816.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 411 square metres per lot, and 205 square metres per dwelling unit.

.b Corner Lot: 501 square metres per lot, and 295 square metres for the dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

.a Interior Lot: 13.7 metres, and 6.85 metres per dwelling unit.

.b Corner Lot: 16.7 metres, and 9.85 metres for the dwelling closest to the flankage lot line.

.3 Minimum Front Yard Depth: 4.5 metres.

.4 Minimum Interior Side Yard: 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be 0 metres.

.5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front wall of the dwelling unit itself, the garage door width shall not exceed 40% of the lot width.

.7 a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semidetached garage coincides with a side lot line, the side yard may be 0 metres.

.8 a detached garage shall not have a floor area in excess of 24 square metres.

.9 no dwelling or structures shall be located within 7.5 metres of the Highway Number 7 right-of-way.

.10 any building or structure, including any accessory structures or buildings, swimming pools, decks and patios, shall not be located within 5 metres of the Natural System (NS) Zone pertaining to the Fletchers Creek Valley.

12.817 Exception 817

12.817.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.817.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in an R1 zone.

.2 porches and balconies, with or without cold cellars or foundations may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.

.3 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.817.3 for the purposes of Exception 817:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 817.2.

12.818 Exception 818

12.818.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling; and,

.2 purposes accessory to the other permitted purposes

12.818.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling, structures or frontage roads shall be located within 13.7 metres of the Highway Number 7 right-of-way.

.2 Minimum Dwelling Unit Width: 5.4 metres.

.3 Minimum Front Yard Depth shall be 10.5 metres except where a unit flanks McLaughlin Road, the minimum front yard depth shall be 7.5 metres.

.4 Minimum Interior Side Yard Depth: 3.0 metres except where a unit flanks the southerly property line, the minimum interior side yard setback shall be 1.8 metres.

.5 Maximum Building Height : 3 storeys.

.6 the maximum number of dwelling units which may be attached shall not exceed 8.

.7 the maximum number of dwelling units shall be 78.

.8 Minimum Landscaped Open Space: 45% of the lot area.

.9 where a garage faces a road or driveway the minimum setback from the limit of the driveway to the front of the garage shall be 6.0 metres.

.10 where the rear of a dwelling unit faces a lot line, the setback shall be a minimum 7.5 metres.

.11 no building or structure shall be located with 10.5 metres of the McLaughlin Road right-of-way except where a unit flanks McLaughlin Road, no building or structure shall be located within 7.5 metres of the McLaughlin Road right-of-way.

.12 where the rear of a dwelling unit faces lands zoned Natural System (NS), the setback from the rear elevation of the dwelling unit to the lands zoned Natural System (NS) shall be a minimum of 11.0 metres.

.13 no building or structure including any accessory structures or buildings, swimming pools, decks and patios, shall be located within a minimum of 5 metres of the Natural System (NS) Zone pertaining to the Fletchers Creek Valley.

12.819 Exception 819

12.819.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.819.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in an R1 zone.

.2 porches and balconies, with or without cold cellars or foundations may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.

.3 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.819.3 for the purposes of Exception 819:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 819.2.

12.820 Exception 820

12.820.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an GC zone

12.820.2 The lands shall be subject to the following requirements and restrictions:

.1 no buildings or structures shall be located within 13.7 metres of the Highway Number 7 right-of-way.

12.821 Exception 821

12.821.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.821.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in an R1 zone.

.2 porches and balconies, with or without cold cellars or foundations may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.

.3 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.821.3 for the purposes of Exception 821:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 821.2.

12.822 Exception 822

12.822.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 822.1(1)(a), or the purposes permitted by Exception 822.1(1)(b), but not both sections and not any combination of both sections:

.a either:

.i a public or private school;

.ii a day nursery;

.iii a park, playground or recreation facility operated by a public authority; and,

.iv purposes accessory to the other permitted purposes.

.b or:

.i those purposes permitted in a R1 – Exception 813 zone; and

.ii a park, playground or recreation facility operated by a public authority

12.822.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted in an R1-Exception 813 zone, the requirements and restrictions as set out in an R1-Exception 813 zone.

.2 for those uses permitted by Exception 822.1(1)(a), the requirements and restrictions relating to the I1 zone.

.3 any building or structure, including any accessory structures or buildings, swimming pools, decks and patios, shall not be located within 5 metres of the Natural System (NS) Zone pertaining to the Fletchers Creek Valley.

12.823 Exception 823

12.823.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.823.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 324 square metres

.b Corner Lot: 405 square metres

.2 Minimum Lot Depth: 27 metres

.3 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 metres on the other side,

.b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall

.4 Minimum Front Yard Depth: 4.5 metres

.5 Minimum Rear Yard Depth: 6 metres

.6 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

12.824 Exception 824

12.824.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.824.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Interior Side Yard shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS, NS or P shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
- .c the minimum distance between two detached dwellings shall not be less than 1.2 metres;
- .d where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall; and,
- .e where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.2 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.

.3 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40% of the lot width.

.4 a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semi detached garage coincides with a side lot line, the side yard may be 0 metres.

.5 a detached garage shall not have a gross floor area in excess of 24.0 square metes.

12.825 Exception 825

12.825.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.825.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a Interior Lot: 10.0 metres.

.b Corner Lot: 13.0 metres.

.2 Minimum Lot Area:

.a Interior Lot: 300.0 metres.

.b Corner Lot: 390.0 metres.

.3 the requirements and restrictions contained in Exception 824.2.

.4 a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line.

.5 a detached garage shall not have a gross floor area in excess of 33.0 square metres.

12.826 Exception 826

12.826.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.826.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.5 metres.

.2 a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line.

.3 detached garage shall not have a gross floor area in excess of 39.0 square metres.

.4 the requirements and restrictions contained in Exception 824.2(1).

12.827 Exception 827

12.827.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 a townhouse dwelling containing street townhouse dwellings; and,

.3 purposes accessory to the other permitted purposes.

12.827.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling or structures shall be located within 13.7 metres of the Highway Number 7 right-of-way.

.2 Minimum Lot Area per dwelling unit:

- .a Semi-Detached Dwelling:
  - .i Interior Lot: 194.0 square metres; and,
  - .ii Corner Lot: 241.0 square metres.
- .b Townhouse Dwelling:
  - .i Interior Lot: 177.0 square metres; and,
  - .ii Corner Lot: 241.0 square metres.

.3 Minimum Lot Width per Dwelling Unit:

- .a Semi-Detached Dwelling:
  - .i Interior Lot: 9.15 metres; and,
  - .ii Corner Lot: 11.35 metres.
- .b Townhouse Dwelling:
  - .i Interior Lot: 8.35 metres; and,
  - .ii Corner Lot: 11.35 metres.

.4 Minimum Lot Depth: 22.0 metres.

.5 Minimum Front Yard Depth: 4.5 metres.

.6 Minimum Interior Side Yard Width: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS or P, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first, and except where a common wall of the dwelling units coincide with a side lot line, the side yard may be zero.

.7 Minimum Exterior Side Yard Width: 3.0 metres

.8 Minimum Rear Yard Depth: 6.0 metres.

.9 where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

.10 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.11 a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semidetached garage coincides with a side lot line, the side yard may be 0 metres.

.12 a detached garage shall not have a gross floor area in excess of 24.0 square metres

.13 no accessory building shall have a gross floor area in excess of 5.0 square metres, or be located within a front yard, an interior side yard or an exterior side yard.

.14 maximum number of dwelling units per townhouse dwelling: 6

12.828 Exception 828

12.828.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling; and

.2 purposes accessory to the other permitted purposes.

12.828.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling or structures shall be located within 13.7 metres of the Highway Number 7 right-of-way.

.2 Minimum Lot Area per dwelling unit:

- .a Interior Lot: 194.0 square metres; and,
- .b Corner Lot: 241.0 square metres.

.3 Minimum Lot Width per Dwelling Unit:

- .a Interior Lot: 9.15 metres; and,
- .b Corner Lot: 11.35 metres.

.4 Minimum Lot Depth: 22.0 metres.

.5 Minimum Front Yard Depth: 4.5 metres.

.6 Minimum Interior Side Yard Width: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS or P, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first, and except where a common wall of the dwelling units coincide with a side lot line, the side yard may be zero.

.7 Minimum Exterior Side Yard Width: 3.0 metres

.8 Maximum Driveway Width: 3.0 metres.

.9 Minimum Rear Yard Depth: 6.0 metres.

.10 where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

.11 Maximum Width of a Garage: 4.0 metres.

.12 the driveway for all semi-detached dwelling units shall be physically attached with the driveway of the adjoining dwelling unit.

.13 no accessory building shall have a gross floor area in excess of 5.0 square metres, or be located within a front yard, an interior side yard or an exterior side yard.

.14 where a garage faces a front or side lit line, the minimum setback to the front of the garage shall be 6.0 metres.

12.829 Exception 829

12.829.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling; and,

.2 purposes accessory to the other permitted purposes.

12.829.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a Interior Lot: 13.7 metres and 6.85 metres per dwelling unit; and,

.b Corner Lot: 16.7 metres and 9.85 metres for the dwelling closest to the flankage lot line.

.2 Minimum Lot Area:

.a Interior Lot: 411.0 square metres per lot, and 205 square metres per dwelling unit; and,

.b Corner Lot: 501.0 square metres per lot, and 295.0 square metes for the dwelling unit closest to the flankage lot line.

.3 Minimum Front Yard Depth: 4.5 metres.

.4 Minimum Interior Side Yard Width: 1.2 metres, except where a common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be zero.

.5 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40% of the lot width.

.7 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line, except where the common wall of a semi- detached garage coincides with a side lot line, then the side yard may be 0 metres.

12.830 Exception 830

12.830.1 The lands shall only be used for the following purposes:

.1 an office, including medical office and office for a doctor, dentist or drugless practitioner

.2 a bank, trust company or financial institution

.3 a retail establishment

.4 a personal service shop

.5 a dry cleaning and laundry distribution station

.6 a dining room restaurant, a convenience restaurant, a take-out restaurant

.7 a community club

.8 a hotel or motel

.9 a banquet hall

.10 a health and fitness centre

.11 a place of commercial recreation

.12 a commercial, technical or recreational school

.13 a private school

.14 a day nursery

.15 a furniture and appliance store

.16 a service shop

.17 a stormwater management facility

.18 purposes accessory to the other permitted purposes

12.830.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.0 metres

.2 Minimum Setback to Kennedy Road: 4.0 metres

.3 Minimum Setback to Resolution Drive: 3.0 metres

.4 Minimum Setback to Rutherford Road: 3.0 metres

.5 Minimum Rear Yard Depth: 0.0 metres

.6 Minimum Landscaped Open Space:

.a 6.0 metres along Kennedy Road, Steeles Avenue East, Rutherford Road, except at approved access locations and where a building is located within the landscaped area at a setback permitted by the minimum setback to Kennedy Road, Steeles Avenue East and Rutherford Road

.b 3.0 metres along Resolution Drive except at approved access locations and where a building is located within the landscaped area at a setback permitted by the minimum setback to Resolution Drive

.7 Maximum gross floor area of office use not associated with another permitted use: 929 square metres, of which a minimum of 464 square metres shall be located above the ground floor

.8 Retail Establishments shall have a minimum gross floor area of 371 square metres, with the exception that ten (10) retail establishment shall be permitted with a gross floor area less than 371 square metres

.9 No drive-through facilities, including an associated stacking lane, shall be located between the building it serves and the street line

.10 An interior climate controlled garbage room shall be provided in each building

.11 Outside Storage is not permitted

12.830.3 for the purposes of Exception 830:

.1 The Steeles Avenue lot line shall be the front lot line

.2 The entire lands zoned LC - Exception 830 shall be considered one lot for zoning purposes

12.831 Exception 831

12.831.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.831.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Interior Side Yard shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b the minimum distance between two detached dwelling shall not be less than 1.2 metres;
- .c where the distance between the walls of two dwelling is less than 2.4 metres, no window below grade or door will be permitted in any such wall; and,
- .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.2 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.3 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40% of the lot width.

.4 a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semi-detached garage coincides with a side lot line, the side yard may be 0 metres.

.5 a detached garage shall not have a gross floor area in excess of 24.0 square metres.

12.832 Exception 832

12.832.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.832.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.5 metres

.2 a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line.

.3 a detached garage shall not have a gross floor area in excess of 39.0 square metres.

.4 the requirements and restrictions contained in Exception 831.2(1).

12.833 Exception 833

12.833.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling; and,

.2 purposes accessory to the other permitted purposes.

12.833.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 411 square metres per lot, and 205 square metres per dwelling unit.

.b Corner Lot: 501 square metres per lot, and 295 square metres for the dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

.a Interior Lot: 13.7 metres, and 6.85 metres per dwelling unit.

.b Corner Lot: 16.7 metres, and 9.85 metres for the dwelling closest to the flankage lot line.

.3 Minimum Front Yard Depth: 4.5 metres.

.4 Minimum Interior Side Yard Width: 1.2 metres, except where a common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be zero.

.5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40% of the lot width.

.7 a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semi-detached garage coincides with a side lot line, the side yard may be 0 metres.

.8 a detached garage shall not have a gross floor area in excess of 24.0 square metres.

12.834 Exception 834

12.834.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 zone.

12.834.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling shall be located within 30.0 metres of a rail right-of-way.

12.835 Exception 835

12.835.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.835.2 The lands shall be subject to the following requirements and restrictions:

.1 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres; and

.2 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the width of the garage door shall not exceed 40 percent of the lot width.

.3 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between two detached buildings not to be less than 1.2 metres.

12.836 Exception 836

12.836.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.836.6 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 334 square metres

.2 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

.3 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres; and

.4 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the width of the garage door shall not exceed 40 percent of the lot width.

.a Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between two detached buildings not to be less than 1.2 metres.

12.837 Exception 837

12.837.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxillary group home; and

.3 purposes accessory to the other permitted purposes.

12.837.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 411 square metres
- .b Corner Lot: 459 square metres

.2 Minimum Lot Area per unit: 180 square metres

.3 Minimum Lot Width:

- .a Interior Lot: 13.7 metres
- .b Corner Lot: 15.5 metres

.4 the Minimum Lot Width per unit for every lot other than a corner lot shall be 6.1 metres;

.5 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres

.7 Minimum Interior Side Yard Width: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first and except at common walls between units the side yard may be zero;

.8 Minimum Exterior Side Yard: 3.0 metres;

.9 Maximum Building Height: 2 storeys above grade;

.10 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;

.11 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard;

.12 maximum inside width of a garage shall be 4.5 metres provided:

- .a the adjoining unit garage has a maximum inside width of 3.2 metres;
- .b a maximum of 20 percent of the units on any given street may have garages with inside widths over 3.2 metres;

.c notwithstanding 837.12.b above, garages with doors no wider than 2.6 metres are excluded from the 20 percent calculation; and

.13 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

12.838 Exception 838

12.838.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and

.3 purposes accessory to the other permitted purposes.

12.838.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 485 square metres

.2 Minimum Lot Area per unit: 243 square metres

.3 Minimum Lot Width: Interior Lot:

- .a 13.7 metres
- .b Corner Lot: 15.5 metres

.4 the Minimum Lot Width per unit for every lot other than a corner lot shall be 6.1 metres;

.5 Minimum Front Yard Depth: 6 metres to the garage, and 4.5 metres to the front wall of the dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first and except at common walls between units the side yard may be zero;

.8 Minimum Exterior Side Yard: 3.0 metres

.9 Maximum Building Height: 2 storeys above grade;

.10 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;

.11 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard;

.12 maximum inside width of a garage shall be 4.5 metres provided:

- .a the adjoining unit garage has a maximum inside width of 3.2 metres;
- .b a maximum of 20 percent of the units on any given street may have garages with inside widths over 3.2 metres;
- .c notwithstanding Exception 838.12(b) above, garages with doors no wider than 2.6 metres are excluded from the 20 percent calculation; and

.13 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres

12.840 Exception 840

12.840.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.840.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Semi Detached Dwelling:

.i Interior Lot: 408 square metres per lot and 204 square metres per dwelling unit;

.ii Corner Lot: 462 square metres per lot and 258 square metres for the dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

.a Semi-Detached Dwelling:

.i Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit;

.ii Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Interior Side Yard Width:

.a Semi-Detached Dwelling: 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero metres.

.4 Minimum Rear Yard Depth: 7.5 metres

.5 where a garage faces a front or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;

.6 for an interior lot where a portion of a garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 50 percent of the lot width.

12.841 Exception 841

12.841.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.841.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: Corner Lot: 318 square metres

.2 Minimum Lot Width: Corner Lot: 10.6 metres

.3 Minimum Rear Yard Depth: 7.5 metres

.4 the Minimum Interior Side Yard Width shall be 1.2 metres on one side and 0.6 metres on the other side, provided that:

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .b the minimum distance between two detached dwellings shall not be less than 1.2 metres;
- .c where the distance between the walls of two dwellings is less than 1.8 metres, no door or window below grade will be permitted in any such wall, and
- .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.5 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 for an interior lot where a portion of the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.

.7 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.842 Exception 842

12.842.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.842.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: Interior Lot: 334.66 square metres

.2 Minimum Lot Width: Interior Lot: 9.99 metres

.3 Minimum Lot Depth: 33.5 metres

.4 Minimum Rear Yard Depth: 7.5 metres

.5 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS, NS or P shall be 1.2 metres plus 0.6 metres for each additional storey above the first;
- .b the minimum distance between two detached dwellings shall not be less than 1.2 metres;
- .c where the distance between the walls of two dwellings is less than 1.8 metres, no door or window below grade will be permitted in any such wall; and,
- .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.6 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.7 for an interior lot where a portion of the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling units itself, the garage door width shall not exceed 40 percent of the lot width.

.8 the minimum distance measure along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.843 Exception 843

12.843.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.843.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 407 square metres

.2 Minimum Lot Width: 13.8 metres

.3 Minimum Lot Depth: 29.5 metres

.4 Minimum Rear Yard Depth: 7.5 metres

.5 the Minimum Interior Side Yard shall be 0.6 metres provided that:

.6 the minimum distance between two detached dwellings shall not be less than 1.2 metres;

.7 where the distance between the walls of two dwellings is less than 1.8 metres, no door or window below grade will be permitted in any such wall; and,

.8 where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 3.10.1 may project into the yard shall not exceed 35 centimetres.

.9 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.10 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.845 Exception 845

12.845.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage of goods and materials:

.2 a hotel or motel;

.3 a parking lot;

.4 a tavern;

.5 a taxi or bus station;

.6 banquet facilities;

.7 a community club;

.8 a convenience store;

.9 a personal service shop;

.10 a tool and equipment rental establishment;

.11 a dry cleaning and laundry distribution centre;

.12 a bank, trust company and finance company, with or without a drive-through facility;

.13 a dining room restaurant, a convenience restaurant, a take-out restaurant, with or without drive-through facility;

.14 crisis care facilities; and,

.15 purposes accessory to the other permitted purposes.

12.845.2 The following purposes shall not be permitted:

.1 adult entertainment parlours; pool halls; amusement arcades; and, temporary open air markets shall not be permitted.

12.845.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 20 metres;

.2 Minimum Interior Side Yard Width: 0 metres; except where abutting a residential zone, then the minimum interior side yard width shall be 12.0 metres;

.3 Minimum Rear Yard Depth: 11 metres; and

.4 Minimum Lot Width: 180 metres.

.5 Maximum Building Height: one Storey;

.6 a minimum 4.5 metre wide landscaped open space area abutting Bovaird Drive and a minimum 3.0 metre wide landscaped open space area abutting Mountain Ash Road and a residential zone except at designated driveway access locations;

.7 Maximum Gross Leasable Commercial Floor Area: 16,966 square metres;

.8 restaurant refuse storage shall be enclosed in a climate controlled area within a building;

.9 all garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building; and,

.10 Parking shall be provided on the basis of 1 parking space for every 19 square metres of gross leasable commercial floor area.

12.845.4 for the purposes of Exception 845:

.1 Crisis Care Facility shall mean a place where short-term temporary accommodation is provided for persons in emergency situations.

12.846 Exception 846

12.846.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.846.2 The lands shall be subject to the following requirements and restrictions:

.2 no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.

.3 a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

12.846.3 for the purposes of exception 846:

.1 shall also be subject to the requirements and restrictions relating to Exception 700 and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 846.2.

12.847 Exception 847

12.847.1 The lands shall only be used for the following purposes:

.1 the purposed permitted in the MH Zone with the exception of, a convenience restaurant, a garden centre sales establishment, a tavern, a taxi or bus station, a motor vehicle or boat sales or rental establishment and accessory repair facility, a group home and a lodging house; and

.2 purposes accessory to other permitted purposes.

12.847.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width along Queen Street East: 35 metres

.2 Minimum Below Grade Setback For All Yards: 0.0 metres

.3 Minimum Setback to Queen Street: 0.0 metres

.4 Minimum Setback to James Street: 0.0 metres

.5 Minimum Setback to John Street: 5.0 metres

.6 Minimum Interior Side Yard Width: 0.0 metres

.7 Minimum Setback to an OS Zone: 7 metres

.8 Minimum Setback to Queen Street East above the 2nd storey: 12.0 metres;

.9 Minimum Setback to James Street above the 2nd storey: 12.0 metres;

.10 Minimum Setback to John Street above the 2nd storey: 5.0 metres;

.11 Maximum Building Height: 88.5 metres;

.12 Minimum Landscaped Open Space at grade: 25%;

.13 Minimum Gross Floor Area devoted to commercial users: 37 square metres;

.14 Maximum Overall Floor Space Index: 5.4, (not including underground parking garage);

.15 Minimum Below Grade Setback: 0.0 m abutting all property

.16 Minimum Setback to a railway right of way: 30 metres

.17 Commercial uses shall be restricted to the first two storeys.

.18 Bins for the collection of waste and recyclable materials shall be stored within the building.

12.848 Exception 848

12.848.1 The lands shall only be used for the following purposes:

.1 an office, including a medical office, a retail establishment, a convenience store, a personal service shop, a bank, a trust company or financial company, a dry cleaning establishment and laundry distribution station, a laundromat, a farm produce stand, a health centre, a commercial school, a garden centre establishment and a gas bar; and:

.2 the purposes permitted by the PE – Exception 186.

12.848.2 The lands shall be subject to the following requirements and restrictions:

.1 in respect of the permitted purposes in Exception 848.1(1):

- .a the Maximum Gross Floor Area shall be 7,432 square metres;
- .b a Maximum Gross Leasable Commercial Floor Area used for retail purposes, excluding a convenience store and a garden centre establishment, shall be 1,115 square metres;
- .c all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- .d all garbage and refuse storage, other than that associated with a restaurant, including any containers for the storage of recyclable materials, shall be enclosed;
- .e an adult video store and an amusement arcade shall not be permitted; and
- .f the Minimum Lot Area shall be 31,970 square metres.

.2 in respect of the permitted purposes in Exception 848.1(2)

- .a only one dinning room or convenience restaurant is permitted within an industrial mall as defined in section 5.0 of this by-law provided that the maximum gross floor area of the restaurant is limited to 465 square metres or 5 percent of the gross floor area of the building, which ever is less;
- .b the Minimum Lot Area shall be 31,970 square metres; and
- .c the corresponding requirements and restrictions of the PE – Exception 186 Zone.

12.849 Exception 849

12.849.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the GE zone; or:

.2 the purposes permitted in the LC zone;

12.849.2 The lands shall be subject to the following requirements and restrictions:

.1 in respect of the permitted purposes in Exception 849.1 (1)

.a the requirements and restrictions of the GE zone;

.2 in respect of the permitted purposes in Exception 849.1 (2)

.a the requirements and restrictions of the LC zone

12.850 Exception 850

12.850.1 The lands shall only be used for the following purposes:

.1 retail establishment

.2 service shop

.3 personal service shop

.4 bank, trust company, or finance company

.5 office

.6 laundromat

.7 dry cleaning and laundry distribution station

.8 dining room restaurant, a take-out restaurant

.9 printing or copying establishment

.10 commercial school

.11 place of commercial recreation, but not including a billiard hall

.12 community club

.13 health or fitness center

.14 custom workshop

.15 animal hospital, and

.16 purposes accessory to other permitted uses.

12.850.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 3,400 square metres

.2 Minimum Lot Width: 35 metres

.3 Minimum Building Setback:

.a 3 metres abutting the Steeles Avenue right-of-way

.b 0 metres abutting the easterly lot line.

.4 Minimum Landscaped Open Space: 3 metres abutting the front lot line, westerly lot line, and rear lot line, except at approved access locations.

.5 All garbage and refuse storage, including any containers for the storage of recyclable materials, and all loading areas shall be screened from public rightsof-way

.6 No outdoor storage shall be permitted.

.7 No drive-through use shall be permitted

12.851 Exception 851

12.851.1 The lands shall only be used for the following purposes:

.1 a retail establishment;

.2 a service shop;

.3 a personal service shop;

.4 a bank, trust company, finance company;

.5 an office;

.6 a dry cleaning and laundry distribution station;

.7 a laundromat;

.8 a parking lot;

.9 a dining room restaurant, a convenience restaurant, a take-out restaurant;

.10 a printing or copying establishment;

.11 a place of commercial recreation, but not including a billiard hall;

.12 a community centre;

.13 a health centre;

.14 a custom workshop

.15 a service station;

.16 a commercial school;

.17 a garden centre sales establishment;

.18 an amusement arcade; but not including a billiard hall;

.19 a temporary open air market;

.20 a tavern;

.21 a taxi or bus station;

.22 a motor vehicle or boat sales establishment;

.23 a motor vehicle repair shop;

.24 a swimming pool sales and service establishment;

.25 an animal hospital;

.26 a dairy bar;

.27 a motor vehicle washing establishment;

.28 a hotel;

.29 a furniture and appliance store;

.30 a convenience store;

.31 an art gallery;

.32 a retail warehouse;

.33 a department store;

.34 a home and auto supply store;

.35 a screened outdoor area devoted to the year round display and sale of products and commodities only in conjunction with the purposes permitted by Exception 851.1(17), 851.1(22), 851.1(24), 851.1(29), 851.1(32), 851.1(33), 851.1(34) and 851.1(36);

.36 only one supermarket; and,

.37 purposes accessory to the other permitted purposes.

.38 movie theatres

12.851.2 The lands shall be subject to the following requirements and restrictions:

.1 except for driveway locations, landscaped open spaces shall be provided as follows:

.a a minimum 6.0 metre wide strip abutting Bovaird Drive;

.b a minimum 3.0 metre wide strip abutting Highway Number 410;

.c a minimum 5.0 metre wide strip abutting the easterly extension of Nasmith Street.

.2 Minimum Front Yard Depth: 9.0 metres;

.3 Minimum Exterior Side Yard Depth: 9.0 metres;

.4 Minimum Interior Side Yard Depth: 9.0 metres;

.5 Minimum Rear Yard Depth: 9.0 metres;

.6 no buildings or structures shall be located within 13.7 metres of the Highway Number 410 right-of-way;

.7 Maximum Building Height: no restriction;

.8 restaurant refuse storage shall be enclosed in a climate-controlled area within a building;

.9 any commercial unit having a floor area greater that 600 square metres shall have the opening of waste disposal and loading facilities facing away from residential uses, and shall be appropriately screened;

.10 Minimum Landscaped Open Space: 5% of the lot area;

.11 Minimum Parking Space Requirements:

.a for a hotel, as per section 20;

.b for an office, 1 parking space for each 31 square metres of gross commercial floor area or portion thereof;

.c for all other uses listed in Exception 851.1 of this by-law, 1 parking space for each 19 square metres of gross leasable commercial floor area or portion thereof, except for the purpose permitted by Exception 851.1(35) that shall have a parking requirement of 1 parking space for every 100 square metres.

.12 notwithstanding any other provision of this Zoning By-law, to the contrary, the lands zoned GC-Exception 851, shall be treated as a single lot for zoning purposes.

.13 the Aggregate Maximum Gross Leasable Floor Area for the purposes permitted by Exception 851, excluding the uses permitted by Exception 851.1(5), shall not exceed 84,000 square metres.

.14 movie theatres shall only be permitted to an aggregate of 16 screens and 3,860 seats.

12.851.3 for the purposes of Exception 851:

.1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food products. A Retail Warehouse is not defined as a furniture and appliance store as permitted by Exception 851.1(29).

.2 Department Store shall mean a building occupied by a store primarily engaged in general merchandising at retail of a wide range of commodities organized into a number of individual departments within such building.

.3 Home And Auto Supply Store shall mean a building occupied by a store primarily engaged in the retailing of a wide range of home related commodities, with a significant portion of the store area devoted to the sale of auto parts and accessories, including a specialty auto repair establishment.

12.852 Exception 852

12.852.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling; and,

.2 purposes accessory to the other permitted purposes.

12.852.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Dwelling Unit Width: 5.4 metres.

.2 Minimum Front Yard Depth: 5.0 metres.

.3 Minimum Interior Side Yard Depth: 3.0 metres.

.4 Minimum Rear Yard Depth: 6.9 metres.

.5 Maximum Building Height: 3 storeys.

.6 Minimum Landscaped Open Space: 45% of the lot area.

.7 where a garage faces a road or driveway the minimum setback from the limit of the driveway to the front of the garage shall be 6.0 metres.

.8 no more than two townhouse dwellings shall contain a maximum of 9 townhouse dwelling units.

.9 Maximum Number of Dwelling Units: 182

12.853 Exception 853

12.853.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in Exception 737.

12.853.2 The lands shall be subject to the following requirements and restrictions:

.2 no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.

.3 a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

12.853.3 for the purposes of Exception 853:

.1 shall also be subject to the requirements and restrictions relating to Exception 737 and all the general provisions of this by-law which are not in conflict with the ones set out in exception 853.2.

12.854 Exception 854

12.854.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.854.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 metres;

.b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall; and,

.c where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;

.2 Minimum Rear Yard Depth: 6.0 metres, except where the rear yard abuts an OS, NS or P zone, the minimum rear yard depth shall be 7.5 metres; and,

.3 no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.

12.854.3 for the purposes of exception 854:

.1 shall also be subject to the requirements and restrictions relating to the R1-Exception 735 and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 854.2.

12.855 Exception 855

12.855.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.855.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 metres;

.b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall; and,

.c where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;

.2 Minimum Rear Yard Depth: 6.0 metres, except where the rear yard abuts an open space zone, the minimum rear yard depth shall be 7.5 metres; and,

.3 no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.

.4 a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

12.855.3 for the purposes of exception 855:

.1 shall also be subject to the requirements and restrictions relating to the R1-Exception 735 zone and all the general provisions of this by-law which are not in conflict with the ones set out in exception 855.2.

12.856 Exception 856

12.856.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.856.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 333.0 metres.

.2 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 metres;

.b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall; and,

.c where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;

.3 Minimum Rear Yard Depth: 6.0 metres, except where the rear yard abuts an open space zone, the minimum rear yard depth shall be 7.5 metres; and,

.4 no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.

.5 a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

12.856.3 for the purposes of exception 856:

.1 shall also be subject to the requirements and restrictions relating to the lands zoned in exception 735 zone and all the general provisions of this by-law which are not in conflict with the ones set out in exception 856.2.

12.857 Exception 857

12.857.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.857.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 333.0 metres;

.2 Minimum Front Yard Depth: 3.0 metres;

.3 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 metres;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall; and,
- .c where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;

.4 Minimum Rear Yard Depth: 6.0 metres, except where the rear yard abuts an OS, NS or P zone, the minimum rear yard depth shall be 7.5 metres; and,

.5 a driveway to a garage shall be provided having a minimum length of 5.4 metres;

.6 a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

12.857.3 for the purposes of Exception 857:

.1 shall also be subject to the requirements and restrictions relating to Exception 735 and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 857.2.

.2 Lot Depth shall mean the straight line distance, from the front lot line to the rear lot line of the same lot, which is measured 7.0 metres from the longest of the two side lot lines.

12.858 Exception 858

12.858.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.858.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 333.0 metres.

.2 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 metres;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall; and,
- .c where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;

.3 Minimum Rear Yard Depth: 6.0 metres, except where the rear yard abuts an open space zone, the minimum rear yard depth shall be 7.5 metres; and,

.4 no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.

12.858.3 for the purposes of exception 858:

.1 shall also be subject to the requirements and restrictions relating to the zone in R1-Exception 735 and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 858.2.

12.859 Exception 859

12.859.1 The lands shall only be used for the following purposes:

.1 townhouse dwellings,

.2 townhouse dwellings with one or any combination of the following uses being restricted to, and occupying exclusively, the ground floor of the unit:

- .a a retail establishment,
- .b a personal service shop,
- .c a service shop,
- .d office
- .e medical office,
- .f custom workshop.

.3 accessory uses.

12.859.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum lot area: 170 square metres per dwelling unit

.2 Minimum dwelling unit width: 6 metres.

.3 An open space landscaped area having a minimum area of 45 square metres shall abut the rear or exterior side wall of each dwelling unit.

.4 Minimum building setbacks: 3 metres, except that in no case shall any permanent structures, including above and inground swimming pools, be located closer than 10 metres from a Natural System Zone.

.5 Minimum Landscaped Open Space: 10 metres abutting a Natural System (NS) zone

.6 A minimum of 25 units of the uses permitted in Exception 859.1(2) shall be located within 30 metres of a commercial zone.

.7 No more than 8 dwelling units shall be attached.

.8 No outdoor storage shall be permitted in conjunction with townhouse dwelling units containing a commercial use.

.9 Minimum Landscaped Open Space: 35 percent of the lot area

.10 Maximum Building Height: 2 storeys

.11 Garages:

.a no garage shall project out in front of a dwelling unit more than 1.5 metres beyond a porch or front wall of the dwelling unit.

.b Maximum Garage Door Width:

.i 2.5 metres for a dwelling unit that has a width less than 8.2 metres

.ii 3.1 metres for a dwelling unit that has a width less than 9.2 metres but greater than or equal to 8.2 metres

.iii 3.7 metres for a dwelling unit that has a width greater than or equal to 9.2 metres

.12 The width of a driveway for a townhouse unit shall not exceed the width of the garage of the unit.

.13 A balcony of porch, including eaves and cornices, may project into the minimum front yard by a maximum of 1.8 metres.

.14 An outdoor recreation area having a minimum size of 1,700 square metres shall be provided.

12.860. Exception 860

12.860.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 860.1(2), or the purposes permitted by Exception 860.1(3), but not both sections or not any combination of both sections:

.2 either:

- .a a public or private school;
- .b a day nursery;
- .c a park, playground or recreation facility operated by a public authority; and,
- .d purposes accessory to the other permitted purposes.

.3 or:

- .a those purposes permitted in an R1 - Exception 855 zone; and,
- .b a park, playground or recreation facility operated by a public authority.

12.860.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted in a R1 - Exception 855 zone, the requirements and restrictions as set out in a R1 - Exception 855 zone.

12.861 Exception 861

12.861.1 The lands shall only be used for the following purposes:

.1 warehousing; and,

.2 parking lots as a principal use.

.3 shall allow uses permitted in the LC zone within 50 metres of the front lot line with the exception of the following use:

.a motor vehicle related uses, including sales, service and repair, and body work.

.4 shall allow a bakery as a permitted use within 50 metres of the front lot line;

12.861.2 The lands shall be subject to the following requirements and restrictions:

.1 a minimum front yard setback of 3 metres from the property line and a maximum separation of 20 metres between the centre line of the road and building edge;

.2 a maximum of 50% of the front yard may be used for parking; and,

.3 a minimum 3.0 metre wide continuous landscaped open space strip shall be provided along all public roads except at permitted access locations.

12.861.3 for the purposes of Exception 861:

.1 For the purpose of this by-law the lot line abutting Kennedy Road South is deemed to be the front lot line.

12.862 Exception 862

12.862.1 The lands shall only be used for the following purposes:

.1 Industrial

- .a Warehouse; and,
- .b The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building.

.2 Non-Industrial

- .a a radio or television broadcasting and transmission establishment;
- .b a building supplies sales establishment, with no outside storage;
- .c a recreational facility;
- .d a community club;
- .e an animal hospital;
- .f a business office, excluding offices for medical, dental or drugless practitioners, administrative offices of school boards and governments, and offices or accredited or licensed professionals, such as accountants, architects, engineers, financial advisors, insurance agents/brokers, landscape architects, real estate agents/brokers/appraisers and urban planners;
- .g a bank, trust company or financial institution;
- .h a commercial, technical or recreational school;
- .i a banquet hall; and,
- .j a dining room restaurant or convenience restaurant.

.3 Accessory

- .a an associated educational use;
- .b a retail outlet operated in connection with a particular purpose permitted by this bylaw, provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use;
- .c parking lots accessory to principal use; and
- .d purposes accessory to the other permitted purpose

12.862.2 The following uses shall not be permitted:

.1 a motor vehicle repair shop and /or motor vehicle body shop as a principal or accessory use;

.2 a transport terminal;

.3 obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental of equipment;

.4 a salvage, junk, scrap or bulk storage yard;

.5 outdoor storage as a primary use;

.6 parking lot as a principal use; and,

.7 freight classification yard.

12.862.3 The lands shall be subject to the following requirements and restrictions:

.1 No outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted.

.2 50% of the total gross floor area of the building may be used for a single user, provided that the remaining gross floor area is divided into not less than four units, of not less than 745 square metre

.3 100% of the total gross floor area may be used for a single user, as provided for in Exception 862.1(1) and (2) of this by-law, provided that the number of loading doors is limited to ten.

12.863 Exception 863

12.863.1 The lands shall only be used for the following purposes:

.1 motor vehicle repair: and/or;

.2 motor vehicle or boat sales.

12.863.2 The lands shall be subject to the following requirements and restrictions:

.1 for the purpose of applying zoning provisions, all areas (south of Clarence Street) designated as GC-Exception 863 shall be deemed one lot:

.2 a maximum floor space index of 3.0;

.3 front yard: minimum 3 metres, maximum 8 metres;

.4 parking shall be required at a rate of 1 space for every 19 square metres of gross leasable area;

.5 a maximum of 2 drive-thru facilities shall be permitted;

.6 a drive-thru stacking lane shall not be located within 6 metres of Kennedy Road South or Clarence Street; and

.7 a minimum 3 metre wide continuous landscaped open space strip shall be provided along all public roads except at permitted access locations.

12.864 Exception 864

12.864.1 The lands shall only be used for the following purposes:

.1 shall be used for all uses permitted in the LC zone except for motor vehicle repair, service, body shop or sales establishments;

.2 shall permit commercial schools so long as they are integrated into another building and not be permitted as a stand-alone building;

12.864.2 The lands shall be subject to the following requirements and restrictions:

.1 front yard: minimum 3 metres, maximum 8 metres;

.2 no outside storage or display areas shall be permitted;

.3 a minimum 3 metre wide continuous landscaped open space strip shall be provided along all public roads except at permitted access locations.

12.864.3 for the purposes of Exception 864:

.1 The lands known as 95 Kennedy Road South shall permit motor vehicle sales for a period not to exceed five years, commencing on the date of approval of Zoning By-Law 256-2006 by the Ontario Municipal Board, subject to the display for sale of no more than three motor vehicles at any given time

12.865 Exception 865

12.865.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.865.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 328 square metres
- .b Corner Lot: 365 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres
- .b Corner Lot: 15.5 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres

.5 the Minimum Interior Side Yard Width shall be 1.2 metres on one side and 0.6 metres on the other side provided that:

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS or P shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b the minimum distance between two detached dwellings shall not be less than 1.2 metres;
- .c where the distance between the walls of row dwellings is less than 1.8 metres, no door or window below grade will be permitted in any such wall; and,
- .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.6 Minimum Rear Yard Depth: 6.0 metres;

.7 the minimum width for a side yard flanking a public walkway or lands zoned OS or P shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

.8 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;

12.866 Exception 866

12.866.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.866.2 The lands shall be subject to the following requirements and restrictions:

.1 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.2 Minimum Front Yard Depth: 4.5 metres

.3 the minimum distance between detached dwellings is not to be less than 1.8 metres

12.867 Exception 867

12.867.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.867.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 438 square metres per lot and 219 square metres per dwelling unit;
- .b Corner Lot: 482 square metres per lot and 254 square metres for the dwelling units closest to the flankage lot line;

.2 Minimum Lot Width:

- .a Interior Lot: 18.3 metres per lot and 9.1 per dwelling unit;
- .b Corner Lot: 20.1 metres per lot and 10.9 for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 4.5 metres

.5 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semidetached dwelling units coincide with a side lot line, the side yard may be zero metres;

.6 the minimum width for a side yard flanking a public walkway shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

.7 Minimum Rear Yard Depth: 6.0 metres

.8 where a garage faces s front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres

12.868 Exception 868

12.868.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.868.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per Dwelling Unit:

- .a Interior Lot: 225 square metres
- .b Corner Lot: 280 square metres

.2 Minimum Lot Width per Dwelling Unit:

- .a Interior Lot: 7.5 metres
- .b Corner Lot: 9.5 metres

.3 Minimum Front Yard Depth: 4.5 metres

.4 where a garage faces a front or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;

.5 Minimum Interior Side Yard Width: 1.2 metres except where the common wall of the dwelling unit coincides with a side lot line, the side yard may be zero metres

.6 Minimum Rear Yard Depth: 7.5 metres

.7 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

.8 a maximum of 8 dwelling units shall be attached.

12.869 Exception 869

12.869.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 869.1(1)(a), or the purposes permitted by Exception 869.1(1)(b), but not both sections and not any combination of both sections:

.a either:

.i a public or private school;

.ii a day nursery;

.iii a park, playground or recreation facility operated by a public authority; and,

.iv purposes accessory to the other permitted purposes.

.b or:

.i those purposes permitted in a R1 – Exception 865 zone; and

.ii a park, playground or recreation facility operated by a public authority

12.869.2 The lands shall be subject to the following requirements and restrictions:

.1 for those purposes permitted in a R1 – Exception 865 zone, the requirements and restrictions as set out in a R1 – Exception 865 zone.

12.871 Exception 871

12.871.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage or outside display of goods and materials;

.2 a service shop;

.3 a personal service shop;

.4 a bank, trust company or financial institution with no drive-through facility;

.5 an office;

.6 a dry cleaning and laundry distribution station;

.7 a laundromat;

.8 a dining room restaurant, a take-out restaurant, and a convenience restaurant with no drive-through facility;

.9 a printing or copying establishment;

.10 a community club;

.11 a custom workshop;

.12 a commercial school;

.13 purposes accessory to the other permitted purposes;

12.871.2 The lands shall be subject to the following requirements and restrictions:

.1 a landscaped open space area having a minimum width of 3 metres shall be provided along Main Street, except at the approved access locations; and,

.2 all garbage and refuse including any containers for the storage of recyclable materials, shall be enclosed

12.871.3 for the purposes of Exception 871:

.1 shall also be subject to the requirements and restrictions of the LC zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 871.2.

12.872 Exception 872

12.872.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.872.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per Dwelling Unit:

- .a Interior Lot: 185 square metres
- .b Corner Lot: 275 square metres

.2 Minimum Lot Width per Dwelling Unit:

- .a Interior Lot: 6.0 metres
- .b Corner Lot: 9.0 metres

.3 Minimum Front Yard Depth: 4.5 metres

.4 where a garage faces a front or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;

.5 Minimum Interior Side Yard Width: 1.2 metres except where the common wall of the dwelling units coincide with a side lot line, the side yard may be zero metres;

.6 each dwelling unit shall have a direct pedestrian access from the front yard to the rear yard with no more than a 2 step grade difference inside the unit and without having to pass through a habitable room; and,

.7 a maximum of 8 dwellings units shall be attached.

12.873 Exception 873

12.873.1 The lands shall only be used for the following purposes:

.1 A townhouse dwelling; and,

.2 Purposes accessory to the other permitted purposes.

12.873.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a For an end unit of a townhouse dwelling on a corner lot: 158 square metres;
- .b For an end unit of a townhouse dwelling that is not on a corner lot: 137 square metres;
- .c For an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 105 square metres;

.2 Minimum Lot Width:

- .a For an end unit of a townhouse dwelling on a corner lot: 7.0 metres;
- .b For an end unit of a townhouse dwelling that is not on a corner lot: 6.1 metres;
- .c For an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 4.7 metres;

.3 Minimum Lot Depth: 22.6 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 5.0 metres;

.6 Minimum Exterior Side Yard Width: 2.4 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres;

.8 Maximum Building Height: 3 storeys;

.9 Maximum Lot Coverage by Main Building: None;

.10 Minimum Landscape Open Space:

- .a Other than approved driveway, porch and stair and deck locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;
- .b Each dwelling unit shall have a minimum rear yard area of 23 square metres; and,

.11 Minimum Distance Between Buildings: none;

.12 Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

.13 No more than 8 dwelling units shall be attached;

.14 The following provisions shall apply to garages:

.a Maximum garage door width: 2.6 metres;

.b The garage shall not project beyond the front wall of the dwelling unit;

.15 Porches and balconies may project a maximum of 1.1 metres into the front yard, exterior side yard or rear yard, with access stairs having a maximum of 7 stair risers permitted to project beyond the maximum porch and balcony projection;

.16 Bay windows, chimney elements, projecting cornices, roof eaves, and exterior finishes may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;

.17 Parking: A minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage, plus 0.2 visitor/recreation parking spaces per dwelling unit.

.18 Fencing shall not be permitted in the front yard, except to enclose a garbage pad.

.19 The holding (H) symbol shall not be removed until the City of Brampton has confirmed that satisfactory arrangements have been made for the abandonment of the westerly abutting lands and or noise attenuation measures have been addressed.

.20 Until the holding (H) symbol is removed, the lands designated R2(H)-Exception 873, shall only be used for those purposes permitted in the PE zone, subject to the requirements and restrictions of the PE zone, and all the general provisions of this by-law.

12.873.3 for the purposes of Exception 873

.1 a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street;

.2 A Corner Lot shall mean a lot pertaining to an end unit of a townhouse dwelling where the exterior side wall of the particular end unit faces an adjacent public street or any lands forming part of a common elements condominium;

.3 A Townhouse Dwelling shall mean a building that is divided vertically above established grade into 2 or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than 10 square metre in area from the ground level to the roofline of the wall; and where each dwelling has independent entrances to a rear yard or exterior yard and a front yard immediately abutting the rear wall and front or exterior side wall and front wall of each unit;

.4 For the purposes of determining the minimum front yard setback requirements, the setback will be measured from the front face of curb on a road established as a common elements condominium.

.5 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 873.2

12.874 Exception 874

12.874.1 The lands shall only be used for the following purposes:

.1 a gas bar;

.2 a convenience store;

.3 a car washing establishment;

.4 a dry cleaning establishment;

.5 a convenience restaurant; with or without a drive-through facility, and,

.6 purposes accessory to the other permitted purposes.

12.874.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 63.0 metres

.2 Minimum Setback to the right-of-way of Highway 410: 13.7 metres

.3 Minimum Lot Area: 0.4 hectares

.4 Minimum Front Yard Landscaping: 5.0 metres except at approved access locations.

12.875 Exception 875

12.875.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 a quattroplex dwelling ;and,

.3 purposes accessory to the other permitted purposes.

12.875.2 The lands shall be subject to the following requirements and restrictions:

.1 for a quattroplex dwelling, the requirements and restrictions as set out in Exception 768.

.2 for a semi-detached dwelling, the following:

- .a Minimum Lot Area:
  - .i Interior Lot: 351 square metres and 207 square metres per dwelling unit.
  - .ii Corner Lot: 382 square metres and 191 square metres for the dwelling unit closest to the flankage lot line.
- .b Minimum Lot Width:
  - .i Interior Lot: 13.5 metres and 6.75 metres per dwelling unit
  - .ii Corner Lot: 15.3 metres and 8.55 metres for the dwelling unit closest to the flankage lot line.
- .c Minimum Lot Depth: 26 metres.
- .d Minimum Front Yard Depth: 6.0 metres to a garage, and 4.5 metres to the front wall of the dwelling.
- .e Minimum Interior Side Yard: 1.2 metres except where the common wall of the semidetached dwelling units coincide with a side lot line, the side yard may be 0 metres.
- .f Minimum Exterior Side Yard Width: 3.0 metres.
- .g Minimum Rear Yard Depth: 7.5 metres.
- .h Maximum Building Height: 10.6 metres.
- .i where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

12.875.3 for the purposes of Exception 875:

.1 Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that two main interior walls of each dwelling unit are attached to a main wall of the two abutting dwelling units.

12.876 Exception 876

12.876.1 The lands shall only be used for the following purposes:

.1 A townhouse dwelling; and,

.2 Purposes accessory to the other permitted purposes

12.876.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a For an end unit of a townhouse dwelling on a corner lot: 161 square metres;
- .b For an end unit of a townhouse dwelling that is not on a corner lot: 140 square metres;
- .c For an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 108 square metres;

.2 Minimum Lot Width:

- .a For an end unit of a townhouse dwelling on a corner lot: 7.0 metres;
- .b For an end unit of a townhouse dwelling that is not on a corner lot: 6.1 metres;
- .c For an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 4.7 metres

.3 Minimum Lot Depth: 23.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 4.9 metres;

.6 Minimum Exterior Side Yard Width: 2.7 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres;

.8 Maximum Building Height: 3 storeys;

.9 Maximum Lot Coverage by main building: None;

.10 Minimum Landscape Open Space:

- .a Other than approved driveway, porch and stair and deck locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;
- .b Each dwelling unit shall have a minimum rear yard area of 28 square metres; and,

.11 Minimum Distance Between Buildings: none;

.12 Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

.13 No more than 8 dwelling units shall be attached;

.14 The following provisions shall apply to garages:

.a Maximum garage door width: 2.6 metres;

.b The garage shall not project beyond the front wall of the dwelling unit;

.15 Porches and balconies may project a maximum of 1.5 metres into the front yard, exterior side yard or rear yard, with access stairs having a maximum of 7 stair risers permitted to project beyond the maximum porch and balcony projection;

.16 Bay windows, chimney elements, projecting cornices, roof eaves, and exterior finishes may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;

.17 Parking: A minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage.

.18 Fencing shall not be permitted in the front yard.

12.876.3 for the purposes of Exception 876:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 876.2

12.877 Exception 877

12.877.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.877.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per Dwelling Unit:

.a Interior Lot: 168 square metres

.b Corner Lot: 252 square metres

.2 Minimum Lot Depth: 28 metres

.3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;

.4 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room; and

.5 the maximum number of dwelling units which may be attached shall not exceed 8.

12.878 Exception 878

12.878.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 zone.

12.878.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per Dwelling Unit:

- .a Interior Lot: 165 square metres
- .b Corner Lot: 203 square metres

.2 Minimum Lot Width per Dwelling Unit:

- .a Interior Lot: 7.5 metres
- .b Corner Lot: 9.5 metres

.3 Minimum Lot Depth: 22 metres

.4 Minimum Front Yard Depth: 4.5 metres

.5 Minimum Side Yard Width: 1.2 metres

.6 Minimum Rear Yard Depth: 6 metres

.7 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;

.8 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room; and

.9 the maximum number of dwelling units which may be attached shall not exceed 8.

12.879 Exception 879

12.879.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.879.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Semi-Detached Dwelling:

.i Interior Lot: 488.0 square metres per lot and 244.0 square metres per dwelling unit;

.2 Minimum Lot Width:

.a Semi-Detached Dwelling:

.i Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit;

.3 Minimum Lot Depth: 36.0 metres

.4 Minimum Interior Side Yard Width:

.a Semi-Detached Dwelling: 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero metres.

.5 Minimum Rear Yard Depth: 7.5 metres

.6 where a garage faces a front or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;

.7 for an interior lot where a portion of a garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 50 percent of the lot width.

12.880 Exception 880

12.880.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.880.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 300.0 square metres
- .b Corner Lot: 350.0 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9.0 metres
- .b Corner Lot: 10.6 metres

.3 Minimum Rear Yard Depth: 7.5 metres

- .a 1.2 metres on one side and 0.6 metres on the other side.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.4 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.5 for an interior lot where a portion of the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.

.6 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.881 Exception 881

12.881.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.881.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 335.0 square metres
- .b Corner Lot: 360.0 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9.0 metres
- .b Corner Lot: 10.8 metres

.3 Minimum Rear Yard Depth: 7.5 metres

.4 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.5 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 for an interior lot where a portion of the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling units itself, the garage door width shall not exceed 40 percent of the lot width.

.7 the minimum distance measure along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.882 Exception 882

12.882.1 The lands shall only be used for the following purposes:

.1 A townhouse dwelling; and,

.2 Purposes accessory to the other permitted purposes

12.882.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior lot - 108 square metres;

.b Corner lot - 161 square metres;

.2 Minimum Lot Width:

.a Interior lot – 4.7 metres;

.b Corner lot – 6.9 metres;

.3 Minimum Lot Depth: 23.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 4.9 metres;

.6 Minimum Exterior Side Yard Width: 2.7 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres;

.8 Maximum Building Height: 3 storeys;

.9 Maximum Lot Coverage by main building: None;

.10 Minimum Landscape Open Space:

.a Other than approved driveway, porch and stair and deck locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;

.b Each dwelling unit shall have a minimum rear yard area of 28 square metres; and,

.11 Minimum Distance Between Buildings: none;

.12 Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

.13 No more than 8 dwelling units shall be attached;

.14 The following provisions shall apply to garages:

.a Maximum garage door width: 2.6 metres;

.b The garage shall not project beyond the front wall of the dwelling unit;

.15 Porches and balconies may project a maximum of 1.5 metres into the front yard, exterior side yard or rear yard, with access stairs having a maximum of 7 stair risers permitted to project beyond the maximum porch and balcony projection;

.16 Bay windows, chimney elements, projecting cornices, roof eaves, and exterior finishes may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;

.17 Parking: A minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage.

.18 Fencing shall not be permitted in the front yard.

12.882.3 for the purposes of Exception 882:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 882.2

12.883 Exception 883

12.883.1 The lands shall only be used for the following purposes:

.1 A townhouse dwelling; and,

.2 Purposes accessory to the other permitted purposes

12.883.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior lot - 128 square metres;

.b Corner lot - 161 square metres;

.2 Minimum Lot Width:

.a Interior lot – 5.6 metres;

.b Corner lot – 7.0 metres;

.3 Minimum Lot Depth: 23.0 metres;

.4 Minimum Front Yard Depth:

.a 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 5.0 metres;

.6 Minimum Exterior Side Yard Width: 2.7 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres;

.8 Maximum Building Height: 3 storeys;

.9 Maximum Lot Coverage by main building: None;

.10 Minimum Landscape Open Space:

.a Other than approved driveway, porch and stair and deck locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;

.b Each dwelling unit shall have a minimum rear yard area of 28 square metres; and,

.11 Minimum Distance Between Buildings: none;

.12 Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

.13 No more than 8 dwelling units shall be attached;

.14 The following provisions shall apply to garages:

.a Maximum garage door width: 2.6 metres;

.b The garage shall not project beyond the front wall of the dwelling unit;

.15 Porches and balconies may project a maximum of 1.5 metres into the front yard, exterior side yard or rear yard, with access stairs having a maximum of 7 stair risers permitted to project beyond the maximum porch and balcony projection;

.16 Bay windows, chimney elements, projecting cornices, roof eaves, and exterior finishes may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;

.17 Parking: A minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage.

.18 Fencing shall not be permitted in the front yard.

12.883.3 for the purposes of Exception 883:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 883.2

12.884 Exception 884

12.884.1 The lands shall only be used for the following purposes:

.1 A townhouse dwelling; and,

.2 Purposes accessory to the other permitted purposes

12.884.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a For an end unit of a townhouse dwelling on a corner lot:158 square metres;
- .b For an end unit of a townhouse dwelling that is not on a corner lot: 137 square metres;
- .c For an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 105 square metres;

.2 Minimum Lot Width:

- .a For an end unit of a townhouse dwelling on a corner lot: 7.0 metres;
- .b For an end unit of a townhouse dwelling that is not on a corner lot: 6.1 metres;
- .c For an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 4.7 metres;

.3 Minimum Lot Depth: 22.6 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 5.0 metres;

.6 Minimum Exterior Side Yard Width: 2.4 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres;

.8 Maximum Building Height: 3 storeys;

.9 Maximum Lot Coverage by main building: None;

.10 Minimum Landscape Open Space:

- .a Other than approved driveway, porch and stair and deck locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;
- .b Each dwelling unit shall have a minimum rear yard area of 23 square metres; and,

.11 Minimum Distance Between Dwellings: none;

.12 The dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

.13 No more than 8 dwelling units shall be attached;

.14 The following provisions shall apply to garages:

.a Maximum garage door width: 2.6 metres;

.b The garage shall not project beyond the front wall of the dwelling unit;

.15 Porches and balconies may project a maximum of 1.1 metres into the front yard, exterior side yard or rear yard, with access stairs having a maximum of 7 stair risers permitted to project beyond the maximum porch and balcony projection;

.16 Bay windows, chimney elements, projecting cornices, roof eaves, and exterior finishes may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;

.17 Parking: A minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage, plus 0.2 visitor/recreation parking spaces per dwelling unit.

.18 Fencing shall not be permitted in the front yard, except to enclose a garbage pad.

12.884.3 for the purposes of Exception 884:

.1 a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street;

.2 A Corner Lot shall mean a lot pertaining to an end unit of a townhouse dwelling where the exterior side wall of the particular end unit faces an adjacent public street or any lands forming part of a common elements condominium;

.3 A Townhouse Dwelling shall mean a building that is divided vertically above established grade into 2 or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than 10 square metre in area from the ground level to the roofline of the wall; and where each dwelling has independent entrances to a rear yard or exterior yard and a front yard immediately abutting the rear wall and front or exterior side wall and front wall of each unit;

.4 For the purposes of determining the minimum front yard setback requirements, the setback will be measured from the front face of curb on a road established as a common elements condominium

Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 884.2

12.885 Exception 885

12.885.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 zone.

12.885.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 230 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 30 metres
- .b Corner Lot: 33 metres

.3 Minimum Lot Depth: 30 metres

.4 Yard Setbacks: 3 metres, but 6 metres to the front of a garage, 4.5 metres to the building wall where the front entrance to a dwelling unit is located

.5 Separation of Buildings: 2.4 metres

.6 Minimum Landscape Open Space: 40%, including a 3 metre wide landscaped area abutting public roads except at approved driveway locations

.7 Coverage by Principle Building: none

.8 the maximum number of dwelling units which may be attached shall not exceed 8; and

.9 for a townhouse dwelling unit, a minimum amenity area of 6 metres by the width of the townhouse dwelling unit shall be provided abutting each dwelling unit.

12.886 Exception 886

12.886.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.886.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall

.2 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres; and

.3 where an interior lot has a portion of a garage located 3 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.

12.887 Exception 887

12.887.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.887.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 38 metres

.2 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall

.3 Minimum Rear Yard Depth: 15 metres

.4 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres; and

.5 where an interior lot has a portion of a garage located 3 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.

12.888 Exception 888

12.888.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.888.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 420 square metres per lot, and 210 square metres per dwelling unit
- .b Corner Lot: 480 square metres per lot and 270 square metres for the dwelling unit closest to the flankage lot line

.2 Minimum Lot Width:

- .a Interior Lot: 14 metres, and 7 metres per dwelling unit
- .b Corner Lot: 16 metres, and 9 metres for the dwelling closest to the flankage lot line

.3 Minimum Front Yard Depth: 4.5 metres

.4 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincide with a side lot line, the side yard may be zero

.5 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

12.889 Exception 889

12.889.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.889.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 490 square metres per lot, and 245 square metres per dwelling unit
- .b Corner Lot: 560 square metres per lot and 315 square metres for the dwelling unit closest to the flankage lot line

.2 Minimum Lot Width:

- .a Interior Lot: 14 metres, and 7 metres per dwelling unit
- .b Corner Lot: 16 metres, and 9 metres for the dwelling closest to the flankage lot line

.3 Minimum Lot Depth: 35 metres

.4 Minimum Front Yard Depth: 4.5 metres

.5 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincide with a side lot line, the side yard may be zero

.6 Minimum Rear Yard Depth: 12 metres

.7 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

12.890 Exception 890

12.890.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.890.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.5 metres

.2 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .c 1.2 metres where a side yard abuts a public walkway or a non-residential zone

.3 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

12.891 Exception 891

12.891.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 zone.

12.891.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 1.2 metres, except that where a common wall of the dwelling units coincide with a side lot line the setback may be zero

.2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;

.3 the maximum number of dwelling units which may be attached shall not exceed 8; and

.4 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

12.892 Exception 892

12.892.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 zone.

12.892.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 220 square metres

.b Corner Lot: 340 square metres

.2 Minimum Lot Depth: 38 metres

.3 Minimum Interior Side Yard Width: 1.2 metres, except that where a common wall of the dwelling units coincide with a side lot line the setback may be zero

.4 Minimum Rear Yard Depth: 12 metres

.5 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;

.6 the maximum number of dwelling units which may be attached shall not exceed 8; and

.7 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

12.893 Exception 893

12.893.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 zone.

12.893.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 210 square metres

.b Corner Lot: 315 square metres

.2 Minimum Lot Depth: 35 metres

.3 Minimum Interior Side Yard Width: 1.2 metres, except that where a common wall of the dwelling units coincide with a side lot line the setback may be zero

.4 Minimum Rear Yard Depth: 12 metres

.5 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;

.6 the maximum number of dwelling units which may be attached shall not exceed 8; and

.7 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

12.894 Exception 894

12.894.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage or display of goods and materials;

.2 a retail warehouse;

.3 a building supplies outlet;

.4 a garden centre sales establishment;

.5 an automobile service station and repair facility;

.6 a dining room restaurant, a convenience restaurant, a take-out restaurant;

.7 a convenience store;

.8 a personal service shop;

.9 an office;

.10 a bank, trust company and finance company;

.11 a hotel;

.12 a motel:

.13 a dry cleaning and laundry distribution station;

.14 a place of commercial recreation;

.15 a community club;

.16 a banquet hall;

.17 a service shop;

.18 a furniture and appliance store;

.19 a motor vehicle sales and leasing establishment; and,

.20 purposes accessory to the other permitted purposes.

12.894.2 the following purposes shall not be permitted:

.1 adult entertainment parlours;

.2 adult video stores;

.3 pool halls;

.4 amusement arcades;

.5 temporary open air markets;

.6 a supermarket;

.7 movies theatres; and,

.8 a department store;

12.894.3 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Floor Space Index for office purposes shall be 0.5;

.2 a maximum of two dining room restaurants;

.3 Maximum Gross Floor Area: 21,533 square metres;

.4 Minimum Front Yard Depth: 5.0 metres;

.5 Minimum Interior Side Yard Width: 9.0 metres;

.6 Minimum Exterior Side Yard Width: 4.5 metres;

.7 Minimum Rear Yard Depth: 6.0 metres;

.8 Minimum Lot Width: 38 metres;

.9 Maximum Building Height: no restrictions:

.10 Landscaped Buffer Areas:

- .a except at approved driveway locations, a landscaped buffer area having a minimum width of 4.5 metres shall be provided abutting Highway Number 7;
- .b except at approved driveway locations, a landscaped buffer area having a minimum width of 3.0 metres shall be provided abutting Chrysler Drive; and,
- .c a landscaped buffer area having a minimum width of 7.0 metres shall be provided along the northerly property line.

.11 restaurant refuse storage shall be enclosed in a climate controlled area within a building;

.12 all garbage and refuse storage areas, including containers for recycling materials, shall be located within a building;

.13 no permanent outside storage of goods, materials or machinery shall be permitted;

.14 a retail establishment or a retail warehouse with a floor area selling in excess of 929 square metres of food shall not be permitted; and,

.15 a maximum of 3% of the maximum commercial floor area shall comprise retail establishments less than 465 square metres.

12.894.4 for the purposes of Exception 894:

.1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user, where the principal uses is the sale of products displayed and stored in a warehouse format.

12.896 Exception 896

12.896.1 The lands shall only be used for the following purposes:

.1 shall only be used for the following purposes while the holding symbol (H) remains in effect:

- .a Industrial within an enclosed building:
  - .i the warehouse and storage of goods and products and materials;
  - .ii the manufacturing and assembly of the following products:
    1. clothing and finished textile or fabric products;
    2. printing and bookbinding and lithographing;
    3. die castings involving the use of plastics and light metals including aluminum and zinc; and,
    4. light manufacturing activities including the manufacturing of tubing, pipes, tools and instruments electrical components, hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products.
  - .iii shops for the repair or manufacturing of small goods and wares;
  - .iv the manufacturing, assembly, storage and distribution of semi finished and finished products;
  - .v dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use; and,
  - .vi dairy products, plants and bakeries.
- .b a transport terminal
- .c Non-Industrial
  - .i exhibition and conference halls; and,
  - .ii radio, television, broadcasting and transmission facilities.
- .d Accessory
  - .i business, professional and administrative offices connected with another permitted use of the land; and,
  - .ii purposes accessory to the other permitted purposes.

.2 shall also be used for the following purpose, once the holding symbol (H) is removed:

- .a a builders supply yard.

12.896.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 7.0 metres, except that where it abuts:

.a a residential zone, the minimum requirement is 20 metres.

.2 Minimum Landscaped Open Space shall be:

.a 15 metres wide abutting a residential zone;

.b 10 metres wide abutting an open space zone; and,

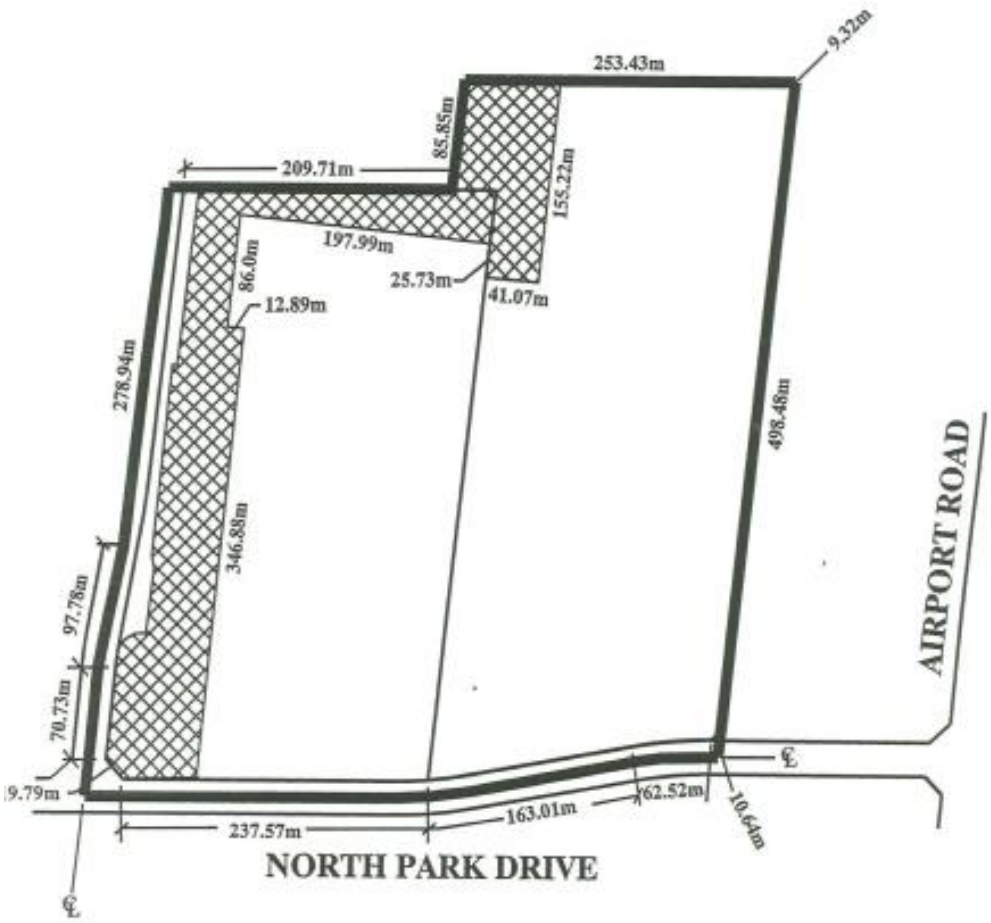
.c 3 metres wide abutting a public street.

.3 refrigerated motor vehicles and refrigerated trailers shall not be loaded, unloaded, stored or parked within the area outlined on Figure 1-Exception 896.

.4 no outside storage shall be permitted in the yard within 30 metres of a residentially zoned property;

.5 no outside storage shall exceed the height of the fencing screening located at the west and north property lines.

Figure 1


253.43m
9.32m
85.85m
209.71m
155.22m
197.99m
86.0m
25.73m
41.07m
12.89m
278.94m
498.48m
346.88m
AIRPORT ROAD
97.78m
70.73m
9.79m
237.57m
163.01m
62.52m
10.64m
NORTH PARK DRIVE
Refrigerated Motor Vehicles And Trailers Prohibited From Loading, Unloading, Or Parking In This Area.

12.897 Exception 897

12.897.1 The lands shall only be used for the following purposes:

.1 the warehousing, storage and distribution of finished goods; and,

.2 purposes accessory to the other permitted purposes.

12.897.2 The lands shall be subject to the following requirements and restrictions:

.1 the following purposes shall not be permitted:

.a a cold storage operation as a principal or accessory use except as a cold storage associated with a restaurant use.

.2 Minimum Rear Yard Depth: 7.0 metres, except that where it abuts:

.a a residential zone, the minimum requirement is 20 metres.

.3 Minimum Landscaped Open Space shall be:

.a 6 metres wide abutting a residential zone;

.b 3 metres wide abutting an open space zone; and,

.c 3 metres wide abutting a public street.

.4 no outside storage shall be permitted other than outside storage of stock and custom mobile offices and buildings.

.5 refrigerated motor vehicles shall not be operated, loaded, unloaded, stored or parked in the yard abutting a residential or open space zone.

12.898 Exception 898

12.898.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in an PE zone, I1 zone, I2 zone, and OS zone; and,

.2 purposes accessory to other permitted purposes.

12.898.2 The lands shall be subject to the following requirements and restrictions:

.1 the following purposes shall not be permitted:

.a a cold storage operation as a principal or accessory use except as a cold storage associated with a restaurant use.

.2 Minimum Rear Yard Depth: 7.0 metres, except that where it abuts:

.a a residential zone, the minimum requirement is 20 metres.

.3 Minimum Landscaped Open Space shall be:

.a 6 metres wide abutting a residential zone;

.b 3 metres wide abutting an open space zone; and,

.c 3 metres wide abutting a public street.

.4 refrigerated motor vehicles shall not be operated, loaded, unloaded, stored or parked in the yard abutting a residential or open space zone.

.5 one parking space shall be provided for every 66 square metres of gross floor area.

.6 limited open storage shall be permitted subject to the following:

.a the outdoor storage area shall not exceed an area of more than 10% of the gross area of the building;

.b the outdoor storage area shall be screened with opaque fencing that is not less than two metres in height no more than 3 metres in height; and,

.c no outdoor storage shall exceed the height of the screening fencing.

12.898.3 for the purposes of Exception 898:

.1 the lands shall also be subject to the requirements and restrictions of the PE zone, I1 zone, I2 zone and OS zone and all the general provisions of this by-law which are not in conflict with those in Exception 898.2.

12.899 Exception 899

12.899.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.899.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 532 square metres per lot, and 266 square metres per dwelling unit
- .b Corner Lot: 608 square metres per lot and 342 square metres for the dwelling unit closest to the flankage lot line

.2 Minimum Lot Width:

- .a Interior Lot: 14 metres, and 7 metres per dwelling unit
- .b Corner Lot: 16 metres, and 9 metres for the dwelling closest to the flankage lot line

.3 Minimum Lot Depth: 38 metres

.4 Minimum Front Yard Depth: 4.5 metres

.5 Minimum Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincide with a side lot line, the side yard may be zero

.6 Minimum Rear Yard Depth: 15 metres

.7 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

12.900 Exception 900

12.900.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.900.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres

.7 rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area

.8 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.

.10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth

.11 all buildings and structures above and below ground shall be set back a minimum of 7.5 metres from the Highway 7 right-of-way.

12.901 Exception 901

12.901.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.901.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 240 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9 metres
- .b Corner Lot: 10.8 metres

.3 Minimum Lot Depth: 0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres

.7 rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area

.8 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth

.11 all buildings and structures above and below ground shall be set back a minimum of 7.5 metres from the Highway 7 right-of-way

12.902 Exception 902

12.902.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes

12.902.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 170 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres per lot and 6.85 per dwelling unit
- .b Corner Lot: 15.5 metres and 8.65 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres

.7 rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area for the particular unit

.8 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.10 all buildings and structures above and below ground shall be set back a minimum of 7.5 metres from the Highway 7 right-of-way

12.903 Exception 903

12.903.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 zone.

12.903.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 170 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 18 metres per lot and 6 per dwelling unit
- .b Corner Lot: 19.8 metres and 7.8 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres

.7 rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area for the particular unit

.8 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line

.10 all buildings and structures above and below ground shall be set back a minimum of 13.7 metres from the Highway 7 right-of-way

.11 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room

.12 no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater

.13 Maximum Lot Coverage: none

12.904 Exception 904

12.904.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone

12.904.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 270 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9 metres
- .b Corner Lot: 10.8 metres

.3 Minimum Lot Depth:30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.8 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees

.9 Maximum Garage Door Width;

- .a the maximum garage door width shall be:
  - .i 3.1 m on a lot having a lot width less than 10 metres;
  - .ii 4.0 m on a lot having a lot width less than 10.36 m but greater than or equal to 10 m;
  - .iii 4.12 m on a lot having a lot width less than 11 m but greater than and equal to 10.36 m;
  - .iv 5.5 m on a lot having a lot width less than 16 m but greater than or equal to 11 m.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than 16m.

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.905 Exception 905

12.905.1 The lands shall only be used for the following purposes:

.1 a retirement home;

.2 a nursing home;

.3 a day nursery; and,

.4 purposes accessory to the permitted uses

12.905.2 The lands shall be subject to the following requirements and restrictions:

.1 shall provide a minimum of 0.33 parking spaces per bed;

.2 shall have a Maximum Building Height of two storeys;

.3 shall have a Maximum Lot Coverage of 42%;

.4 shall provide a minimum 3 metre wide landscaped strip around the perimeter of the property, except at approved access locations;

.5 waste and recycling facilities shall be entirely enclosed within the building.

12.906 Exception 906

12.906.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the GC zone

12.906.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings and structures above and below ground shall be set back a minimum of 13.7 metres from the Highway 7 right-of-way

.2 a minimum 3 metre wide landscaped open space shall be provided along the site limited except at vehicular access locations

.3 no outside storage or display of goods shall be permitted

.4 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant

.5 all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed

.6 an adult video store or an adult entertainment parlour shall not be permitted

12.907 Exception 907

12.907.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling; and/or

.2 a semi-detached dwelling

12.907.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 225.0 square metres per dwelling unit.

.2 Maximum Lot Coverage by principal buildings: 35 percent of the lot area.

.3 Minimum Landscaped Open Space: 40 percent of the lot area.

.4 Minimum Dwelling Unit Width: 4.8 metres

.5 Minimum Setback from Fairglen Avenue: 6.0 metres to the front of a garage and 4.0 metres to the front wall of the dwelling, with a permitted porch encroachment of 1.5 metres.

.6 Minimum Setback from Pleasantview Avenue: 6.0 metres to the front of the garage, 4.0 metres to the front wall of the dwelling, with a permitted porch encroachment of 1.5 metres.

.7 Minimum Setback to the south property boundary: 6.0 metres

.8 Minimum Setback from the west property boundary: 26.0 metres

.9 Minimum Setback from the Canadian National Railway boundary: 30.0 metres

.10 maximum of 5 dwelling units shall be attached along Fairglen Avenue.

.11 maximum of 8 dwelling units shall be attached on the remainder of the site.

.12 Garage Door Setback: where a garage faces a private road or common driveway, the minimum setback to the front of the garage shall be 6.0 metres.

.13 Distance Between Buildings: a minimum of 2.7 metres shall be maintained between all main buildings on the lot.

.14 each dwelling unit shall have a private outdoor amenity area consisting of landscaped open space area abutting the exterior rear wall or exterior side wall of the dwelling unit having a minimum area of 33.6 square metres and a minimum width of 4.8 metres and a depth of 7.0 metres.

.15 Maximum Building Height: 2 storeys

.16 Maximum Garage Door Width: 2.5 metres

.17 Garage Projection: no garage shall project beyond the front of a dwelling unit more than 1.5 metres beyond a porch or front wall of the particular dwelling unit.

.18 Parking shall be provided on the basis of:

.a 2.0 resident spaces per dwelling unit, each with a private garage and driveway;

.b 0.25 visitor spaces per dwelling unit; and

.c 0.05 recreation equipment spaces per dwelling unit.

12.908. Exception 908

12.908.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the LC zone.

12.908.2 The lands shall be subject to the following requirements and restrictions:

.1 where the rear yard abuts a Residential or Institutional zone, the minimum rear yard depth may be 6.0 metres provided that there is no driveway in the rear yard

12.909 Exception 909

12.909.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by the R1 Zone;

12.909.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: Interior Lot: 21 metres Corner Lot: 24 metres

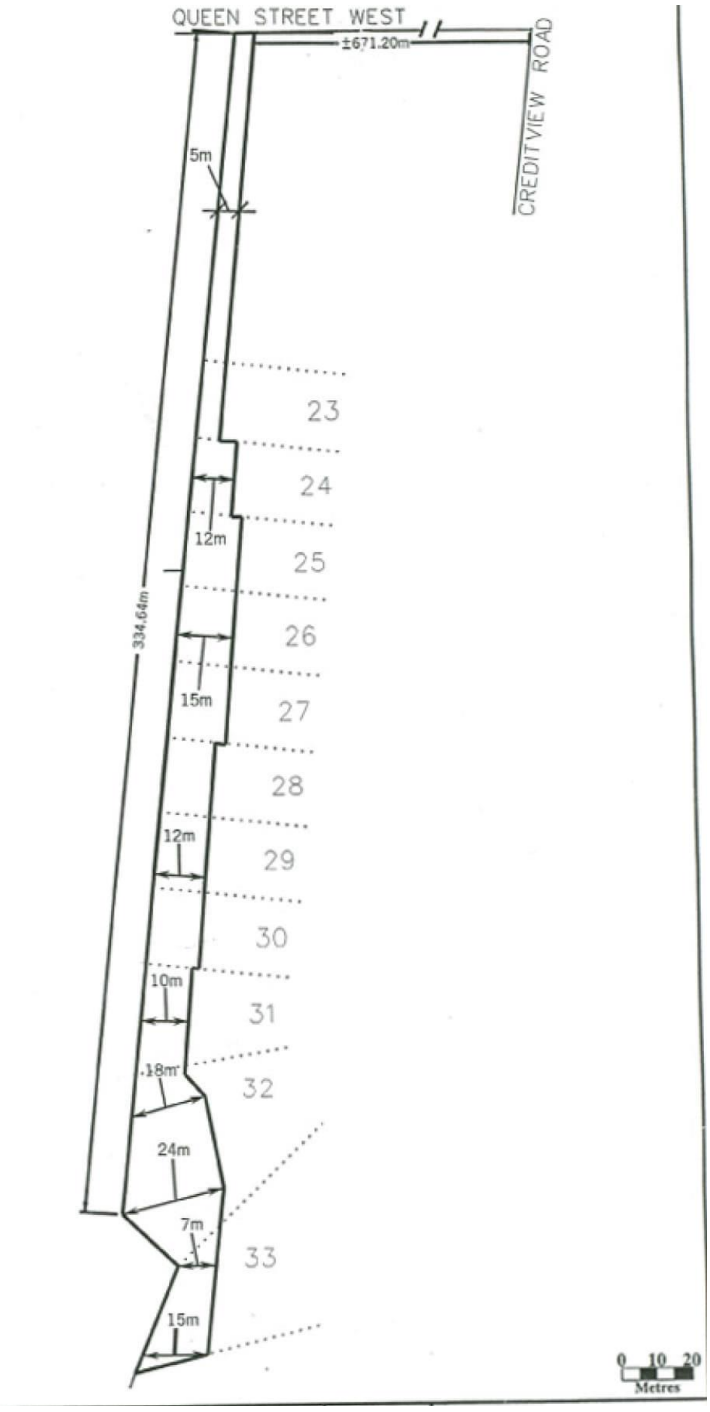
.2 Minimum Lot Area: Interior Lot: 735 square metres Corner Lot: 840 square metres

.3 Minimum Landscaped Open Space: 50 percent of the area within the required minimum front yard depth

12.909.3 for the purposes of Exception 909:

.1 the lands shown on Figure 1 – Exception 909 shall only be used for private open space purposes wherein the erection of any buildings and structures, including swimming pools, decks and patios or part thereof, is prohibited.

Figure 1


QUEEN STREET WEST
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CREDIT VIEW ROAD
5m
23
24
12m
25
334.64m
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15m
27
28
12m
29
30
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31
18m
32
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Metres

12.910 Exception 910

12.910.1 The lands shall only be used for the following purposes:

.1 The lands zoned A – Exception 910 shall only be used for purposes permitted in the A Zone and subject to the requirements and restrictions of the A Zone except that the minimum lot area shall be 0.2 hectares.

12.911 Exception 911

12.911.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purpose permitted in a R1 zone.

12.911.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.0 metres
- .b Corner Lot: 14.8 metres

.3 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.4 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.5 Minimum Rear Yard Depth: 7.5 metres

.6 rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.

12.912 Exception 912

12.912.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.912.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 240 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9.3 metres
- .b Corner Lot: 11.1 metres

.3 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.4 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.5 Minimum Rear Yard Depth: 7.5 metres

.6 the rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side
- .b where the distance between the walls of two dwelling is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.

12.914 Exception 914

12.914.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 – Exception 729 zone.

12.914.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling or structures shall be located within 13.7 metres of the Highway Number 7 right-of-way.

12.914.3 for the purposes of exception 914:

.1 shall also be subject to the requirements and restrictions relating to the R1 – Exception 729 Zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 914.2.

12.915. Exception 915

12.915.1 The lands shall only be used for the following purposes:

.1 a retail establishment subject to the provisions of Exception 915.2(11);

.2 a service shop;

.3 a personal service shop;

.4 a convenience store with a maximum floor area of 185 square metres;

.5 a bank, trust company and finance company;

.6 an office;

.7 a dry cleaning and laundry distribution station;

.8 a laundromat;

.9 a parking lot;

.10 a dining room restaurant, a convenience restaurant; a take-out restaurant, with or without a drive through facility;

.11 a printing or copying establishment;

.12 a commercial school;

.13 a place of commercial recreation, but not including a billiard hall;

.14 a community club;

.15 a health centre;

.16 a community centre

.17 a gas bar;

.18 a furniture and appliance store;

.19 a retail warehouse subject to the provisions of Exception 915.2(11)

.20 a home and auto supply store;

.21 a screened outdoor area devoted to the year round display and sale of products and commodities only in conjunction with the purposes permitted by Exception 915.1(1), 915.1(18), 915.1(19), 915.1(20), and 915.1(23);

.22 a garden centre, only in conjunction with a supermarket,

.23 a supermarket subject to the provisions of Exception 915.2(14)

.24 purposes accessory to the other permitted purposes.

12.915.2 The lands shall be subject to the following requirements and restrictions:

.1 except for driveway locations, landscaped open spaces shall be provided as follows:

- .a a minimum 3.0 metre wide strip abutting North Park Drive;
- .b a minimum 4.5 metre wide strip abutting Airport Road;

.2 Minimum Front Yard Depth: 4.5 metres;

.3 Minimum Exterior Side Yard Depth: 4.5 metres;

.4 Minimum Interior Side Yard Depth: 4.5 metres

.5 Minimum Rear Yard Depth: 0 metres;

.6 Maximum Building Height: no restriction;

.7 Minimum Landscaped Open Space: 5 percent of the lot area;

.8 Minimum Parking Space Requirements:

- .a for an office, 1 parking space for each 31 square metres of gross commercial floor area or portion thereof
- .b for all other uses listed in Exception 915.1 of this by-law, 1 parking space for each 19 square metres of gross leasable commercial floor area or portion thereof
- .c the entire lands zoned GC-Exception 915 and GC-Exception 916 shall be treated as one lot for the purpose of providing required parking spaces

.9 notwithstanding any other provision of this by-law, to the contrary, the lands zoned Exception 915 shall be treated as a single lot for zoning purposes;

.10 the Aggregate Maximum Gross Leasable Area for the purposes permitted by Exception 915.1 shall not exceed 16,725 square metres;

.11 a retail establishment or a retail warehouse with a floor area selling in excess of 1,858 square metres of food space floor area shall not be permitted;

.12 a maximum of two dining room restaurants; and,

.13 the following uses shall not be permitted:

- .a adult entertainment parlour;
- .b adult videotape store;
- .c department store; and
- .d movie theatres.

.14 the Maximum Gross Floor Area devoted to the sale of food within a supermarket shall not exceed 7,246 square metres.

13.915.3 for the purposes of Exception 915:

.1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format. A retail warehouse is not defined as a furniture and appliance store as permitted by Exception 915.1(18).

.2 Home and Auto Supply Store shall mean a building occupied by a store primarily engaged in the retailing of a wide range of home related commodities, with a significant portion of the store area devoted to the sale of auto parts and accessories, including a speciality auto repair establishment.

.3 Supermarket shall mean a building or structure, or part thereof engaged primarily in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of at least 600 square metres, and may also include non-food related retail goods and services such as, but not limited to, a pharmacy, a florist shop, a photo lab, a wine shop, a dry cleaners, a music/book/video store, a kitchenware store, and a restaurant..

12.916 Exception 916

12.916.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in an PE zone;

.2 a commercial school;

.3 a retail establishment subject to the provisions of Exception 916.3(13);

.4 a convenience store with a maximum floor area of 185 square metres;

.5 a service shop;

.6 a personal service shop;

.7 a bank, trust company and finance company;

.8 an office with a maximum floor space index of 0.5

.9 a dry cleaning and laundry distribution station;

.10 a laundromat;

.11 a parking lot;

.12 a dining room restaurant, a convenience restaurant; a take-out restaurant, with or without a drive through facility;

.13 a printing or copying establishment;

.14 a community club;

.15 a health centre;

.16 a retail warehouse subject to provisions of Exception 916.3(13);

.17 a place of commercial recreation, but not including a billiard hall;

.18 a furniture and appliance store;

.19 a home and auto supply store; and

.20 purposes accessory to the other permitted purposes.

12.916.2 The following purposes shall not be permitted:

.1 a supermarket;

.2 movie theatres;

.3 a department store;

.4 adult entertainment parlour;

.5 adult videotape store;

12.916.3 The lands shall be subject to the following requirements and restrictions:

.1 except for driveway locations, landscaped open spaces shall be provided as follows:

.a a minimum 4.5 metre wide strip abutting Airport Road;

.b a minimum 4.5 metre wide strip abutting Bovaird Drive;

.2 Minimum Front Yard Depth: 4.5 metres;

.3 Minimum Exterior Side Yard Depth: 4.5 metres, except abutting lands zoned GC-Exception 915, where no minimum shall be required;

.4 Minimum Interior Side Yard Depth: 4.5 metres, except abutting lands zoned GC- Exception 915, where no minimum shall be required;

.5 Minimum Rear Yard Depth: 6.0 metres, except abutting lands zoned GC- Exception 915, where no minimum shall be required;

.6 Maximum Building Height: no restriction;

.7 Minimum Landscaped Open Space: 5 percent of the lot area;

.8 Minimum Parking Space Requirements:

.a for an office, 1 parking space for each 31 square metres of gross commercial floor area or portion thereof.

.b for all other uses listed in Exception 916.1 of this by-law, 1 parking space for each 19 square metres of gross leasable commercial floor area or portion thereof.

.c the entire lands zoned GC- Exception 915 and GC- Exception 916 shall be treated as one lot for the purpose of providing required parking spaces.

.9 notwithstanding any other provision of this by-law, to the contrary, the lands zoned GC-Exception 916 shall be treated as a single lot for zoning purposes;

.10 the Aggregate Maximum Gross Leasable Area for the purposes permitted by Exception 916.1 shall not exceed 27,875 square metres;

.11 a screened outdoor area devoted to the year round display and sale of products and commodities shall be permitted only in conjunction with the purposes permitted by Exception 916.1(3), 916.1(16), 916.1(18) and 916.1(19)

.12 a maximum of two dining room restaurants;

.13 a retail establishment, a retail warehouse, or a convenience store with a floor area devoted to the selling of food products in excess of 93 square metres shall not be permitted; and,

.14 except as provided for in Exception 916.3(11), the outdoor storage of goods and materials shall not be permitted.

12.916.4 for the purposes of Exception 916:

.1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format. A retail warehouse is not defined as a furniture and appliance store as permitted by Exception 916.1(18).

.2 Home and Auto Supply Store shall mean a building occupied by a store primarily engaged in the retailing of a wide range of home related commodities, with a significant portion of the store area devoted to the sale of auto parts and accessories, including a speciality auto repair establishment.

12.917 Exception 917

12.917.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage

.2 a supermarket

.3 a service shop

.4 a personal service shop

.5 a bank, trust company or finance company

.6 an office

.7 a dry cleaning and laundry distribution station

.8 a laundromat

.9 a dining room restaurant, a convenience restaurant, a take out restaurant

.10 a service station

.11 a printing or copying establishment

.12 a commercial school

.13 a garden centre sales establishment

.14 a community club

.15 a health centre

.16 an animal hospital

12.917.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 2 storeys

.2 the uses permitted in Exception 917.1(2) shall be restricted to a maximum gross commercial floor area of 1,394 square metres

.3 a minimum 3 metre wide landscaped open space shall be provided along the site limits except at vehicular access locations

.4 no outside storage or display of goods shall be permitted

.5 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant

.6 all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed

.7 an adult video store or an adult entertainment parlour shall not be permitted

12.918 Exception 918

12.918.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12. 918.2 for the purposes of Exception 918:

.1 no building shall be located closer than 14 metres to Chinguacousy Road.

12.919 Exception 919

12.919.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1zone.

12.919.2 The lands shall be subject to the following requirements and restrictions:

.1 no building shall be located closer than 14 metres to Chinguacousy Road

.2 Minimum Rear Yard Depth: 10.5 metres

.3 Minimum Lot Depth: 33.0 metres

12.920 Exception 920

12.920.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.920.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 312 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres

.8 rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less then 75 degrees at the front lot line

.10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth

12.921 Exception 921

12.921.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.921.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 271 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres

.8 rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less then 75 degrees at the front lot line

.10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth

12.922 Exception 922

12.922.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.922.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 270 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9 metres
- .b Corner Lot: 10.8 metres

.3 Minimum Lot Depth: 0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres

.8 rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less then 75 degrees at the front lot line

.10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth

.11 the following provisions shall apply to garages:

- .a for a lot width less than 10 metres, the maximum garage door width shall be 3.1 metres
- .b for a lot width of 10 metres or greater but less than 11 metres, the maximum garage door width shall be 4 metres

.c the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.d the garage door width restriction does not apply to the garage door facing a flankage lot line

.e the interior garage width as calculated 3 metres from the garage opening, shall not exceed 0.6 metre over the garage door width.

12.923 Exception 923

12.923.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes

12.923.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 208 square metres per dwelling unit

.2 Minimum Lot Width: Interior Lot: 16.7 metres per lot and 8.3 per dwelling nit Corner Lot: 18.5 metres and 10.1 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres

.8 rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area for the particular unit

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.7 metres
- .b the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line
- .d the interior garage width as calculated 3 metres from the garage opening, shall not exceed 0.6 metre over the garage door width.

12.924 Exception 924

12.924.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12. 924.2 for the purposes of Exception 924:

.1 Minimum Lot Area:

.a Interior Lot: 315 square metres; and,

.b Corner Lot: 408 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 10.5 metres; and,

.b Corner Lot: 13.5 metres.

.3 no building shall be located closer than 14 metres to Chinguacousy Road.

12.925 Exception 925

12.925.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.925.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 312 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.6 Minimum Exterior Side Yard Width: 2.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres

.8 rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.926 Exception 926

12.926.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.926.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 360 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.6 Minimum Exterior Side Yard Width: 2.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres

.8 rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.927 Exception 927

12.927.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes

12.927.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 208 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 16.7 metres per lot and 8.3 per dwelling unit
- .b Corner lot: 18.5 metres and 10.1 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metes

.7 Minimum Rear Yard Depth: 7.5 metres

.8 rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area for the particular unit

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.7 metres
- .b the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metre over the garage door width.

12.928 Exception 928

12.928.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes

12.928.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 224 square metes per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres per lot and 6.8 per dwelling unit
- .b Corner Lot: 15.5 metres and 8.6 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres

.8 rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area for the particular unit

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 2.5 metres
- .b the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metre over the garage door width.

12.929 Exception 929

12.929.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.929.2 for the purposes of Exception 929:

.1 no building shall be located closer than 14 metres to Chinguacousy Road.

12.930 Exception 930

12.930.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.930.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 270 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9.15 metres
- .b Corner Lot: 10.95 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of the dwelling

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.9 Minimum Setback to a Garage Door:

- .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide or less road right-of-way;
- .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way; and,
- .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater.

.10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.1 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

12.931 Exception 931

12.931.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.931.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling or structures shall be located within 7.5 metres of the Highway Number 7 right-of-way.

.2 Minimum Lot Area: 204 square metres per dwelling unit

.3 Minimum Lot Width: Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit Corner Lot: 15.4 metres and 8.6 metres for the dwelling unit closest to the flankage lot line

.4 Minimum Lot Depth: 30 metres

.5 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit

.8 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line (10) the following provisions shall apply to garages:

.10 the maximum garage door width per dwelling unit shall be 2.5 metres.

.11 the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.12 the garage door width restriction does not apply to the garage door facing a flankage lot line.

.13 the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

12.932 Exception 932

12.932.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.932.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 168 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 16.8 metres per lot and 5.6 per dwelling unit
- .b Corner Lot: 18.6 metres and 7.4 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit

.7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.9 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room

.10 no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater

.11 Maximum Lot Coverage: none

.12 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 2.5 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

12.933 Exception 933

12.933.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.933.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 10.0 metres
- .b Corner Lot: 11.8 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 4.0 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

12.934 Exception 934

12.934.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes

12.934.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 216 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres per lot and 9.0 metres per dwelling unit
- .b Corner Lot: 19.8 metres and 10.8 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit

.7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 3.7 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

12.935 Exception 935

12.935.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.935.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 214 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 19.5 metres per lot and 6.5 per dwelling unit
- .b Corner Lot: 21.3 metres and 8.3 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 33 metres, except where the lots back onto McLaughlin Road, in which case the minimum lot depth shall be 38 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 15.0 metres for lots backing onto McLaughlin Road and 10.0 metres for lots backing onto Sandalwood parkway

.7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall o the dwelling units coincide with a side lot line the setback may be zero

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.9 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pas through a habitable room

.10 no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater

.11 Maximum Lot Coverage: none

.12 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 2.5 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

12.936 Exception 936

12.936.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage;

.2 a convenience store;

.3 a service shop;

.4 a personal service shop;

.5 a bank, trust company, finance company;

.6 an office;

.7 a dry cleaning and laundry distribution station;

.8 a laundromat;

.9 a parking lot;

.10 a dining room restaurant, a convenience restaurant, and take-out restaurant;

.11 an animal hospital; and,

.12 purposes accessory to the other permitted purposes.

12.936.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 3.0 metres

.2 Minimum Rear Yard Depth: 4.5 metres

.3 Maximum Building Height 2 storeys

.4 a 3.0 metre wide landscaped open space area shall be provided along the west and north lot lines except at approved access location.

.5 a 1.8 metre high opaque wood fence shall be provided along the south and east property line.

.6 refuse storage for restaurant uses shall be contained in a climate controlled area within a building.

.7 all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed.

.8 a laboratory, all medical retail uses other than a pharmacy, an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

.9 a maximum of 279 square metres of gross floor area shall be permitted for a pharmacy or a physician, dentist or drugless practitioner's office uses.

12.936.3 for the purposes of Exception 936:

.1 Pharmacy shall mean a building or place where the primary business is the filling of prescriptions for drugs and medicines and where non-prescription medicines are sold or kept for sale to the general public.

12.937 Exception 937

12.937.1 The lands shall only be used for the following purposes:

.1 an outdoor recreation facility, including a bridge; and,

.2 any conservation area or purposes.

12.938 Exception 938

12.938.1 The lands shall only be used for the following purposes:

.1 an office;

.2 a hotel or motel:

.3 a retail establishment having no outside storage;

.4 a service shop:

.5 a dry cleaning and laundry distribution station;

.6 a bank, trust company, finance company

.7 a dining room restaurant, a convenience restaurant, a take-out restaurant;

.8 a printing or copying establishment;

.9 a health centre;

.10 a community club;

.11 a convenience store;

.12 a day nursery; and,

.13 uses accessory to other permitted uses

12.938.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Gross Floor Index for development on the subject lands shall be 0.45;

.2 the Maximum Building Height shall be 12 storeys;

.3 Maximum Front Yard Depth shall be 9 metres or half the height of the building, whichever is greater;

.4 a Landscaped Buffer Strip of 9 metres shall be provided and maintained abutting Mississauga Road, except at approved driveway locations;

.5 a minimum of 8,361 square metres of office space shall be constructed on the subject lands prior to the development of any retail/commercial uses permitted by Exception 938.1(3) to (13) above.

12.939 Exception 939

12.939.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the A zone.

12.939.2 The lands shall be subject to the following requirements and restrictions:

.1 Notwithstanding any provision in the By-law, nothing in this by-law shall prevent the repair, renovation, or reconstruction of the existing detached dwelling which was existing on the site prior to the passing of this by-law, provided that such repair, renovation or reconstruction shall not cause the provisions of this by-law to be contravened to a greater extent, or cause non-compliance with any other provisions of this by-law.

12.940 Exception 940

12.940.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone.

12. 940.2 for the purposes of Exception 940:

.1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;

.2 the Maximum Number of Dwelling Units which may be attached shall not exceed 8;

.3 the Minimum Lot Area per dwelling unit shall be:

- .a Interior Lot: 185 square metres; and,
- .b Corner Lot: 275 square metres.

.4 the Minimum Lot Width per dwelling unit shall be:

- .a Interior Lot: 6 metres; and,
- .b Corner Lot: 9 metres.

12.941 Exception 941

12.941.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.941.2 for the purposes of Exception 941:

.1 no building shall be located closer than 14 metres to Chinguacousy Road.

12.942 Exception 942

12.942.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and

.3 purposes accessory to the other permitted purposes.

12.942.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 432 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres and 9.0 metres per dwelling unit
- .b Corner Lot: 19.8 metres and 10.8 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.

.7 Minimum exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot lie the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Garage Door Width:

- .a the maximum garage door width shall be 3.1 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

.11 Setback From TransCanada Pipeline: no permanent structures shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

12.943 Exception 943

12.943.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone.

12.943.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 504 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 21.0 metres and 7.0 metres per dwelling unit
- .b Corner Lot: 22.8 metres and 8.8 metres per dwelling unit

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Garage Door Width:

- .a the maximum garage door width shall be 3.1 metres;
- .b the garage door width may e widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and
- .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.9 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

.10 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.11 Front to Rear Access: each townhouse dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without passing through a habitable room.

.12 Townhouse Width: no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.

.13 Maximum Lot Coverage: none

.14 Setback From TransCanada Pipeline: no permanent structures shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

12.944 Exception 944

12.944.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.944.2 for the purposes of Exception 944:

.1 Minimum Lot Area:

.a Interior Lot: 315 square metres; and,

.b Corner Lot: 408 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 10.5 metres; and,

.b Corner Lot: 13.5 metres.

.3 no building shall be located closer than 14 metres to Chinguacousy Road.

12.945 Exception 945

12.945.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 336.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 11.2 metres;

.b Corner Lot: 13.0 metres;

.3 Minimum Lot Depth: 30.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;

.9 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.10 Minimum Setback to a Garage Door: 5.4 metres;

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.12 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.946 Exception 946

12.946.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.946.2 for the purposes of Exception 946:

.1 no building shall be located closer than 14 metres to Chinguacousy Road;

.2 no dwelling units shall be located closer than 15 metres to a rail line right-of-way; and,

.3 no building or structures, including swimming pools, shall be located closer than 7.6 metres to any lands zoned OS - Exception 937.

12.947 Exception 947

12.947.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.947.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 408.0 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 17.0 metres;
- .b Corner Lot: 18.8 metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door: 5.4 metres;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.948 Exception 948

12.948.1 The lands shall only be used for the following purposes:

.1 a Waste Transfer Station, a Waste Processing Station, including a reusable goods sales depot and an education centre, and a Composting Facility, all operated by a public authority;

.2 an administrative office or facility of a public authority;

.3 a retail establishment devoted only to the sale of reusable goods in conjunction with a waste processing station; and

.4 purposes accessory to other permitted purposes.

12.948.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Landscaping shall be provided as follows:

.a front yard: 9 metres, except at approved access locations;

.b interior north side yard: 0 metres; and

.c interior south side yard: 3.0 metres.

.2 composting shall only occur within a fully enclosed building; and

.3 for the purpose of this section, the requirement of maintaining a minimum separation distance of 120 metres for a Waste Transfer Station or a Waste Processing Station from a property in a nonindustrial zone shall not apply.

12.949 Exception 949

12.949.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.949.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.8 Minimum Setback to a Garage Door:

- .a 6.0 metres on the sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres;
- .b 5.5 metres on the non-sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres
- .c 5.5 metres on a street having a 20.0 metre wide right-of-way or greater; and
- .d 5.4 metres for lots on a street having a right-of-way width less than 17.0 metres.

.9 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres for lots on a street having a right-of-way width greater than or equal to 17.0 metres, and 4.0 metres for lots less than 12.0 metres in width on a street having a right-of way width less than 17.0 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.11 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.12 Minimum Distance Between Driveway and Street Intersection: the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

.13 Setback From TransCanada Pipeline: no permanent structures shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

12.952 Exception 952

12.952.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in Exception 952.1(1)(a), or the purposes permitted by Exception 952.1.1(b), but not both Exceptions or not any combination of both Exceptions:

- .a either:
  - .i a public or private school
  - .ii a day nursery
  - .iii a park, playground or recreation facility operated by a public authority, and
  - .iv purposes accessory to the other permitted purposes
- .b or:
  - .i those purposes permitted in an R1 zone

12.952.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted in Exception 952.1(1)(a), the requirements and restrictions as set out in the I1 zone

.2 for those uses permitted in Exception 952.1(1)(b), shall be subject to the following requirements and restrictions:

.3 Minimum Lot Area: 300 square metres

.4 Minimum Lot Width:

- .a Interior Lot: 10 metres
- .b Corner Lot: 11.8 metres

.5 Minimum Lot Depth: 0 metres

.6 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.9 Minimum Rear Yard Depth: 7.5 metres

.10 rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area

.11 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.12 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth

.13 the following provisions shall apply to garages:

.a the maximum garage door width shall be 4 metres

.b the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metre over the garage door width.

12.952.3 for the purposes of Exception 952:

.1 shall also be subject to the following requirements and restrictions and all of the general provisions of this by-law which are not in conflict with the ones set out in Exception 952.2.

.2 for those uses permitted in Exception 952.1(1)(a), those relating to the I1 zone

.3 for those uses permitted in Exception 952.1(1)(b), those relating to the R1 zone.

12.953 Exception 953

12.953.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.953.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less the 75 degrees at the front lot line

12.954 Exception 954

12.954.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes

12.954.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 204 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres per lot and 6.8 per dwelling unit
- .b Corner Lot: 15.5 metres and 8.6 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres, except where the rear yard abuts a rail line, the minimum shall be 15 metres

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 2.5 metres
- .b the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metre over the maximum garage door width permitted on the lot.

.10 no window higher than 3.5 metres shall be permitted facing a GE zone.

12.955 Exception 955

12.955.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.955.2 for the purposes of Exception 955:

.1 Minimum Lot Area: 210 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 14 metres and 7 metres per dwelling unit
- .b Corner Lot: 15.8 metres and 8.8 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth:30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area,

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.

.8 Minimum Landscaped Open Space:

.9 Maximum Garage Door Width:

- .a the maximum garage door shall be 3.1 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line; and,
- .d the interior garage width as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

12.956 Exception 956

12.956.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in Exception 956.1(1)(a), or the purposes permitted by Exception 956.1.1.b, but not both sections or not any combination of both Exception:

.a either:

.i a public or private school

.ii a day nursery

.iii a park, playground or recreation facility operated by a public authority, and

.iv purposes accessory to the other permitted purposes

.b or:

.i those purposes permitted in a R1 – Exception 954 zone.

12.956.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted in Exception 956.1(1)(b), shall be subject to the requirements and restrictions as set out in the R1 – Exception 954 zone.

12.957 Exception 957

12.957.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outdoor storage, and,

.2 purposes accessory to the other permitted purposes.

12.957.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Exterior Side Yard Width: 3.0 metres

.2 Minimum Lot Width: 32.0 metres

.3 Maximum Building Height: 1 storey

.4 Minimum Landscaped Open Space: a 3.0 metre wide landscaped open space strip shall be provided where the site abuts a road, except at approved access locations, and a 1.5 metre wide landscaped open space strip shall be provided along all other site limits.

12.958 Exception 958

12.958.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;

.b a printing establishment; and

.c a warehouse.

.2 Non-Industrial:

.a a radio or television broadcasting and transmission establishment;

.b a furniture and appliance store;

.c a recreational facility or structure;

.d a community club; and

.e a parking lot.

.3 Accessory:

.a an associated educational purpose;

.b an associated office;

.c a retail outlet operated in connection with a particular purpose permitted in 958.1(1)

.d above, provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use;

.e one dwelling unit, for exclusive occupation as a caretaker's residence or the residence of a manager/operator of a permitted industrial use which exists on the site; and

.f purposes accessory to the other permitted purposes.

12.958.2 The lands shall be subject to the following requirements and restrictions:

.1 an accessory caretaker's residence or the residence of a manager/operator shall only be permitted in conjunction with the purposes permitted in Exception 958.1(1), and shall be limited to the second storey of the primary building and to a maximum gross floor area of 465 square metres; and,

.2 Parking shall be provided in accordance with the following requirements:

.3 for the purposes listed in Exception 958.1(1), including accessory purposes, a minimum of 13 parking spaces shall be provided;

.4 for every building, structure or lot used for purposes other than the purposes listed in Exception 958.1(1), parking spaces shall be provided and maintained in accordance with Section 4.1 of this by-law;

12.959 Exception 959

12.959.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by the GC zone;

.2 an outdoor area for seasonal sales in association with a supermarket or an other retail establishment;

.3 a gas bar;

.4 a motor vehicle washing establishment; and

.5 purposes accessory to other permitted uses.

12.959.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Gross Leasable Commercial Floor Area: 11,150 square metres, of which the maximum gross leasable floor area of supermarket floor space shall be 5,110 square metres

.2 Minimum Front Yard Depth: 6 metres

.3 Minimum Exterior Side Yard Width: 12 metres

13.959.3 for the purposes of Exception 959:

.1 a Mezzanine Area within a supermarket not used for purposes of the sale and display of goods and materials shall not be considered part of the gross leasable commercial floor area.

12.959.4 The Holding (H)

.1 the “H” symbol appended to the Exception 959 zone may be removed to allow the maximum gross leasable floor area to be 22,300 square metres when it is confirmed by the Commissioner of Planning, Design and Development that the combined population of Secondary Plan Areas 2A and 44 has reached 20,000 persons (such population calculated by multiplying the dwelling unit count by the per person unit ratio of 3.4 for densities lower than 51 dwelling units per net residential hectare and 2.1 for densities of 51 units per net residential hectare or greater).

12.960 Exception 960

12.960.1 The lands shall only be used for the following purposes:

.1 uses permitted by the MH and ML Zone, with the exception of the uses identified in Exception 960.2.

.2 a recreation facility as an accessory use to an apartment dwelling

12.960.2 The following uses are specifically prohibited:

.1 an adult video store

.2 a body art and/or tattoo parlour

.3 a drive-through facility associated with any use

.4 a massage or body rub parlour

.5 a motor vehicle or boat sales rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment

.6 a tool or equipment rental establishment.

12.960.3 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Gross Floor Area for all uses shall be 60,325 square metres

.2 Maximum Gross Floor Area for apartment dwelling uses, including an accessory recreational facility shall be 49,877 square metres

.3 Maximum Gross Floor Area devoted to retail establishments, personal service shops and restaurants shall not exceed 30 percent of the gross floor area on site

.4 Minimum Lot Area: 1.786 hectares for all lands zoned Exception 960

.5 Maximum Number of Dwelling Units: 550

.6 Maximum Building Height for all residential and office/retail/commercial uses:

- .a 22 storeys
- .b The height of any portion of a building shall not exceed the horizontal distance between that portion of the building and a lot line abutting a single detached residential zone
- .c Notwithstanding Exception 960.3(6)(a) and 960.3(6)(b), one building with a maximum height of 31 storeys may be located within the lands depicted as Area “A” on Figure 1.

.7 For the purposes of this Exception, the lot line abutting Queen Street shall be the front lot line.

.8 Setback Requirements:

.a Minimum setback to Queen Street: 0.5 metres

.b Minimum setback to Hillcrest Avenue: 6.0 metres

.c Minimum side yard setback: 0.0 metres

.d Minimum below grade setback (all yards): 0.0 metres

.e Minimum Setback to a ramp leading to an underground garage shall be 30 metres from a lot line abutting a residential zone

.9 Commercial Uses shall not be permitted within 80 metres of Hillcrest Avenue

.10 A minimum 3 metre wide landscaped open space strip shall be provided along any site frontage of Hillcrest Avenue, except at approved access locations

.11 A minimum 0.5 metre wide landscaped open space strip (covered or uncovered) shall be provided along any site frontage of Queen Street, except at approved access locations

.12 A minimum of 1,200 square metres of landscaped open space shall be provided on the lands zoned Exception 960

.13 All garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant

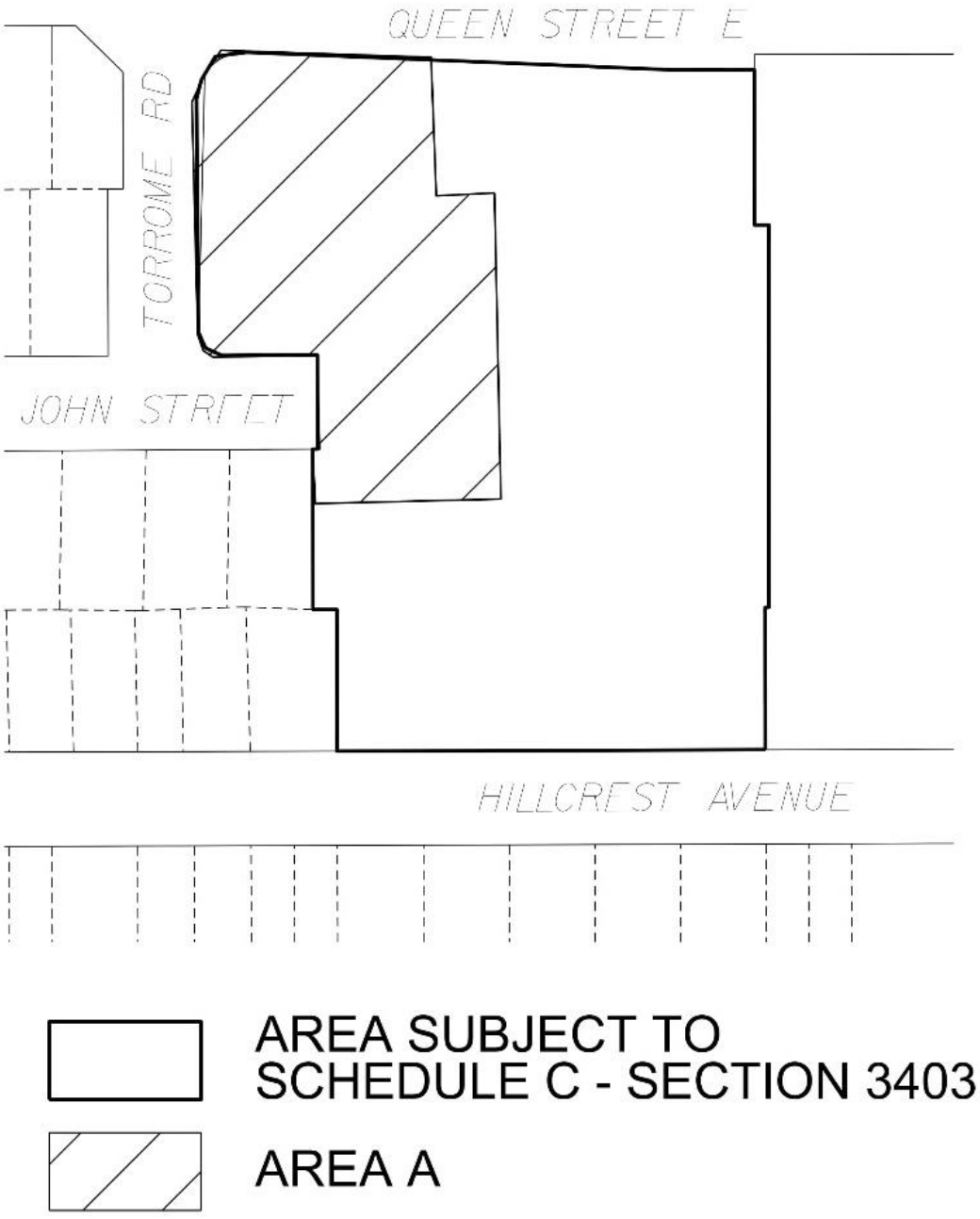
.14 All garbage and refuse storage, other than that associated with a restaurant, including any containers for the storage of recyclable materials, shall be enclosed

12.960.4 for the purposes of Exception 960:

.1 shall also be subject to the requirements and restrictions of the MH and ML zone (with the exception that for the purposes of this Exception 960, the provisions of the R3H Zone shall not apply to residential apartment uses) and the general provisions of this by-law which are not in conflict with those in Exception 960.3.

.2 All lands zoned Exception 960 shall be treated as one lot for zoning purposes.

Figure 1


QUEEN STREET E
TORROME RD
JOHN STREET
HILLCREST AVENUE
AREA SUBJECT TO SCHEDULE C - SECTION 3403
AREA A

12.961 Exception 961

12.961.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 961.1(1)(a), or the purposes permitted by Exception 961.1(1)(b), but not both sections or not any combination of both sections:

.a either:

.i those purposes permitted in an "R1" zone;

.b or:

.i a convertible detached dwelling; and,

.ii purposes accessory to the other permitted purposes.

12.961.2 The lands shall be subject to the following requirements and restrictions:

.2 for those purposes permitted by Exception 961.1(1)(a), the requirements and restrictions of the Exception 857 zone.

.3 for those purposes permitted by Exception 961.1(1)(b), the following requirements and restrictions shall apply in addition to the requirements and restrictions of the Exception 857 zone.

.a the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and a convertible detached dwelling without exterior or major structural changes;

.b the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement or cellar;

.c a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;

.d no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;

.e the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;

.f a minimum of two tandem parking spaces comprising the two tandem parking spaces may be located in a garage;

.g a maximum of one garage shall be constructed and the garage shall have single doors;

.h the secondary dwelling unit shall be licensed by the City, which shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied; and,

.i a covered porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or rear yard setback.

12.961.3 for the purposes of Exception 961:

.1 Dwelling, Convertible Detached shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single detached dwelling and designed to be converted to a single detached dwelling without exterior or major structural changes.

12.962 Exception 962

12.962.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.962.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: Interior Lot: 300 square metres, and, Exterior Lot: 354 square metres.

.2 Minimum Lot Width: Interior Lot: 10.0 metres Corner Lot: 11.8 metres

.3 Minimum Lot Depth: 30 metres with the exception of a lot which backs onto McLaughlin road in which case the minimum lot depth shall be 34 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 4.0 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit:
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.963 Exception 963

12.963.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling

.2 an auxiliary group home, and,

.3 purposes accessory to the other permitted purposes.

12.963.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 244 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 16.3 metres per lot and 8.15 metres per dwelling unit.
- .b Corner Lot: 18.1 metres per lot and 9.95 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.

.7 Minimum Interior Side Yard Width: 1.2 metres except where the common wall of the dwelling units coincides with a side lot line, the setback may be zero.

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 3.7 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.964 Exception 964

12.964.1 The lands shall only be used for the following purposes:

.1 either

.a religious institution;

.b a community club; and

.c purposes accessory to other permitted purposes.

.2 or

.a the uses permitted by the GE Zone.

12.964.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Landscaping: 3 metres;

12.965 Exception 965

12.965.1 The lands shall only be used for the following purposes:

.1 an office;

.2 purposes accessory to the other permitted purposes

12.965.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6 metres

.2 Minimum Interior Side Yard Width: 6 metres

.3 a 6 metres wide landscaped open space area shall be provided along the easterly and southerly limits of the property, with the exception of approved access locations.

.4 no outside storage or display of goods shall be permitted.

.5 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed.

.6 the Maximum Gross Floor Area to be devoted to the office use shall not exceed a floor space index of 0.4.

12.966 Exception 966

12.966.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.966.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 11.0 metres;

.b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area and

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;;

.9 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

12.967 Exception 967

12.967.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.967.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 270 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 9 metres;
- .b Corner Lot: 10.8 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.1 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

12.968 Exception 968

12.968.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.968.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 180 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 15.0 metres per lot and 7.5 metres per dwelling unit;
- .b Corner Lot: 16.8 metres per lot, and 9.3 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.1 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width;

12.969 Exception 969

12.969.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in R2 zone.

12.969.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth:

.a to a wall of a dwelling unit: 3 metres

.b to a wall of a garage facing the front lot line: 6 metres

.2 Minimum Setback from the north property boundary: 30 metres;

.3 Minimum Setback from the west property boundary: 15 metres;

.4 Minimum Setback from the east property boundary: 7.5 metres;

.5 a maximum of 8 dwelling units shall be attached with the exception that a maximum of one townhouse dwelling may have 9 attached units and a maximum of one townhouse dwelling may have 10 attached units:

.6 Minimum Distance between two exterior walls both of which contain windows to habitable rooms, not including the width of a private driveway located between such walls: 9 metres;

.7 Minimum Unit Width: 5.5 metres, but a maximum of 24% of the units may

.8 have a minimum unit width of 4.7 metres;

.9 where a garage faces a private road or common driveway, the minimum setback to the front of the garage shall be 6.0 metres; and

.10 Parking shall be provided on the basis of 2 spaces per unit plus 0.25 spaces per unit for visitors and 0.05 spaces per unit for recreational vehicles.

12.970 Exception 970

12.970.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.970.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 175 square metres per dwelling unit;

.2 Minimum Lot Width:

.a Interior Lot: 22.5 metres per lot, and 7.5 metres per dwelling unit;

.b Corner Lot: 24.3 metres per lot, and 9.3 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit;

.7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

.10 no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater;

.11 Maximum Lot Coverage: none

.12 the following provisions shall apply to garages:

.a the maximum garage door width shall be 3.1 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance3 of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width;

12.971 Exception 971

12.971.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.971.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 312 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 10.4 metres;

.b Corner Lot: 12.2 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 the following provisions shall apply to garages:

.a the maximum garage door width shall be 4.12 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

12.972 Exception 972

12.972.1 The lands shall only be used for the following purposes:

.1 a convenience store; and,

.2 only in conjunction with a convenience store: a gas bar, a service station, a motor vehicle washing establishment, a retail establishment having no outside storage, a personal service shop, a convenience restaurant, a take-out restaurant, a dry cleaning and laundry distribution station, a bank, trust company or finance company, or an animal hospital.

12.972.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 10.0 metres;

.2 Minimum Setback to Highway No. 7: 13.7 metres;

.3 except at approved access locations, landscaped open space areas shall be provided as follows:

.a a minimum 3.0 metre wide landscaped strip abutting Richvale Drive; and,

.b a minimum 6.0 metre wide landscaped strip abutting Highway No.7;

.4 a convenience store shall have a minimum gross floor area of 140 square metres;

.5 refuse storage for restaurant purposes shall be contained in a climate controlled area within a building;

.6 all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed; ;and,

.7 an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted;

12.973 Exception 973

12.973.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in R2 zone.

12.973.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 8 metres

.2 Minimum Setback from the east and west property boundaries: 7.5 metres

.3 Minimum Interior Side Yard: 3 metres

.4 Minimum Rear Yard Depth: 3 metres

.5 Minimum Landscaped Open Space: 38% of the lot area

.6 a maximum of 8 dwelling units shall be attached;

.7 a maximum of 11 units shall be permitted;

.8 Parking shall be provided on the basis of 2 spaces per unit plus 0.25 spaces per unit for visitors and 0.05 spaces per unit for recreational vehicles; and

.9 there shall be no balconies or decks along the westerly wall of the buildings or in the westerly side yard.

12.974 Exception 974

12.974.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.974.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264 square metres

.2 Minimum Lot Width: Interior Lot: 11.0 metres Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.6 Minimum Setback to a Garage Door:

- .a 6.0 metres on the sidewalk side of a street having a road rightof-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
- .b 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
- .c 5.5 metres on a street having a 20.0 metre wide road right-ofway or greater.

.7 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.

.8 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.9 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.

.10 Minimum Interior Side Yard Width:

- .a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.11 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.

.12 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.975 Exception 975

12.975.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.975.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 328.8 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres
- .b Corner Lot: 15.5 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.6 Minimum Setback to a Garage Door: 5.4 metres

.7 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.

.8 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.9 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.

.10 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.11 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.

.12 Maximum Building Height: two storeys if the front lot line abuts a road right-of-way less than 17.0 metres and 10.6 metres where the front lot line abuts a road right-of-way 17.0 metres or greater.

.13 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.976 Exception 976

12.976.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.976.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 189.6 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 15.8 metres per lot and 7.9 metres per dwelling unit
- .b Corner Lot: 17.6 metres per lot and 9.7 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit

.7 Minimum Interior Side Yard Width: 1.2 metres except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.1 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres. adult entertainment parlour or an amusement arcade shall not be permitted;

12.977 Exception 977

12.977.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.977.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 27 metres

12.979 Exception 979

12.979.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by the GE zone;

.2 the manufacturing and assembling of motor vehicles; and,

.3 purposes accessory to other permitted purposes.

12.979.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 115 metres;

.2 Minimum Landscaped Open Space:

- .a 4.5 metres abutting the front lot line, except at approved access locations; and,
- .b 3 metres abutting an PE zone;

.3 Outside Storage:

- .a the storage of goods and materials in the open need not be associated with a building or another industrial operation;
- .b Maximum Height: 6 metres; and,
- .c no open storage shall be permitted within 3 metres of an PE zone and 11.5 metres of the front lot line.

12.980 Exception 980

12.980.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a GC zone

12.980.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback to Highway 7: 13.7 metres

.2 Minimum Landscaped Open Space: a 6.0 metre wide landscaped open space area shall be provided where the lands abut Highway 7 and a 3.0 metre wide landscaped open space area shall be provided around all other roads except at approved access locations.

.3 access shall be located a minimum distance of 70.0 metres from Highway Number 7.

.4 refuse storage for restaurant purposes shall be contained in a climate controlled area within a building; and,

.5 all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials shall be enclosed.

.6 any commercial unit having a floor area greater than 600 square metres shall have the opening of waste disposal and loading facilities away from residential uses.

12.981 Exception 981

12.981.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.981.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 180 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres per lot and 6.0 metres per dwelling unit
- .b Corner Lot: 19.8 metres lot and 7.8 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.

.7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero.

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.

.9 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room

.10 no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater

.11 Maximum Lot Coverage: none

.12 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 2.5 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door with restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.982 Exception 982

12.982.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.982.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 220 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres per lot and 6.0 metres per dwelling unit
- .b Corner Lot: 19.8 metres per lot and 7.8 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres

.7 Minimum Interior Side Yard Width: 1.2 metres except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line

.9 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

.10 no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater

.11 Maximum Lot Coverage: none

.12 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 2.5 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.983 Exception 983

12.983.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.983.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 250 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 10.0 metres
- .b Corner Lot: 11.8 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 4.0 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

12.984 Exception 984

12.984.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.984.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 270 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9.0 metres
- .b Corner Lot: 10.8 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.1 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.985 Exception 985

12.985.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.985.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.5 metres;
- .b Corner Lot: 14.3 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a nonresidential zone;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 Minimum Setback to a Garage Door: 5.4 metres;

.10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

.12 Maximum Building Height:

.a 2 storeys on a street having a 15.2 metre wide road right-of-way;

.b 10.6 metres on a street having a 17.0 metre wide road right-of-way or greater;

12.986 Exception 986

12.986.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.986.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 271 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.3 metres;
- .b Corner Lot: 13.1 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres to the side of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less then 75 degrees at the front lot line;

.9 Minimum Setback to a Garage Door: 5.4 metres;

.10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

12.987 Exception 987

12.987.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.987.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 218 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 9.1 metres;
- .b Corner Lot: 10.9 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres to the side of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less then 75 degrees at the front lot line;

.9 Minimum Setback to a Garage Door:

- .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way;
- .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way; and,
- .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.10 no garage shall project more than 1.5 metes beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.1 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

.12 Maximum Building Height: 2 storeys;

12.988 Exception 988

12.988.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.988.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .b for a lot on a street having a 15.2 metre wide road right-of-way, the maximum driveway width shall not exceed 4.0 metres;

.9 Minimum Setback to a Garage Door:

- .a 6.9 metres on the sidewalk side of a street having a 15.2 metre wide road right-of-way;
- .b 6.4 metres on the non-sidewalk side of a street having a 15.2 metre wide road right-of-way;
- .c 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way;
- .d 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way; and,

.e 5.5 metres on a street having a 20.0 metre wide road right-of way or greater;

.10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

.a the maximum garage door width shall be 4.0 metres on a street having a 15.2 metre wide road right-of-way;

.b the maximum garage door width shall be 5.5 metres on a street having a 17.0 metre wide road right-of-way or greater;

.c the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.d the garage door width restriction does not apply to the garage door facing a flankage lot line;

.e the interior garage width, as calculate 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

.12 Maximum Building Height:

.a 2 storeys on a street having a 15.2 metre wide road right-of way;

.b 10.6 metres on a street having a 17.0 metre wide road right-of way or greater;

12.989 Exception 989

12.989.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.989.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 11 metres;

.2 Minimum Lot Depth: 45 metres;

.3 Minimum Lot Area: 495 square metres; and,

.4 no dwelling shall be located closer than 14 metres to the right-of-way of Chinguacousy Road.

12.990 Exception 990

12.990.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.990.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 270 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 9.0 metres;
- .b Corner Lot: 10.8 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a nonresidential zone;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.1 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

12.991 Exception 991

12.991.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.991.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 360 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres;
- .b Corner Lot: 13.8 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side:
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a nonresidential zone;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

12.992 Exception 992

12.992.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.992.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 228 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 19 metres per lot, and 9.5 metres per dwelling unit;
- .b Corner Lot: 20.8 metres per lot, and 11.3 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit:

.7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 3.7 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

12.993 Exception 993

12.993.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.993.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 183 square metres per dwelling unit;

.2 Minimum Lot Width:

.a Interior Lot: 18.3 metres per lot, and 6.1 metres per dwelling unit;

.b Corner Lot: 20.1 metres per lot, and 7.9 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum set back to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth:

.a 7.5 metres where the lot for a particular dwelling unit does not abut the Highway No. 410 right-of-way, which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit;

.b 13.7 metres where the lot for a particular dwelling unit abuts the Highway No. 410 right-of-way;

.7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

.10 no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater;

.11 Maximum Lot Coverage: none;

.12 the following provisions shall apply to garages:

.a the maximum garage door width per dwelling unit shall be 2.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

12.994 Exception 994

12.994.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 994.1(1)(a), or the purposes permitted by Exception 994.1(1)(b) but not both sections and not any combination of both Exception:

.a either:

.i a public or private school;

.ii a day nursery;

.iii a park, playground or recreation facility operated by a public authority; and,

.iv purposes accessory to the other permitted purposes;

.b or:

.i those purposes permitted in a R1 zone;

.ii a park, playground or recreation facility operated by a public authority; and,

.iii purposes accessory to the other permitted purposes.

12.994.2 The lands shall be subject to the following requirements and restrictions:

.1 for those purposes permitted in a R1 zone, the following requirements and restrictions shall apply;

.a Minimum Lot Area: 23 square metres;

.b Minimum Lot Width:

.i Interior Lot: 9.7 metres;

.ii Corner Lot: 11.5 metres;

.c Minimum Lot Depth: 24 metres;

.d Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.e Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.f Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.g Minimum Interior Side Yard Width:

.i 1.2 metres on one side and 0.6 metres on the other side;

.ii where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;

.iii 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.h Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.i the following provisions shall apply to garages:

.i the maximum garage door width shall be 3.1 metres;

.ii the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.iii the garage door width restriction does not apply to the garage door facing a flankage lot line;

.iv the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

.j Maximum Building Height: 10.6 metres;

12.995 Exception 995

12.995.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.995.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.2 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall; and,
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone, except where the interior side yard abuts an Open Space (OS) or Natural System (NS) zone, in which case the minimum interior side yard width shall be 3.0 metres;

.3 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.4 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.5 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres, except where the lot width exceeds 16.0 metres in which case there shall be no restriction.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.996 Exception 996

12.996.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.996.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 328 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres;
- .b Corner Lot: 15.5 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres to the side of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 Minimum Setback to a Garage Door: 5.4 metres;

.10 a garage may project a maximum of 1.5 metres beyond a porch or front wall of a dwelling provided that the minimum setback to a garage door is maintained;

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

.12 Maximum Building Height:

.a 2 storeys on a street having a road right-of-way width of less than 17.0 metres;

.b 10.6 metres on a street having a 17.0 metre wide road right-of-way or greater;

12.997 Exception 997

12.997.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.997.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.5 metres;
- .b Corner Lot: 14.3 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non residential zone;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 Minimum Setback to a Garage Door: 5.4 metres;

.10 a garage may project a maximum of 1.5 metres beyond a porch or front wall of a dwelling provided that the minimum setback to a garage door is maintained;

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

.12 Maximum Building Height:

.a 2 storeys on a street having a road right-of-way width of less than 17.0 metres;

.b 10.6 metres on a street having a 17.0 metre wide road right-of-way or greater;

12.998 Exception 998

12.998.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.998.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .b for a lot on a street having a road right-of-way width of less than 17.0 metres, the maximum driveway width shall not exceed 4.0 metres;

.9 Minimum Setback to a Garage Door:

- .a 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
- .b 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;

.c 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;

.d 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,

.e 5.5 metres on a street having a 20.0 metre wide road-right-of-way or greater;

.10 a garage may project a maximum of 1.5 metres beyond a porch or front wall of a dwelling provided that the minimum setback to a garage door is maintained;

.11 the following provisions shall apply to garages:

.a the maximum garage door width shall be 4.0 metres on a street having a road right-of-way width of less than 17.0 metres;

.b the maximum garage door width shall be 5.5 metres on a street having a 17.0 metre wide road right-of-way or greater;

.c the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to Page 2 of 3 the front lot line than the ground floor main entrance of the dwelling unit;

.d the garage door width restriction does not apply to the garage door facing a flankage lot line;

.e the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

.12 Maximum Building Height:

.a 2 storeys on a street having a road right-of-way width of less than 17.0 metres;

.b 10.6 metres on a street having a 17.0 metre wide road right-of-way or greater;

12.1001 Exception 1001

12.1001.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a GC zone.

12.1001.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback to Highway No. 7: 13.7 metres;

.2 except at approved access locations, landscaped open space areas shall be provided as follows: a minimum 6.0 metre wide strip abutting Highway No. 7 and a minimum 3.0 metre wide strip abutting all other roads;

.3 refuse storage for restaurant purposes shall be contained in a climate controlled area within a building; and,

.4 all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed;

12.1002 Exception 1002

12.1002.1 The lands shall only be used for the following purposes:

.1 Shall only be used for agricultural purposes.

12.1002.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.2 hectares

.2 Except at approved access locations, landscaped open space areas shall be provided as follows: a minimum 6.0 metre wide strip abutting Highway No. 7 and a minimum 3.0 metre wide strip abutting all other roads;

.3 No buildings or structures shall be permitted

12.1003 Exception 1003

12.1003.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1003.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling or structures shall be located within 13.7 metres of the Highway No. 7 right-of-way;

.2 no dwelling or structures shall be located within 30.0 metres of the Canadian National Railway right-of-way;

.3 Minimum Lot Area: 168 square metres per dwelling unit;

.4 Minimum Lot Width:

- .a Interior Lot: 16.8 metres per lot and 5.6 metres per dwelling unit;
- .b Corner Lot: 18.6 metres and 7.4 metres for the dwelling unit closest to the flankage lot line;

.5 Minimum Lot Depth: 30 metres;

.6 Minimum front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;

.8 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

.9 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.10 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.11 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

.12 no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater;

.13 Maximum Lot Coverage: none;

.14 Maximum Garage Door Width:

.a the maximum garage door width per dwelling unit shall be 2.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

12.1004 Exception 1004

12.1004.1 The lands shall only be used for the following purposes:

.1 Either

.a Commercial:

.i those uses permitted by the LC Zone;

.ii a banquet hall

.iii a motor vehicle sales establishment;

.iv a motor vehicle washing establishment;

.v a retail warehouse;

.vi a recreational facility;

.vii a commercial and technical school;

.viii a service station; and

.ix purposes accessory to the permitted commercial uses;

.2 Or

.a Industrial:

.i those uses permitted in a PE Zone, but not including a motor vehicle body shop;

.3 but not both Exception 1004.1.1 and Exception 1004.1.2 on any one lot, or any combination of Exception 1004.1.1 and Exception 1004.1.2 on any one lot.

12.1004.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 14,400 square metres;

.2 no building shall be located closer than 6.0 metres to Clarence Street;

.3 no building shall be located closer than 9.0 metres to Rutherford Road;

.4 Minimum Landscaped Open Space:

.a 3.0 metres abutting Clarence Street; and

.b 3.0 metres abutting Rutherford Road, except for that portion abutting Rutherford Road north of Clarence Street;

.5 for the lot north of Clarence Street, no building shall be located closer than 15 metres to the rear lot line; and

.6 for the lot north of Clarence Street, no building shall be located closer than 24 metres to the point where the rear lot line and the east side lot line intersect.

12.1004.3 for the purposes of Exception 1004:

.1 the commercial uses in Exception 1004.1.1 shall also be subject to the requirements and restrictions of the LC Zone and the general provisions of this by-law which are not in conflict with those in Exception 1004.2.

.2 the industrial uses in Exception 1004.1.2 shall also be subject to the requirements and restrictions of the PE Zone and general provisions of this by-law which are not in conflict with those in Exception 1004.2.

.3 for the purpose of this section, a Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format.

12.1005 Exception 1005

12.1005.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1005.2 The lands shall be subject to the following requirements and restrictions:

.1 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

.2 Minimum Lot Area: 328 square metres;

.3 Minimum Lot Width:

- .a Interior Lot: 13.7 metres;
- .b Corner Lot: 15.5 metres;

.4 Minimum Lot Depth: 24 metres;

.5 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.8 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.9 Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.10 Minimum Setback to a Garage Door: 5.4 metres;

.11 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.12 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.13 Maximum Building Height:

.a 2 storeys on a street having a road right-of-way width less than 17 metres;

.b 10.6 metres on a street having a road right-of-way width greater than or equal to 17 metres.

12.1006 Exception 1006

12.1006.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1006.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 366 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.2 metres;
- .b Corner Lot: 14.0 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 40% of the front yard area and

.9 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.10 Minimum Setback to a Garage Door: 5.4 metres;

.11 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.12 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.1007 Exception 1007

12.1007.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1007.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 312 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 10.4 metres;
- .b Corner Lot: 12.2 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.7 Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.8 Minimum Setback to a Garage Door:

- .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
- .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
- .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.9 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 4.0 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.1008 Exception 1008

12.1008.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in an R1 zone

and/or:

.2 those purposes permitted in Exception 1009, subject to the requirements and restrictions as set out in Exception 1009

12.1008.2 The lands shall be subject to the following requirements and restrictions:

.1 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

.2 Minimum Lot Area: 218 square metres;

.3 Minimum Lot Width:

.a Interior Lot: 9.1 metres;

.b Corner Lot: 10.9 metres;

.4 Minimum Lot Depth: 24 metres;

.5 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.8 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 metres on the other side;

.b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.9 Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.10 Minimum Setback to a Garage Door:

.a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.

.b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.

.c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.11 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.12 the following provisions shall apply to garages:

.a the maximum garage door width shall be 3.10 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.13 Maximum Building Height: 2 storeys

12.1009 Exception 1009

12.1009.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in an R1 zone

and/or:

.2 those purposes permitted in an Exception 1008 zone, subject to the requirements and restrictions as set out in an Exception 1008 zone

12.1009.2 The lands shall be subject to the following requirements and restrictions:

.1 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

.2 Minimum Lot Area: 218 square metres per dwelling unit;

.3 Minimum Lot Width:

.a Interior Lot: 18.2 metres per lot and 9.1 metres per dwelling unit;

.b Corner Lot: 20 metres per lot and 10.9 metres per dwelling unit;

.4 Minimum Lot Depth: 24 metres;

.5 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling;

.6 Minimum Exterior Side Yard Depth: 3.0 metres to the side wall of a dwelling;

.7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.

.8 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.

.9 Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.10 Minimum Setback to a Garage Door:

.a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.

.b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.

.c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.11 the following provisions shall apply to garages:

.a the maximum garage door width per dwelling unit shall be 3.7 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.1010 Exception 1010

12.1010.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1010.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 220 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 14.7 metres per lot and 7.35 metres per dwelling unit;
- .b Corner Lot: 16.5 metres per lot and 9.15 metres per dwelling unit;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Depth: 3.0 metres to the side wall of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.

.7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.

.8 Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 Minimum Setback to a Garage Door:

- .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
- .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
- .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.10 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 3.1 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.1011 Exception 1011

12.1011.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone.

12.1011.2 The lands shall be subject to the following requirements and restrictions:

.1 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

.2 Minimum Lot Area: 180 square metres per dwelling unit;

.3 Minimum Lot Width:

- .a Interior Lot: 22.5 metres per lot and 7.5 metres per dwelling unit;
- .b Corner Lot: 24.3 metres per lot and 9.3 metres per dwelling unit;

.4 Minimum Lot Depth: 24 metres;

.5 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling;

.6 Minimum Exterior Side Yard Depth: 3.0 metres to the side wall of a dwelling;

.7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.

.8 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.

.9 Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.10 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

.11 no more that 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater;

.12 Maximum Lot Coverage: none;

.13 Minimum Setback to a Garage Door:

- .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
- .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
- .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.14 the following provisions shall apply to garages:

.a the maximum garage door width per dwelling unit shall be 3.1 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.1012 Exception 1012

12.1012.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1012.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 7.5 metres;

.2 Minimum Landscaped Open Space: 40 percent of the lot area including a

.3 minimum 3 metre strip along McLaughlin Road except at the location of the driveway;

.4 a maximum of 8 dwelling units shall be attached;

.5 a maximum of 24 dwelling units shall be permitted;

.6 no building or structure, including swimming pools decks, patios or tennis courts, shall be located within 5.0 metres of any lands zoned OS or NS; and,

.7 the Minimum Distance between buildings shall be 12 metres.

12.1013 Exception 1013

12.1013.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.1013.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Semi-Detached Dwelling

.i Interior Lot: 390 square metres per lot and 195 square metres per dwelling unit;

.ii Corner Lot: 498 square metres per lot and 294 square metres for the dwelling unit closest to the flankage lot line;

.2 Minimum Lot Width:

.a Semi-Detached Dwelling

.i Interior Lot: 13.6 metres and 6.8 metres per dwelling unit;

.ii Corner Lot: 16.6 metres and 9.8 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Front Yard Depth: 4.5 metres;

.4 Minimum Interior Side Yard Width:

.a Semi-Detached Dwelling: 1.2 metres except where the common wall of the semi-detached dwelling units coincides with a side lot line, the side yard may be 0 metres;

.5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;

.6 a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres;

.7 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard;

.8 the width of a garage door shall not exceed 50% of the lot width for each dwelling unit; and,

.9 no building shall be located closer than 14.0 metres to Chinguacousy Road.

12.1013.3 for the purposes of Exception 1013:

.1 Lot Width shall mean the least distance measured in a straight line, between the side lot lines, where the side lot lines are parallel, and:

.a where such lot lines are not parallel, the lot width shall be the straight line distance between points on the side lot lines measured on a line 6.0 metres back from the front lot line; or,

.b in the case of a corner lot having a street line rounding at the corner of a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.

12.1015 Exception 1015

12.1015.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in an I1 zone

12.1015.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 1.7 metres;

.2 Minimum Rear Yard Depth: 3.0 metres.

12.1018 Exception 1018

12.1018.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1018.2 The lands shall be subject to the following requirements and restrictions:

.1 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

.2 Minimum Lot Area: 227 square metres;

.3 Minimum Lot Width:

- .a Interior Lot: 9.1 metres;
- .b Corner Lot: 10.9 metres;

.4 Minimum Lot Depth: 25 metres;

.5 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.8 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.10 Minimum Setback to a Garage Door:

- .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
- .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
- .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.11 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.12 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.10 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.13 Maximum Building Height: 2 storeys

12.1018.3 for the purposes of Exception 1018:

.14 for the purpose of this Exception, for lots adjacent to a daylight corner where the daylight corner exceeds 10 metres by 10 metres, the lots abutting the daylight corner shall not be considered a corner lot and the minimum setback to the daylight corner shall be 3 metres.

12.1019 Exception 1019

12.1019.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1019.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 275 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 25 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 Minimum Setback to a Garage Door:

- .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
- .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
- .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.12 Maximum Building Height: 2 storeys

12.1019.3 for the purposes of Exception 1019:

.13 For lots adjacent to a daylight corner where the daylight corner exceeds 10 metres by 10 metres, the lots abutting the daylight corner shall not be considered a corner lot and the minimum setback to the daylight corner shall be 3 metres.

12.1020 Exception 1020

12.1020.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1020.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 275 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.5 metres;
- .b Corner Lot: 14.3 metres;

.3 Minimum Lot Depth: 25 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 Minimum Setback to a Garage Door: 5.4 metres

.10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.12 Maximum Building Height:

.a 2 storeys on a street having a 15.2 metre wide road right-of-way;

.b 10.6 metres on a street having a 17.0 metre wide road right-of-way.

12.1020.3 for the purposes of Exception 1020:

.13 For lots adjacent to a daylight corner where the daylight corner exceeds 10 metres by 10 metres, the lots abutting the daylight corner shall not be considered a corner lot and the minimum setback to the daylight corner shall be 3 metres.

12.1021 Exception 1021

12.1021.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1021.2 The lands shall be subject to the following requirements and restrictions:

.1 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

.2 Minimum Lot Area: 342 square metres;

.3 Minimum Lot Width:

- .a Interior Lot: 13.7 metres;
- .b Corner Lot: 15.5 metres;

.4 Minimum Lot Depth: 25 metres;

.5 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.8 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.10 Minimum Setback to a Garage Door: 5.4 metres

.11 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.12 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.13 Maximum Building Height:

.a 2 storeys on a street having a 15.2 metre wide road right-of-way;

.b 10.6 metres on a street having a 17.0 metre wide or greater road right-of-way.

12.1021.3 for the purposes of Exception 1021:

.1 for the purpose of this Exception, for lots adjacent to a daylight corner where the daylight corner exceeds 10 metres by 10 metres, the lots abutting the daylight corner shall not be considered a corner lot and the minimum setback to the daylight corner shall be 3 metres.

12.1022 Exception 1022

12.1022.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone and in an R1 zone.

12.1022.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for those purposes permitted in an R1 zone, 175 square metres per dwelling unit;

.b for those purposes permitted in an R2 zone, 161 square metres per dwelling unit,

.2 Minimum Lot Width:

.a Interior Lot: for those purposes permitted in an R1 zone, 14.0 metres per lot and 7.0 metres per dwelling unit; for those purposes permitted in an R2 zone, 18.6 metres and 6.3 metres per dwelling unit;

.b Corner Lot: for those purposes permitted in an R1 zone, 15.8 metres per lot and 8.8 metres per dwelling unit; for those purposes permitted in an R2 zone, 20.4 metres and 8.0 metres per dwelling unit;

.3 Minimum Lot Depth: 25 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Depth: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.

.7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 each townhouse dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

.10 no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater;

.11 Maximum Lot Coverage: none;

.12 the following provisions shall apply to garages:

.a the maximum garage door width per semi detached dwelling unit shall be shall be 3.1 metres and the maximum garage door width per street townhouse dwelling unit shall be 2.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.1022.3 for the purposes of Exception 1022:

.1 for the purposes of Exceptions 1018 to 1022 inclusive, for lots adjacent to a daylight corner where the daylight corner exceeds 10 metres by 10 metres, the lots abutting the daylight corner shall not be considered a corner lot and the minimum setback to the daylight corner shall be 3 metres.

12.1023 Exception 1023

12.1023.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1023.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.6 Minimum Setback to a Garage Door:

- .a 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
- .b 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
- .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater.

.7 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.

.8 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.9 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.

.10 Minimum Interior Side Yard Width:

.a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.11 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1024 Exception 1024

12.1024.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1024.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area 189.6 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 15.8 metres per lot and 7.9 metres per dwelling unit
- .b Corner Lot: 17.6 metres per lot and 9.7 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit

.7 Minimum Interior Side Yard Width: 1.2 metres except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.1 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.1025 Exception 1025

12.1025.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage;

.2 a service shop;

.3 a personal service shop;

.4 a bank, trust company, finance company;

.5 an office;

.6 a dry cleaning and laundry distribution station;

.7 a laundromat;

.8 a parking lot;

.9 a dining room restaurant, a convenience restaurant and a take-out restaurant;

.10 a printing or copying establishment;

.11 a commercial school;

.12 a community club;

.13 a health centre;

.14 a custom workshop;

.15 an animal hospital; and,

.16 purposes accessory to the other permitted purposes.

12.1025.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 6.0 metres;

.2 Maximum Building Height: 2 storeys;

.3 a 3.0 metre wide landscaped open space area shall be provided along the front lot line except at approved access locations;

.4 a 1.8 metre high opaque wood fence shall be provided along the south and east property line;

.5 refuse storage for restaurant uses shall be contained in a climate controlled area within a building;

.6 all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed within a building;

.7 an adult video store, an adult entertainment parlour, a billiard hall or an amusement arcade shall not be permitted;

.8 a maximum of fifty (50) percent of gross floor area shall be permitted for any one, or a combination of, a pharmacy, a medical retail establishment, a medical laboratory, a health centre or a physician's, dentist's or drugless practitioner's office;

12.1025.3 for the purposes of Exception 1025:

.1 Pharmacy shall mean a building or place where the primary business is the filling of prescriptions for drugs and medicines and where non-prescription medicines are sold or kept for sale to the general public.

12.1026 Exception 1026

12.1026.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by Exception 186.1;

.2 a religious institution; and,

.3 purposes accessory to the other permitted purposes.

12.1026.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 9.0 metres;

.2 Minimum Rear Yard Depth: 12.0 metres;

.3 Minimum Number of Parking Spaces: for a religious institution shall be 1 parking space for every 6 fixed seats or 3.0 metres of open bench space or portion thereof.

12.1026.3 for the purposes of Exception 1026:

.1 shall also be subject to the requirements and restrictions relating to the PE – Exception 186 zone, and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1026.2.

12.1027 Exception 1027

12.1027.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1027.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 500.0 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 16.5 metres
- .b Corner Lot: 18.3 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres

.6 Minimum Interior Side Yard Width:

- .a For a 1 storey dwelling: 1.2 metres
- .b For a dwelling 2 storeys or more: 1.5 metres

.7 Minimum Rear Yard Depth: 7.5 metres

.8 Maximum Building Height: 10.6 metres

.9 Minimum Landscaped Open Space: 60% of the minimum front yard area of an interior lot; 70% of the minimum front yard area of a corner lot; and, 50% of the minimum front yard area of a lot where the side lot lines converge towards the front yard.

.10 The following provisions apply to garages:

- .a the maximum garage door width shall be 5.5 metres, except where the lot width exceeds 16.0 metres, in which case there is no restriction
- .b the maximum interior garage width shall not exceed 50% of the dwelling's width;
- .c a garage shall not be permitted facing the exterior side yard lot line;
- .d the maximum garage projection beyond the front wall of a dwelling shall be of 1.5 metres

12.1027.3 for the purposes of Exception 1027:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1027.2.

12.1028 Exception 1028

12.1028.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1028.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 450.0 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.9 metres
- .b Corner Lot: 15.7 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres

.6 Minimum Interior Side Yard Width:

- .a For a 1 storey dwelling: 1.2 metres
- .b For a dwelling 2 storeys or more: 1.5 metres

.7 Minimum Rear Yard Depth: 7.5 metres

.8 Maximum Building Height: 10.6 metres

.9 Minimum Landscaped Open Space: 60% of the minimum front yard area of an interior lot; 70% of the minimum front yard area of a corner lot; and, 50% of the minimum front yard area of a lot where the side lot lines converge towards the front yard.

.10 The following provisions apply to garages:

- .a the maximum garage door width shall be 5.5 metres, except where the lot width exceeds 16.0 metres, in which case there is no restriction
- .b the interior of the garage shall have a maximum width of 6.1 metres, except where the lot width exceeds 16.0 metres, in which case the maximum interior garage width shall not exceed 50% of the dwelling's width;
- .c a garage shall not be permitted facing the exterior side yard lot line;
- .d the maximum garage projection beyond the front wall of a dwelling shall be of 1.5 metres

12.1028.3 for the purposes of Exception 1028:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1028.2.

12.1029 Exception 1029

12.1029.1 The lands shall only be used for the following purposes:

.1 a golf course;

.2 a driving range; and,

.3 purposes accessory to the only permitted purposes.

12.1030 Exception 1030

12.1030.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling; and,

.2 purposes accessory to the other permitted purposes.

12.1030.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 411.0 square metres per lot, and 205 square metres per dwelling unit; and,

.b Corner Lot: 465.0 square metres per lot, and 259.0 square metres for the dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

.a Interior Lot: 13.7 metres and 6.85 metres per dwelling unit; and,

.b Corner Lot: 15.5 metres and 8.65 metres for the dwelling closest to the flankage lot line.

.3 Minimum Front Yard Depth: 4.5 metres;

.4 Minimum Interior Side Yard Width: 1.2 metres, except where a common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be zero.

.5 Minimum Rear Yard Depth: 7.5 metres;

.6 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.7 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line, except where the common wall of a semi-detached garage coincides with a side lot line, then the side yard may be 0 metres.

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 the following provisions shall apply to garages:

.a the maximum garage door width shall be 2.5 metres, except where the lot width is 7.0 metres, or greater, in which case the maximum garage door width shall be 3.1 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

12.1031 Exception 1031

12.1031.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone;

12.1031.2 The lands shall be subject to the following requirements and restrictions:

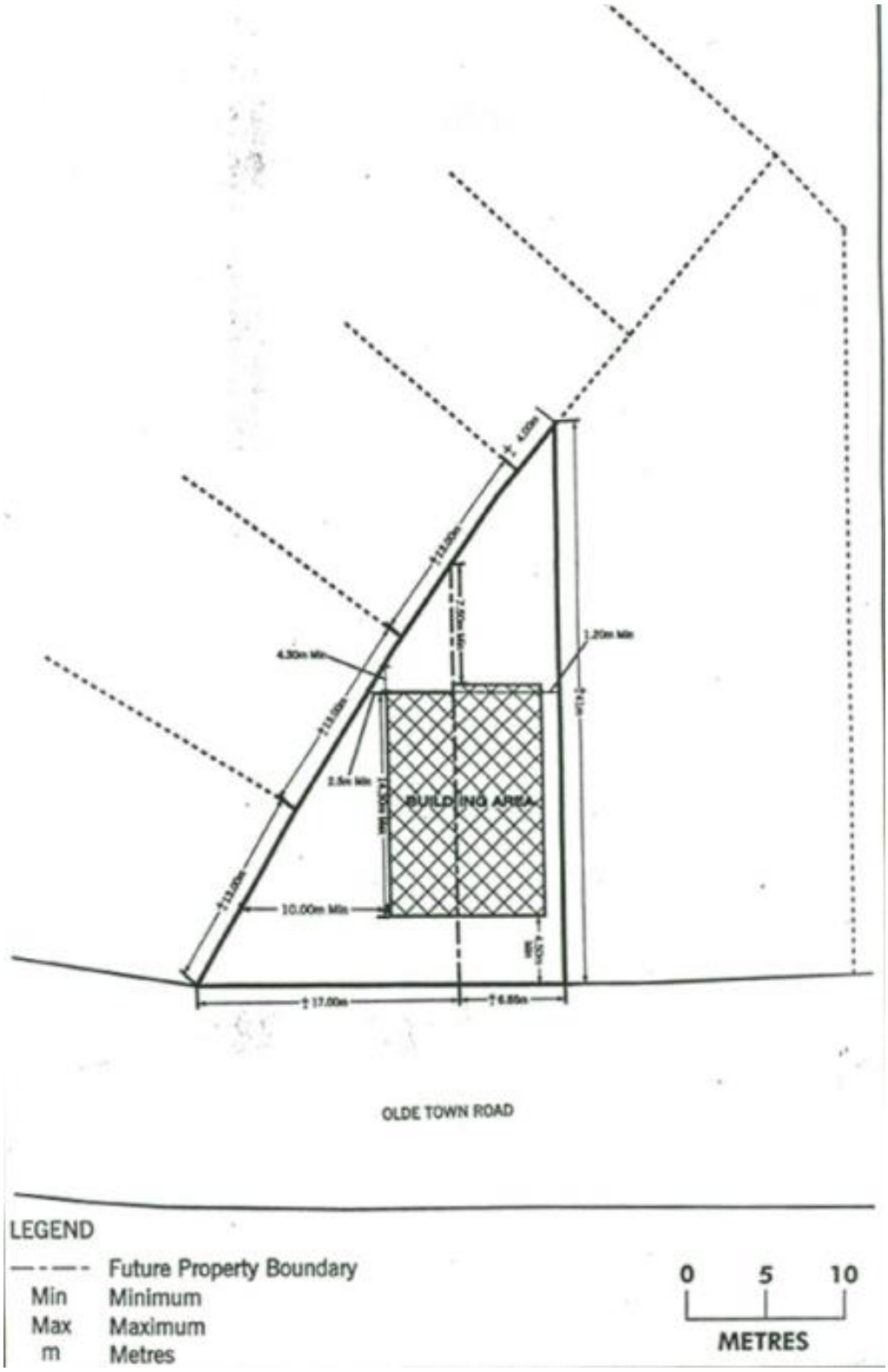
.1 Minimum Lot and Building Envelope Dimensions for each dwelling unit within a semi-detached dwelling shall be as shown on Figure 1; and,

.2 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

12.1031.3 for the purposes of Exception 1031:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1031.2.

Figure 1


BUILDING AREA
10.00m Min
OLDE TOWN ROAD
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Future Property Boundary
Min Minimum
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m Metres
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METRES

12.1032 Exception 1032

12.1032.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1032.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.6 Minimum Setback to a Garage Door:

- .a 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
- .b 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
- .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater.

.7 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.8 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restrictions does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.9 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.10 Minimum Interior Side Yard Width:

.a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.11 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1033 Exception 1033

12.1033.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1033.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 288 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.6 Minimum Setback to a Garage Door: 5.4 metres

.7 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.8 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.9 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.10 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.11 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area and

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1034 Exception 1034

12.1034.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1034.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 328.8 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres
- .b Corner Lot: 15.5metres

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.6 Minimum Setback to a Garage Door: 5.4 metres

.7 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.8 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door with permitted on the lot.

.9 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.10 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.11 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area and

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1035 Exception 1035

12.1035.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1035.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 219.6 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 18.3 metres per lot and 9.15 metres per dwelling unit
- .b Corner Lot: 20.1 metres per lot and 10.95 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area and
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.7 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restrictions does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.10 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1036 Exception 1036

12.1036.1 The lands shall only be used for the following purposes:

.1 The lands designated Exception 1036 shall be subject to the requirements and restrictions of the R2 zone except that more than one accessory building shall be permitted provided that such accessory buildings are used for lot maintenance purposes.

12.1037 Exception 1037

12.1037.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1037.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior lot: 330 square metres
- .b Corner lot: 384 square metres

.2 Minimum Lot Width:

- .a Interior lot: 11 metres
- .b Corner lot: 12.8 metres

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

12.1038 Exception 1038

12.1038.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1038.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior lot: 391 square metres

.2 Minimum Lot Width: 17 metres

.3 Minimum Lot Depth: 23 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

12.1039 Exception 1039

12.1039.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use:

.b a printing establishment;

.c a warehouse; and

.d a parking lot.

.2 Non-Industrial:

.a a radio or television broadcasting and transmission establishment;

.b a recreational facility or structure;

.c a furniture and appliance store;

.d a community club;

.e an animal hospital;

.f a dining room restaurant, a takeout restaurant;

.g a personal service shop, not including a massage parlour;

.h a service shop;

.i an office;

.j a bank, trust company and finance company;

.k a copying establishment;

.l a custom workshop;

.m a convenience store;

.n a place of commercial recreation;

.o a commercial school;

.p a laundromat;

.q a dry cleaning and laundry distribution station.

.3 Accessory:

.a an associated educational use;

.b an associated office;

.c accessory retail sales; only one of the following shall be permitted:

.i the retail sale of food and food related goods, operated in connection with a particular purpose permitted by the Industrial uses outlined above, provided that the total gross commercial floor devoted to retailing is not more than 30% of the total gross industrial floor area of the particular industrial uses to a maximum of 703 square metres, whichever is less and provided the floor area devoted to retailing is physically separated from the primary industrial use; or,

.ii the retail sale of non-food related goods, operated in connection with a particular purpose by the Industrial uses, provided that the total gross commercial floor devoted to retailing is not more than 45% of the total gross industrial floor area of the particular industrial use to a maximum of 703 square metres, whichever is less and provided the floor area devoted to retailing is physically separated from the primary industrial use;

.d purposes accessory to the other permitted purposes.

12.1039.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Gross Floor Area of all buildings and structures shall not exceed 5,525 square metres;

.2 Minimum Lot Area: 1.1 hectares.

.3 Minimum Front Yard Depth: 15 metres.

.4 Minimum Interior Side Yard:

.a East Side Yard: 7.6 metres.

.b West Side Yard: 12 metres.

.5 Maximum Building Height: 2 storeys.

.6 Minimum Landscaped Open Space:

.a Front Yard: a minimum 4.8 metre wide landscaped open space area, except at approved driveway locations, shall be provided in the front yard.

.b Side Yard: none required

.7 Minimum Parking Spaces: 165 spaces

.8 drive-through facilities shall not be permitted.

.9 restaurant uses shall be limited to a maximum gross floor area of 929 square metres.

.10 office uses shall be limited to a maximum gross floor area of 1190 square metres.

.11 a maximum of one (1) convenience store shall be permitted.

.12 adult entertainment establishments shall not be permitted.

.13 commercial school uses shall be limited to a maximum floor area of 150 square metres.

.14 the maximum number of restaurants shall not exceed six.

12.1040 Exception 1040

12.1040.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1040.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.8 Minimum Setback to a Garage Door:

- .a 6.0 metres on the sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres;
- .b 5.5 metres on the non-sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres;
- .c 5.5 metres on a street having a 20.0 metre wide right-of-way or greater; and
- .d 5.4 metres for lots on a street having a right-of-way width less than 17.0 metres.

.9 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres for lots on a street having a right-of-way width greater than or equal to 17.0 metres, and 4.0 metres for lots less than 12.0 metres in width on a street having a right-of-way width less than 17.0 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metes from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.11 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.12 Minimum Distance between driveway and street intersection: the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1041 Exception 1041

12.1041.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1041.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 288 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.8 Maximum Building Height: 2 storeys

.9 Minimum Setback to a Garage Door: 5.4 metres

.10 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.12 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.13 Minimum Distance between driveway and street intersection: the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1042 Exception 1042

12.1042.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and

.3 purposes accessory to the other permitted purposes.

12.1042.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 360 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 15.0 metres and 7.5 metres per dwelling unit
- .b Corner Lot: 16.8 metres and 9.3 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Garage Door Width:

- .a the maximum garage door width shall be 3.1 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

12.1043 Exception 1043

12.1043.1 The lands shall only be used for the following purposes:

.1 Residential

.a a townhouse dwelling containing street townhouse dwellings; and,

.b an auxiliary group home

.2 Non-Residential

.a purposes accessory to the other permitted purposes

12.1043.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Units: 3

.2 Minimum Lot Area:

.a Interior Lot: 181 square metres;

.b Corner Lot: 230 square metres;

.3 Minimum Lot Width per Dwelling Unit:

.a Interior Lot: 7.3 metres;

.b Corner Lot: 9.6 metres;

.4 Minimum Lot Depth: 24 metres;

.5 Minimum Front Yard Depth: 4.5 metres, provided that the front of garage or carport shall not be closer than 5.3 metres to the front lot line;

.6 Minimum Interior Side Yard Width: 1.8 metres;

.7 Minimum Rear Yard Depth: 6.9 metres;

.8 a garage shall have a minimum width of 2.75 metres and a maximum width of 3.0 metres;

.9 each dwelling unit shall have a direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room; and,

.10 for the purposes of this by-law:

.a the front lot line shall be the line that divides the lot from Chapel Street; and,

.b the flankage lot line shall be the line that divides the lot from John Street.

.11 Minimum Exterior Side Yard Setback: 2.4 metres

12.1044 Exception 1044

12.1044.1 The lands shall only be used for the following purposes:

.1 shall only by used for the purposes permitted in an R2 zone.

12.1044.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 144 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres and 6.0 metres per dwelling unit
- .b Corner Lot: 19.8 metres and 7.8 metres per dwelling unit

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Garage Door Width:

- .a the maximum garage door width shall be 2.5 metres;
- .b the garage door width may be widened by an extra 0.6 metes if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and
- .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 Front to Rear Access: each townhouse dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without passing through a habitable room.

.11 Townhouse Width: no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.

.12 Maximum Lot Coverage: none.

12.1044.3 for the purposes of Exception 1044:

.1 for the purposes of this Exception, for lots adjacent to a daylight corner exceeding 10 metres by 10 metres, the lot abutting the daylight corner shall not be considered a corner lot and the minimum rear and side yard setback to the daylight corner shall be 3.0 metres.

12.1045 Exception 1045

12.1045.1 The lands shall only be used for the following purposes:

.1 All purposes permitted within the R3L zone.

.2 Only in conjunction with an apartment dwelling building, a daycare facility may be permitted.

.3 Purposes accessory to other permitted purposes.

12.1045.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purpose of this by-law, McLaughlin Road shall be deemed to be the front lot line.

.2 The yard setbacks are measured from the property line to the nearest main wall of any building or structure above grade.

.3 Minimum setback to the lot line abutting McLaughlin Road: 3.0 metres

.4 Minimum setback to the lot line abutting Marycroft Court: 7.5 metres

.5 Minimum setback to lands zoned Residential: 7.5 metres

.6 Minimum setback to lands zoned Floodplain: 0.0 metres

.7 An underground parking structure may be setback 0.0 metres to any lot line.

.8 Balcony and entrance canopy may encroach a maximum 1.5 metres into the required front yard setback.

.9 Notwithstanding Exception 12.1045.2 (1), (2) and (3), a hydro transformer may be setback a minimum 1.5 m to any lot line.

.10 Maximum Lot Coverage: 65%

.11 Minimum Landscaped Open Space:

- .a 20% of the lot area;
- .b A 1.5 metres wide landscape open space strip along the lot line abutting McLaughlin Road;
- .c A 3.0 metres wide landscaped open space strip along the lot lines abutting lands zoned residential;

.12 Maximum Floor Space Index: 5.0

.13 A solid privacy screen having a minimum height of 1.8 m shall be provided along any portion of a balcony or a rooftop amenity area located along the south facing walls of the building running perpendicular to the lot line abutting McLaughlin Road.

.14 Minimum Parking Requirements:

- .a 1.0 residential parking space per residential unit;

.b 0.2 visitor parking spaces per residential unit.

.15 Maximum Building Height:

.a 12 Storey, and

.b All portions of a building must be located within the height limits set by a line that extends upwards at a 45 degree angle from a height of 10.5 metres above the residential setback from the rear lot lines located to the south of the subject property.

12.1046 Exception 1046

12.1046.1 The lands shall only be used for the following purposes:

.1 shall only by used for the purposes permitted in an R2 zone.

12.1046.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 450 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres and 6.0 metres per dwelling unit
- .b Corner Lot: 19.8 metres and 7.8 metres per dwelling unit

.3 Minimum Lot Depth: 10.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 4.5 metres

.6 Minimum Interior Side Yard Width: 4.5 metres, except along the common wall lot line where the setback may be 0.0 metres.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Garage Door Width:

- .a the maximum garage door width shall be 2.5 metres,
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and
- .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 Front to Rear Access: each townhouse dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without passing through a habitable room.

.11 Townhouse Width: no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.

.12 Maximum Lot Coverage: none.

12.1048 Exception 1048

12.1048.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1048.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 31.3 metres

.2 Minimum Rear Yard Depth: 10.5 metres

12.1049 Exception 1049

12.1049.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1049.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 367 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 15.3 metres
- .b Corner Lot: 17.1 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.7 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.8 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.9 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.10 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.11 no permanent building, structure or excavation shall be located closer than 10 metres to a NS zone.

12.1050 Exception 1050

12.1050.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1050.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 356 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres
- .b Corner Lot: 15.5 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.7 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.8 Minimum Rear Yard Depth: 7.5 metres which ay be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.9 Minimum Interior Side Yard Width:

- .a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.10 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.11 no permanent building, structure or excavation shall be located closer than 10 metres to a NS zone.

12.1051 Exception 1051

12.1051.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1051.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 259 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 10.8 metres
- .b Corner Lot: 12.6 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.7 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 4.12 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the font lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.8 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.9 Minimum Interior Side Yard Width:

- .a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.10 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.11 no permanent building, structure or excavation shall be located closer than 10 metres to a Natural System (NS) zone.

12.1052 Exception 1052

12.1052.1 The lands shall only be used for the following purposes:

.1 a community club; and,

.2 purposes accessory to the other permitted purposes.

12.1052.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Landscaping: 3.0 metres wide where the site abuts a road, except at approved access locations.

.2 Maximum Permitted Ground Floor Area: 355 square metres

.3 Maximum Building Height: 1 storey

12.1053 Exception 1053

12.1053.1 The lands shall only be used for the following purposes:

.1 flood and erosion control;

.2 conservation area or purpose; and,

.3 purposes accessory to the other permitted purposes.

12.1053.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the requirements and restrictions of the NS zone.

12.1054 Exception 1054

12.1054.1 The lands shall only be used for the following purposes:

.1 nursing home;

.2 a day care; and,

.3 purposes accessory to the permitted purposes.

12.1054.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Lot Coverage: 50 percent;

.2 Maximum Building Height: 4 storeys;

.3 Minimum Front, Rear and Side Yard Depth: 6 metres or ½ building height, whichever is greater;

.4 a maximum of 162 beds;

.5 Parking: a minimum of 0.33 parking spaces per bed shall be provided;

.6 a minimum 3.0 metre wide landscaped open space area shall be provided, except at approved driveway locations;.

12.1055 Exception 1055

12.1055.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1055.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 33.0 metres

.2 Minimum Rear Yard Depth: 10.5 metres

12.1056 Exception 1056

12.1056.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1056.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 332 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.8 metres
- .b Corner Lot: 14.6 metres

.3 Minimum Lot Depth: 26 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.

.7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 Maximum Building Height: 10.6 metres provided that no dwelling units shall contain any habitable area higher than 6.75 metres above grade.

.11 Maximum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170 metres shall be maintained between the boundary of the nearest residentially zoned property and the western property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the northern property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

12.1057 Exception 1057

12.1057.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1057.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 332 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.8 metres
- .b Corner Lot: 14.6 metres

.3 Minimum Lot Depth: 26 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.

.7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 Maximum Building Height: 10.6 metres provided that no dwelling units shall contain any habitable area higher than 6.75 metres above grade.

.11 in order to shield houses to the north and west from the noises that might be created by nearby industries, no part of any windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south, east and west facades. No habitable area greater than 6.75 metres in height above grade shall be permitted.

.12 Minimum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170 metres shall be maintained between the boundary of the nearest residentially zoned property and the western property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the northern property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

12.1057.3 for the purposes of Exception 1057:

.1 Openings shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;

.2 South Façade shall mean the exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit;

.3 Southerly Site Limit shall mean the lands parallel to North Park Drive, such outline abutting the Har Tikvah Synagogue lands, McKinlay Transport lands and the industrial lands adjacent to North Park Drive.

.4 East Façade shall mean the exterior wall or face of a building or structure which is at an angle of 45 degrees or less to the easterly site limit and where the exterior wall or face of a building or structure is oriented such that it is defined as being both easterly and northerly facing, then the definition which shall apply be the easterly;

.5 Easterly Site Limit shall mean the outline of the lands parallel to Torbram Road, abutting the McKinlay Transport lands and the Bramport Shopping Centre lands;

.6 West Façade shall mean the exterior wall or face of a building or structure which is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both westerly and northerly facing, then the definition which shall apply shall be the westerly;

.7 Westerly Site Limit shall mean the lands abutting Torbram Road.

12.1058 Exception 1058

12.1058.1 The lands shall only be used for the following purposes:

.1 shall only be used for purposes permitted in a R1 zone.

12.1058.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 312 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 10.4 metres
- .b Corner Lot: 12.2 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages

- .a the maximum garage door width shall be 4.12 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 Maximum Building Height: 10.6 metres provided that no dwelling units shall contain any habitable area (inclusive of ceilings) higher than 6.75 metres above grade.

.11 in order to shield houses to the north and west from the noises that might be created by nearby industries, no part of any windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south, east and west facades. No habitable area greater than 6.75 metres in height above grade shall be permitted.

.12 Minimum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170 metres shall be maintained between the boundary of the nearest residentially zoned property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the north property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

12. 1058.3 for the purposes of Exception 1058:

.1 Openings shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;

.2 South Façade shall mean the exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit;

.3 Southerly Site Limit shall mean the lands parallel to North Park Drive, such outline abutting the Har Tikvah Synagogue lands, McKinlay Transport lands and the industrial lands adjacent to North Park Drive.

.4 East Façade shall mean the exterior wall or face of a building or structure which is at an angle of 45 degrees or less to the easterly site limit and where the exterior wall or face of a building or structure is oriented such that it is defined as being both easterly and northerly facing, then the definition which shall apply be the easterly;

.5 Easterly Site Limit shall mean the outline of the lands parallel to Torbram Road, abutting the McKinlay Transport lands and the Bramport Shopping Centre lands;

.6 West Façade shall mean the exterior wall or face of a building or structure which is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both westerly and northerly facing, then the definition which shall apply shall be the westerly;

.7 Westerly Site Limit shall mean the lands abutting Torbram Road.

12.1059 Exception 1059

12.1059.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1059.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 312 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 10.4 metres
- .b Corner Lot: 12.2 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area

.7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 4.12 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 Maximum Building Height: 10.6 metres provided that no dwelling units shall contain any habitable area (inclusive of ceilings) higher than 6.75 metres above grade.

.11 Minimum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170 metres shall be maintained between the boundary of the nearest residentially zoned property and the western property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the northern property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

12.1060 Exception 1060

12.1060.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling; and

.2 purposes accessory to the other permitted purposes

12.1060.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 207 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 13.8 metres per lot and 6.9 metres per dwelling unit
- .b Corner Lot: 15.6 metres per lot and 8.7 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.

.7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 2.5 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 Maximum Building Height: 10.6 metres provided that no dwelling units shall contain any habitable room higher than 6.75 metres above grade.

.11 Minimum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170 metres shall be maintained between the boundary of the nearest residentially zoned property and the western property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the northern property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

12.1061 Exception 1061

12.1061.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling; and

.2 purposes accessory to the other permitted purposes

12.1061.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 175 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 13.8 metres per lot and 6.9 metres per dwelling unit
- .b Corner Lot: 15.6 metres per lot and 8.7 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 26 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.

.7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 2.5 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 Maximum Building Height: 10.6 metres provided that no dwelling unit shall contain any habitable are (inclusive of ceilings) higher than 6.75 metres above grade.

.11 Minimum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170 metres shall be maintained between the boundary of the nearest residentially zoned property and the western property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the northern property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

12.1062 Exception 1062

12.1062.1 The lands shall only be used for the following purposes:

.1 a public park or an acoustical barrier with associated landscaping under public or private ownership.

.2 no buildings or structures shall be permitted to be erected, nor shall the placing or removal of fill be permitted, except for purposes of an acoustic barrier.

.3 the height of any acoustical barrier is measured from the grade measured at the midpoint of the closest residential façade on the perpendicular to the line of the acoustical barrier. The height of each required acoustical barrier shall taper downward at each end beyond its required minimum length in accordance with generally accepted structural, grading and municipal engineering practices.

12.1062.2 for the purposes of Exception 1062:

.1 Acoustic Barrier shall mean an earthen berm, acoustical fence, or combination berm/fence of solid construction, with no cracks or gaps; and having a minimum face weight of 19 kg/sq.m (4 lbs/sq.ft.).

.2 Grade shall mean the finished surface elevation of the ground at the mid-point of the outside wall of any residential building, for any outside wall on a façade with a direct or partial (oblique) view of the Daimler Chrysler Canada property or plant.

12.1064 Exception 1064

12.1064.1 The lands shall only be used for the following purposes:

.1 a retail establishment without the outside storage and display of goods and materials;

.2 a service shop;

.3 a personal service shop;

.4 a bank, trust company and finance company;

.5 an office, including medical offices;

.6 a laundry distribution station;

.7 a dining room restaurant, a convenience restaurant; a take-out restaurant, without a drive-through facility;

.8 purposes accessory to the other permitted purposes.

12.1064.2 The lands shall be subject to the following requirements and restrictions:

.1 the following purposes shall not be permitted:

- .a adult entertainment parlour;
- .b adult video store;
- .c pool halls;
- .d amusement arcades;
- .e temporary open air markets;
- .f no storage of goods and materials outside a building

.2 Maximum Gross Commercial Floor Area: 1,000 square metres;

.3 Minimum Front Yard Depth: 15 metres

.4 Minimum Rear Yard Depth: 9.0 metres;

.5 Minimum Setback from the Southerly Property Line: 4.0 metres

.6 Minimum Setback from the Northerly Property Line: 30 metres;

.7 Landscaped Open Space:

- .a a 3.0 metre wide landscaped open space area shall be provided along the front lot line, except at approved access locations; and,
- .b a 3.0 metre wide landscaped open space area shall be provided along the rear lot line.

.8 Maximum Building Height: 2 storeys;

.9 refuse storage for restaurant uses shall be contained in climate-controlled areas within a building;

.10 Minimum Lot Area: 0.3 hectares; and,

.11 any building on a lot zoned LC - Exception 1064 shall have a pitched roof design and all roof top mechanical equipment shall be screened from view.

12.1065 Exception 1065

12.1065.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1065.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 261 square metres;

.2 Minimum Lot Width: 9.0 metres

.3 Minimum Lot Depth: 29 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.6 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.7 Maximum Building Height: 2 storeys;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 the following provisions shall apply to garages;

- .a the maximum garage door width shall be 3.10 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the interior garage width, as calculated 3.0 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.1066 Exception 1066

12.1066.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1066.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 210 square metres;

.2 Minimum Lot Width: 14.0 metres per lot and 7.0 metres per dwelling unit;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.6 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.7 Maximum Building Height: 2 storeys;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.10 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the interior garage width, as calculated 3.0 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.1067 Exception 1067

12.1067.1 The lands shall only be used for the following purposes:

.1 a retail establishment, including a wine, liquor or beer outlet, having no outside storage;

.2 a supermarket;

.3 a service shop;

.4 a personal service shop;

.5 a bank, trust company and finance company, with or without a drive through facility;

.6 an office;

.7 a dry cleaning and laundry distribution station;

.8 a laundromat;

.9 a parking lot;

.10 a dining room restaurant, a take out restaurant, and a convenience restaurant, with or without a drive through facility;

.11 a printing or copying establishment;

.12 a commercial school;

.13 a garden centre sales establishment;

.14 a fitness centre;

.15 a health centre;

.16 a tavern;

.17 a custom workshop;

.18 a convenience store;

.19 a library;

.20 a day nursery; and,

.21 purposes accessory to the other permitted purposes.

12.1067.2 The following uses are specifically prohibited:

.1 a place of commercial recreation, adult entertainment parlours, billiard parlours, pool halls, amusement arcades, adult video rental stores and temporary open air markets shall not be permitted.

12.1067.3 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Gross Leasable Commercial Floor Area of all buildings and structures shall not exceed 8,547 square metres;

.2 the Maximum Gross Leasable Commercial Floor Area for a supermarket shall not exceed 5,518.0 square metres;

.3 Minimum Interior Side Yard Width: 9.0 metres;

.4 Minimum Rear Yard Depth: 9.0 metres;

.5 Minimum Front Yard Depth: 3.0 metres, including adjacent to a daylight triangle.

.6 Minimum Exterior Side Yard Width: 4.5 metres;

.7 Maximum Building Height: 1 storey, including a mezzanine;

.8 restaurant refuse storage shall be enclosed in a climate controlled area within a building;

.9 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building;

.10 except for driveway locations, landscaped open space shall be provided as follows:

- .a a minimum 3.0 metre wide strip along the south and east property boundaries;
- .b a minimum 1.5 metre wide strip along the north and west property boundaries not abutting Queen Street West or Chinguacousy Road;
- .c a minimum 4.5 metre wide strip abutting Queen Street West; and,
- .d a minimum 3.0 metre wide strip abutting Chinguacousy Road.

.11 One parking space per each 19 square metres of gross commercial floor area shall be provided

12.1068 Exception 1068

12.1068.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone

12.1068.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 12.5 metres

.b Corner Lot: 14.3 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

12.1069 Exception 1069

12.1069.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1069.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 225 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 15.0 metres per lot, and 7.5 metres per dwelling unit;
- .b Corner Lot: 16.8 metres per lot, and 9.3 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth; 30 metres;

.4 Minimum front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 the following provisions shall apply to garages;

- .a the maximum garage door width shall be 3.1 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door wide

12.1070 Exception 1070

12.1070.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an I1 zone;

12.1070.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum no portable classroom structures shall be located within 63 metres of Larkspur Road.

12.1071 Exception 1071

12.1071.1 The lands shall only be used for the following purposes:

.1 those uses permitted in a GC Zone except a parking lot, a service station, and a taxi or bus station.

.2 a convenience restaurant; and

.3 purposes accessory to the other permitted uses.

12.1071.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Yards:

- .a abutting Mayfield Road: 3 metres;
- .b abutting Hurontario Street: 3 metres
- .c abutting Colonel Bertram Road: 4.5 metres;
- .d abutting lands zoned Residential: 4.5 metres; and
- .e abutting lands zoned Commercial: 1.5 metres.

.2 Maximum Building Height: 1 storey;

.3 Minimum Landscaped Open Space:

- .a 3 metres abutting Hurontario Street and Mayfield Road, except at approved access locations;
- .b 4.5 metres abutting Colonel Bertram Road, except at approved access locations;
- .c 4.5 metres abutting lands zoned Residential
- .d 1.5 metres abutting lands zoned Commercial.

.4 no loading space, including loading doors, shall be located within 50 metres of the Colonel Bertram Road street line;

.5 a stacking lane for a convenience restaurant with a drive through facility shall not be located closer than 3.0 metres to the Hurontario Street and Mayfield Road street lines and 50 metres to the Colonel Bertram Road street line, and the entrance to a stacking lane shall be a minimum of 6.0 metres from an approved access driveway.

.6 a convenience restaurant and a take-out restaurant shall not be permitted within 50 metres of the Colonel Bertram Street line.

12.1072 Exception 1072

12.1072.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted by a R1 Zone

12.1072.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 612 square metres

.2 Minimum Lot Width

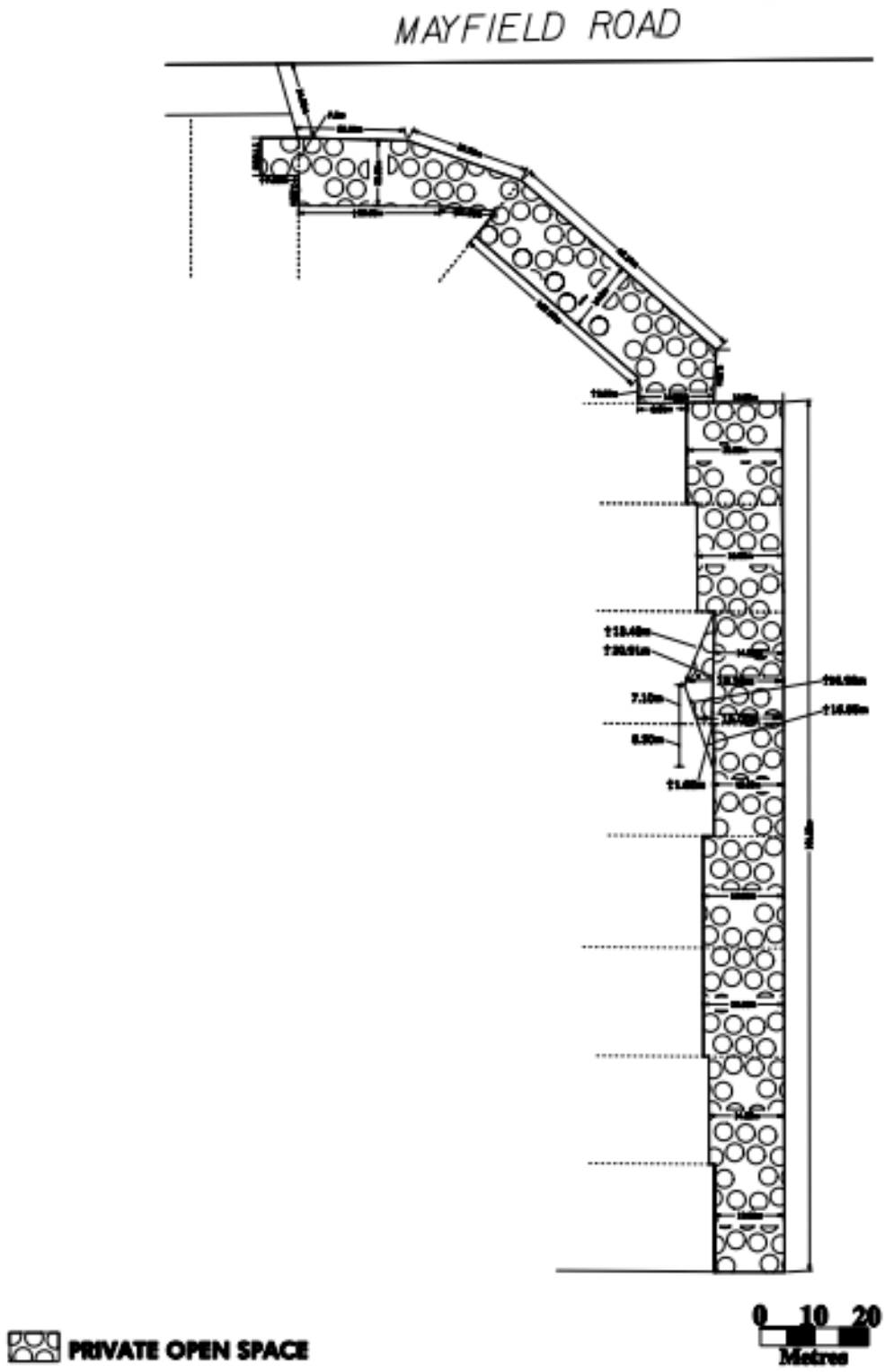
- .a Interior Lot: 18 metres
- .b Corner Lot: 19.8 metres

.3 Minimum Lot Depth: 34 metres

.4 Minimum Gross Floor Area of a dwelling: 167 square metres

.5 the lands shown outlined as “Private Open Space” on Figure 1 shall only be used for private open space purposes wherein the erection of any buildings and structures, including swimming pools, decks and patios or part thereof is prohibited.

Figure 1



12.1073 Exception 1073

12.1073.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1073.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 218.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 9.1 metres;
- .b Corner Lot: 10.9 metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door:

- .a 6.0 metres on the sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres;
- .b 5.5 metres on the non-sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres; right-of-way;; and,
- .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

.a the maximum garage door width shall be 3.1 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.12 Maximum Building Height: 2 storeys;

12.1074 Exception 1074

12.1074.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1074.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 268 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.2 metres;
- .b Corner Lot: 13.0 metres

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees:

.10 Minimum Setback to a Garage Door: 5.4 metres;

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.12 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1075 Exception 1075

12.1075.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1075.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 288.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 12.0 metres;

.b Corner Lot: 13.8 metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;

.9 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.10 Minimum Setback to a Garage Door: 5.4 metres

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.12 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1076 Exception 1076

12.1076.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1076.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 328.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres;
- .b Corner Lot: 15.5 metres

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.10 Minimum Setback to a Garage Door: 5.4 metres;

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.12 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restrictions does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot

12.1077 Exception 1077

12.1077.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1077.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 336 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 14.0 metres;
- .b Corner Lot: 15.8 metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door: 5.4 metres;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1078 Exception 1078

12.1078.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1078.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way

.2 no dwelling unit shall be located closer than 10 metres to a NS zone

.3 Minimum Lot Area: 397.8 square metres

.4 Minimum Lot Width:

- .a Interior Lot: 15.3 metres
- .b Corner Lot: 17.1 metres

.5 Minimum Lot Depth: 26 metres

.6 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;

.7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.8 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.9 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.10 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

12.1079 Exception 1079

12.1079.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1079.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;

.2 no dwelling unit shall be located closer than 10 metres to a NS zone.

.3 Minimum Lot Area: 356.2 square metres;

.4 Minimum Lot Width:

- .a Interior Lot: 13.7 metres
- .b Corner Lot: 15.5 metres

.5 Minimum Lot Depth: 26 metres

.6 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;

.7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.8 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.9 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.10 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.

12.1080 Exception 1080

12.1080.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1080.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;

.2 Minimum Lot Area: 280.8 square metres

.3 Minimum Lot Width:

- .a Interior Lot: 10.8 metres
- .b Corner Lot: 12.6 metres

.4 Minimum Lot Depth: 26 metres

.5 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.7 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.8 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 4.12 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.1081 Exception 1081

12.1081.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1081.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 191.1 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 14.7 metres per lot and 7.35 metres per dwelling unit;
- .b Corner Lot: 16.5 metres per lot and 9.15 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 26 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 3.1 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than

.e the maximum garage door width permitted on the lot.

12.1082 Exception 1082

12.1082.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1082.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit shall be located closer than 10 metres to a Natural System (NS) zone.

.2 Minimum Lot Area: 180 square metres per dwelling unit;

.3 Minimum Lot Width:

- .a Interior Lot: 18 metres per lot and 6 metres per dwelling unit;
- .b Corner Lot: 19.8 metres per lot and 7.8 metres for the dwelling unit closest to the flankage lot line;

.4 Minimum Lot Depth: 30 metres

.5 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area of the particular unit.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.8 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres;

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

.11 no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater.

.12 Maximum Lot Coverage: none

.13 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 2.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot..

12.1083 Exception 1083

12.1083.1 The lands shall only be used for the following purposes:

.1 the purposes of the I2 zone;

.2 a public or private school; and

.3 a gas regulator facility.

12.1083.2 The lands shall be subject to the following requirements and restrictions:

.1 No permanent building, structure or excavation shall be located closer than 10 metres to the TransCanada Pipeline right-of-way, except for those uses permitted in Exception 1083.1(3) in which case there is no setback requirement;

.2 No permanent building, structure or excavation shall be located closer than 10 metres to a Natural System zone, except for those uses permitted in Exception 1083.1(3) in which case the minimum setback requirement shall be 5.0 metres;

.3 Uses permitted in Exception 1083.1(3) shall have a maximum ground floor area size of 1000 square metres;

.4 Uses permitted in Exception 1083.1(3) shall not be located within 300.0 metres from Torbram Road, and shall not be located within 150.0 metres from Sandalwood Parkway East;

.5 Notwithstanding any other provision of this by-law, the uses permitted in Exception 1083.1(3) shall not be required to front upon a street;

12.1083.3 for the purposes of Exception 1083:

.1 shall also be subject to the requirements and restrictions relating to the I2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1083.2.

12.1084 Exception 1084

12.1084.1 The lands shall only be used for the following purposes:

.1 flood and erosion control;

.2 conservation area or purpose; and,

.3 purposes accessory to the other permitted purposes.

12.1084.2 The lands shall be subject to the following requirements and restrictions:

.1 no person shall erect, alter or use any building or structure for any purpose except that of flood and erosion control.

12.1085 Exception 1085

12.1085.1 The lands shall only be used for the following purposes:

.1 a service station;

.2 a gas bar;

.3 a motor vehicle washing establishment;

.4 a dining room restaurant, a convenience restaurant, a take-out restaurant;

.5 a banquet hall;

.6 a community club;

.7 a tool and equipment rental establishment within an enclosed building;

.8 a retail establishment having no outside storage;

.9 a convenience store;

.10 a personal service shop;

.11 a dry cleaning and laundry distribution station;

.12 a bank, trust company or finance company;

.13 an office;

.14 an animal hospital; and,

.15 purposes accessory to the other permitted purposes.

12.1085.2 The lands shall be subject to the following requirements and restrictions:

.1 no building shall be located closer than 10 metres to a Natural System (NS) zone;

.2 no drive through facility shall be located within 30 metres of Sandalwood Parkway East or within 35 metres of Airport Road;

.3 Minimum Lot Area: 0.4 hectares

.4 Minimum Lot Width: 40.0 metres

.5 Minimum Lot Depth: 60.0 metres

.6 Maximum Building Height: 2 storeys

.7 Minimum Landscaped Open Space: a 6.0 metre wide landscaped open space strip shall be provided along Airport Road and Sandalwood Parkway East except at approved access locations

.8 no open storage or display of goods in the open shall be permitted.

12.1086 Exception 1086

12.1086.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a LC zone.

12.1086.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 6.0 metres except where the interior side yard abuts a commercial zone, the minimum interior side yard width shall be 0.0 metres.

12.1086.3 for the purposes of Exception 1086:

.1 shall also be subject to the requirements and restrictions of the LC zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1086.2.

12.1087 Exception 1087

12.1087.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1087.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 30.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.10 Minimum Setback to a Garage Door:

- .a 6.0 metres on the sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres;
- .b 5.5 metres on the non-sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres; and,
- .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.12 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restrictions does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1088 Exception 1088

12.1088.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1088.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door:

- .a 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
- .b 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
- .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.12 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;

12.1089 Exception 1089

12.1089.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1089.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 30.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.10 Minimum Setback to a Garage Door:

- .a 6.0 metres on the sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres;
- .b 5.5 metres on the non-sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres; and,
- .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.12 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1090 Exception 1090

12.1090.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1090.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 366.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.2 metres;
- .b Corner Lot: 14.0 metres;

.3 Minimum Lot Depth: 30.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.10 Minimum Setback to a Garage Door: 5.4 metres;

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.12 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

12.1091 Exception 1091

12.1091.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1091.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 366.0 metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.2 metres;
- .b Corner Lot: 14.0 metres;

.3 Minimum Lot Depth: 30.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.10 Minimum Setback to a Garage Door: 5.4 metres;

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.12 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1092 Exception 1092

12.1092.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1092.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 205.0 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres per lot, and 6.85 metres per dwelling unit;
- .b Corner Lot: 15.5 metres per lot, and 8.65 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 30.0 metres;

.4 Minimum front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot are for the particular unit;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

.8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 2.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1093 Exception 1093

12.1093.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1093.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 144.0 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres per lot and 6.0 metres per dwelling unit;
- .b Corner Lot: 19.8 metres per lot and 7.8 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;

.6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.10 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

.11 no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater;

.12 Maximum Lot Coverage: none;

.13 the following provisions shall apply to garages:

.a the maximum garage door width per dwelling unit shall be 2.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

12.1094 Exception 1094

12.1094.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1094.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per dwelling unit: Interior Lot: 180 square metres Corner Lot: 265 square metres

.2 Minimum Lot Width per dwelling unit: Interior Lot: 6 metres Corner Lot: 9 metres

.3 where a garage faces a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;

.4 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room; and,

.5 a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.

12.1095 Exception 1095

12.1095.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1095.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 420.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 14.0 metres;
- .b Corner Lot: 15.8 metres;

.3 Minimum Lot Depth: 30.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot line extended beyond the front lot line is greater than 25 degrees.

.10 Minimum Setback to garage door: 5.4 metres

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.12 The following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1096 Exception 1096

12.1096.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1096.2 The lands shall be subject to the following requirements and restrictions:

.1 no permanent building, structure or excavation shall be located closer than 10 metres to a NS zone

.2 Minimum Lot Area: 356.2 square metres

.3 Minimum Lot Width:

- .a Interior Lot: 13.7 metres
- .b Corner Lot: 15.5 metres

.4 Minimum Lot Depth: 26 metres

.5 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.7 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.8 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1097 Exception 1097

12.1097.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1097.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 280.8 square metres

.2 Minimum Lot Width

- .a Interior Lot: 10.8 metres
- .b Corner Lot: 12.6 metres

.3 Minimum Lot Depth: 26 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
  - .ii 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch of front wall of a dwelling.

12.1098 Exception 1098

12.1098.1 The lands shall only be used for the following purposes:

.1 either:

.a those purposes permitted in the PE zone, or,

.b a motel, and only in conjunction with a motel, a dining room restaurant and an office;

.2 but not both, and;

.a purposes accessory to the other permitted purposes.

12.1098.2 The lands shall be subject to the following requirements and restrictions:

.1 for the purposes permitted by Exception 1098.1(1)(b), the following shall apply:

.a Maximum Number of Motel Rooms: 94;

.b Minimum Setback from a Property Line: 11.0 metres, except the setback from Airport road shall be a minimum of 15 metres;

.c Landscaped Open Space: except at approved driveway locations, landscaped open space strips shall have a minimum width of 12 metres abutting Airport Road, and, 4.5 metres abutting Coventry Drive;

.d Maximum Building Height: 3 storeys;

.e restaurant refuse storage shall be enclosed in a climate controlled area within a building; and,

.f no outside storage of goods, materials or machinery shall be permitted.

12.1099 Exception 1099

12.1099.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the R1 zone.

12.1099.2 The lands shall be subject to the following requirements and restrictions:

.1 no building shall be located closer than 13 metres to the Canadian National Railway property line;

.2 Minimum Lot Depth: 45 metres

.3 Minimum Rear Yard Depth: 22.5 metres.

12.1100 Exception 1100

12.1100.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1100.2 The lands shall be subject to the following requirements and restrictions:

.1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a non-habitable room.

.2 a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.

12.1101 Exception 1101

12.1101.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the R1A zone.

12.1101.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 36 metres

.2 Minimum Rear Yard Depth: 14 metres.

12.1102 Exception 1102

12.1102.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the R1 zone.

12.1102.2 The lands shall be subject to the following requirements and restrictions:

.1 no building shall be located closer than 13 metres to the Canadian National Railway property line;

.2 Minimum Lot Depth: 45 metres

.3 Minimum Rear Yard Depth: 22.5 metres.

12.1104 Exception 1104

12.1104.1 The lands shall only be used for the following purposes:

.1 an apartment dwelling;

.2 townhouse dwellings, and

.3 purposes accessory to the other permitted purposes.

12.1104.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 15.0 metres

.2 Minimum Front Yard Depth: 70.0 metres for a townhouse dwelling;

.3 Minimum Side Yard Width: 7.5 metres for a townhouse dwelling;

.4 an apartment dwelling shall only be located within the Apartment Dwelling Building Envelope as shown on Figure 1 - Exception 1104.

.5 Minimum Rear Yard Depth: 15.0 metres.

.6 Maximum Building Height:

- .a 8 storeys for an apartment dwelling;
- .b 2 storeys for a townhouse dwelling.

.7 Maximum Lot Coverage by principal buildings: 23 percent of the lot area.

.8 Maximum Floor Space Index: 1.0

.9 Minimum Landscaped Open Space:

- .a 54 percent of the lot area including a continuous 5.0 metre wide landscaped open space area along the south property line, shall be provided and maintained where it abuts a residential zone;
- .b a minimum area of 790 square metres of the apartment dwelling's roof top area shall be provided and maintained as a landscaped area.

.10 the Maximum Number of Dwelling Units for an apartment dwelling shall not exceed 126.

.11 the Maximum Number of townhouse dwelling units shall not exceed 22.

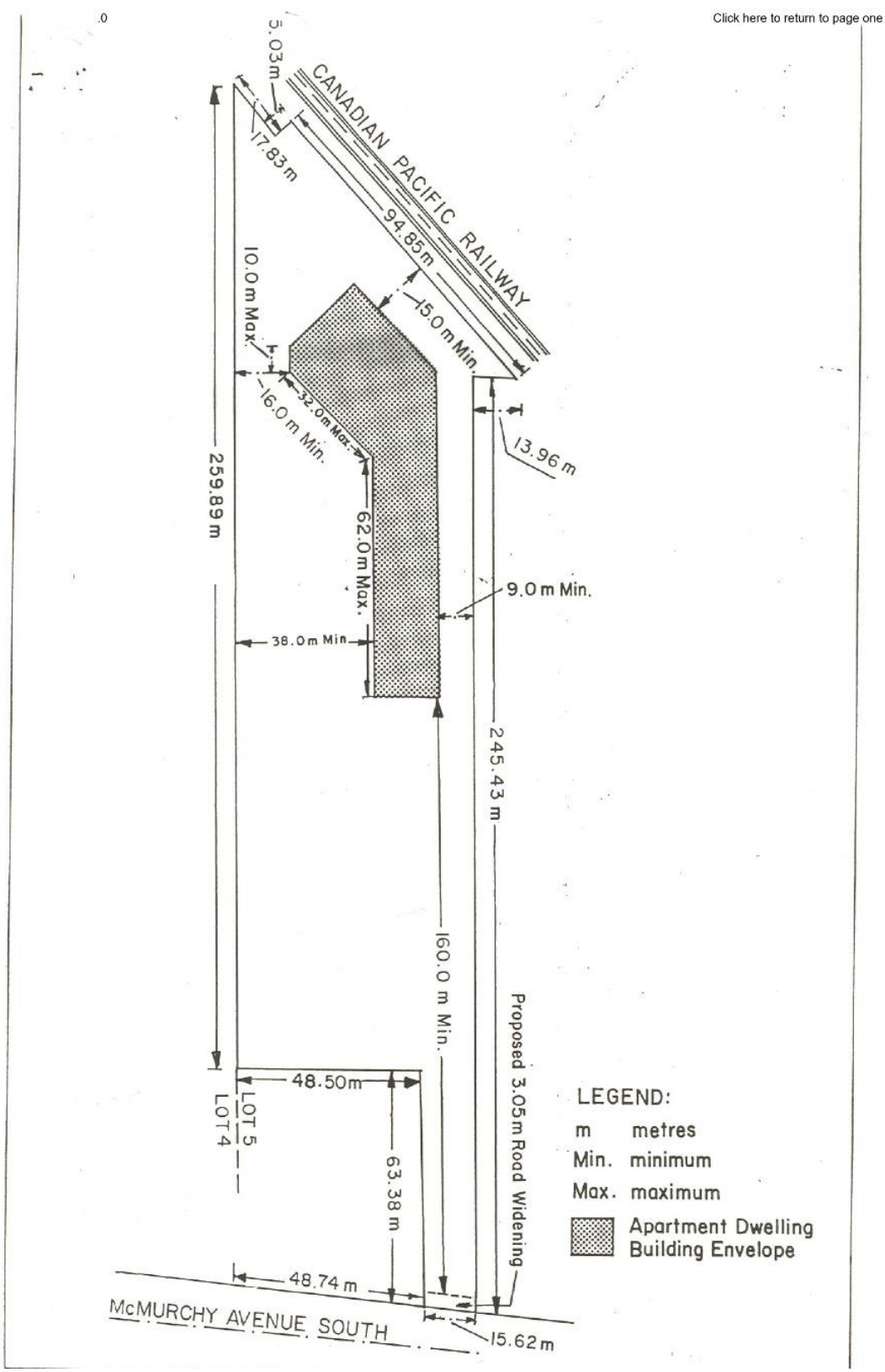
.12 the Maximum Number of Dwelling Units per townhouse dwelling shall not exceed 8.

.13 the underground parking garage shall be located no closer than 8.0 metres from the south property line and 1.5 metres from any other property line.

.14 all Visitor Parking Spaces for the townhouse dwelling units and the apartment dwelling units shall be located on grade.

.15 all Resident Parking Spaces for the apartment dwelling shall be located below grade

Figure 1


Click here to return to page one
5.03m
CANADIAN PACIFIC RAILWAY
17.83m
94.85m
10.0m Max.
15.0m Min.
16.0m Min.
32.0m Max.
13.96m
259.89m
62.0m Max.
9.0m Min.
38.0m Min
245.43m
160.0m Min.
Proposed 3.05m Road Widening
48.50m
LOT 5
LOT 4
63.38m
48.74m
McMURCHY AVENUE SOUTH
15.62m
LEGEND:
m metres
Min. minimum
Max. maximum
Apartment Dwelling Building Envelope

12.1105 Exception 1105

12.1105.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a PE zone.

12.1105.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 1.2 metres where it abuts a residential zone; and,

.2 Minimum Lot Width: 19.5 metres.

12.1106 Exception 1106

12.1106.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1106.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 245 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 9.1 metres;
- .b Corner Lot: 10.9 metres;

.3 Minimum Lot Depth: 27 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door:

- .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
- .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
- .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.1 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.12 Maximum Building Height: 2 storeys

12.1107 Exception 1107

12.1107.1 The lands shall only be used for the following purposes:

.1 a convenience restaurant;

.2 the purposes permitted in LC Zone

12.1107.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 9.0 metres;

.2 Minimum Interior Side Yard Width: 6.0 metres;

.3 Minimum Exterior Side Yard Width: 6.0 metres;

.4 Minimum Rear Yard Depth: 3.0 metres;

.5 Minimum Lot Width: 36 metres;

.6 Landscaped Open Space: except at approved driveway locations, a landscaped open space strip having a minimum width of 3.0 metres shall be provided along the property lines;

.7 restaurant refuse storage shall be enclosed in a climate controlled area within a building;

.8 waste disposal shall be located in a main building;

.9 waste disposal and loading facilities shall not be located within 20 metres from an R1- Exception 81 and an R1-Exception 1106 zone.

.a the following purposes shall not be permitted:

.b adult entertainment parlour;

.c adult video store;

.d pool halls;

.e amusement arcades;

.f temporary open air markets;

.g a motor vehicle repair shop;

.h a motor vehicle body shop;

.i no storage of goods and materials outside a building; and,

.j a restaurant drive-through facility.

.10 a restaurant shall not be permitted within 20 metres from an R1-Exception 81 and an R1-Exception 1106 zone.

.11 Maximum Gross Leasable Floor Area: 1,400 square metres.

12.1108 Exception 1108

12.1108.1 The lands shall only be used for the following purposes:

.1 a retail warehouse;

.2 a building supplies sales establishment;

.3 a retail establishment, excluding a supermarket;

.4 a furniture and appliance store;

.5 a bank, a trust company, a finance company;

.6 an office;

.7 a dining room restaurant, a convenience restaurant and a take out restaurant;

.8 a tavern;

.9 a service shop;

.10 a personal service shop;

.11 a place of commercial recreation, but not including a billiard hall;

.12 a garden centre sales establishment;

.13 a motor vehicle sales and leasing establishment;

.14 a motor vehicle repair shop;

.15 a boat sales and leasing establishment;

.16 a motor vehicle washing establishment;

.17 a service station;

.18 a gas bar;

.19 a custom workshop;

.20 a tools and equipment rental establishment;

.21 a recreational facility or structure;

.22 a community club;

.23 a theatre;

.24 a banquet facility;

.25 a dry cleaning and laundry distribution station;

.26 a printing or copying establishment;

.27 a temporary open air market; and,

.28 purposes accessory to other permitted uses.

12.1108.2 The lands shall be subject to the following requirements and restrictions:

.1 the Aggregate Maximum Gross Leasable Floor Area shall not exceed 27,870 square metres;

.2 for the purpose of this section, any use permitted by Exception 1108.1 (1) and (3) shall not include a supermarket or any establishment greater than 600 square metres in gross floor area which is primarily used for the sale of food;

.3 Minimum Setback requirements shall be as follows:

.a Highway 7 (Bovaird Drive): 14.0 metres

.b McLaughlin Road: 9.0 metres

.c Regan Road: 3.0 metres

.d Van Kirk Drive: 3.0 metres

.e other yard setback: 3.0 metres

.4 Minimum Landscaped Open Space shall be as follows:

.a 6.0 metres abutting Highway 7 (Bovaird Drive) and McLaughlin Road; except at approved access locations;

.b 3.0 metres abutting Van Kirk Drive and Regan Road, except at approved access locations;

.5 an adult entertainment parlour and adult videotape store shall not be permitted;

.6 all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be screened from public rights-of-way;

.7 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;

.8 outdoor display of goods and materials shall be permitted in conjunction with a retail warehouse, a retail establishment, a motor vehicle and boat sales establishment, a temporary open air market, a farm produce stand and a garden centre sales establishment, and shall be restricted to areas not required for landscaping and parking.

.9 ancillary outdoor storage shall be permitted for those uses set out in Exception 1108.1(3) exceeding a gross floor area of 7,432 square metres, to a maximum of 200 square metres provided such storage is screened from public rights-of-way.

.10 outdoor display or outdoor storage of goods and materials shall not be located within the required yard setbacks.

.11 notwithstanding any other provision of this Zoning By-law, to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

12.1108.3 for the purposes of Exception 1108:

.1 a Retail Warehouse shall mean a building or structure or part of a building or structure occupied by a single user where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

12.1109 Exception 1109

12.1109.1 The lands shall only be used for the following purposes:

.1 an automated truck fuelling facility; and,

.2 purposes accessory to other permitted purposes

12.1109.2 The lands shall be subject to the following requirements and restrictions:

.1 the total area devoted to the automated truck fuelling facility shall not exceed 3,500 square metres;

.2 the Minimum Lot Width shall be 53 metres;

.3 repairs and other vehicular services shall not be permitted;

.4 all garbage and refuse containers will be enclosed; and

.5 no outside storage shall be permitted.

12.1109.3 for the purposes of Exception 1109:

.1 for purposes of Exception 1109, Automated Truck Fuelling Facility shall mean a building or place where gasoline, diesel and other truck fuels are kept for sale by the operation of an electrically coded card for corporate use only, and shall not include the sale of fuel to the general public.

12.1110 Exception 1110

12.1110.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1110.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 356 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres;
- .b Corner Lot: 15.5 metres;

.3 Minimum Lot Depth: 26 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door: 5.4 metres;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit; and,

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres more than the maximum garage door width permitted on the lot.

12.1111 Exception 1111

12.1111.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1111.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 366 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.2 metres;
- .b Corner Lot: 14.0 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door: 5.4 metres;

.10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.1112 Exception 1112

12.1112.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1112.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 360 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres;
- .b Corner Lot: 13.8 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit; and,

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres more than the maximum garage door width permitted on the lot.

12.1113 Exception 1113

12.1113.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1113.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a Interior lot: 300 square metres
- .b Corner lot: 390 square metres

.2 Minimum Lot Width

- .a Interior lot: 10.0 metres
- .b Corner Lot: 13.0 metres

12.1114 Exception 1114

12.1114.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1114.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way

.2 Minimum Lot Area: 366 square metres

.3 Minimum Lot Width:

- .a Interior Lot: 12.2 metres
- .b Corner Lot: 14 metres

.4 Minimum Lot Depth: 30 metres

.5 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.7 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.8 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1115 Exception 1115

12.1115.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1115.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;

.2 Minimum Lot Area: 312 square metres;

.3 Minimum Lot Width:

- .a Interior Lot: 10.4 metres
- .b Corner Lot: 12.2 metres

.4 Minimum Lot Depth: 30 metres

.5 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.7 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.8 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 4.12 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1116 Exception 1116

12.1116.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1116.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;

.2 Minimum Lot Area: 204 square metres per dwelling unit

.3 Minimum Lot Width:

- .a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
- .b Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line.

.4 Minimum Lot Depth: 30 metres

.5 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;

.7 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.8 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 2.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1117 Exception 1117

12.1117.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1117.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way

.2 Minimum Lot Area: 366 square metres

.3 Minimum Lot Width:

- .a Interior Lot: 12.2 metres
- .b Corner Lot: 14 metres

.4 Minimum Lot Depth: 30 metres

.5 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.7 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.8 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1118 Exception 1118

12.1118.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1118.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;

.2 no dwelling units shall be located closer than 10 metres to a NS zone;

.3 Minimum Lot Area: 312 square metres;

.4 Minimum Lot Width:

- .a Interior Lot: 10.4 metres
- .b Corner Lot: 12.2 metres

.5 Minimum Lot Depth: 30 metres

.6 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;

.7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.8 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.9 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.10 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 4.12 metres on a lot having a lot width of less than 11 metres but greater than or equal to 10.36 metres;

.ii 5.5 metres on a lot having a lot width of 11 metres or greater.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.12 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.13 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1119 Exception 1119

12.1119.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1119.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;

.2 no dwelling unit shall be located closer than 10 metres to a NS zone;

.3 Minimum Lot Area: 204 square metres per dwelling unit

.4 Minimum Lot Width:

- .a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
- .b Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line.

.5 Minimum Lot Depth: 30 metres

.6 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;

.7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;

.8 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.9 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.

.10 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.11 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:

.i 2.5 metres on a lot having a lot width of less than 7 metres;

.ii 3.1 metres on a lot having a lot width of less than 8 metres but greater than 7 metres;

.iii 3.7 metres on a lot having a lot width of 8 metres or greater.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.12 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

.13 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1120 Exception 1120

12.1120.1 The lands shall only be used for the following purposes:

.1 a nursing home;

.2 a retirement home; and

.3 purposes accessory to the other permitted purposes.

12.1120.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback from Sandalwood Parkway East: 9.0 metres

.2 Minimum Setback from lands zoned R1 – Exception 1119 and R1 – Exception 1118: 15.0 metres

.3 Maximum Building Height: 3 storeys

.4 Maximum Number of beds: 160

.5 Minimum Landscaped Open Space: a 3.0 metre wide landscaped open space strip shall be provided abutting all roads except at approved access locations.

.6 Parking: 0.33 parking spaces shall be provided per bed

.7 all loading and waste disposal facilities shall be screened.

12.1121 Exception 1121

12.1121.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1121.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit or in ground swimming pool shall be located closer than 7.5 metres to the TransCanada Pipeline right-of-way;

.2 Minimum Lot Area: 264.0 square metres;

.3 Minimum Lot Width:

- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.8 metres;

.4 Minimum Lot Depth: 24.0 metres;

.5 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.6 Minimum Rear Yard Depth:

- .a 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area; and,
- .b 11.4 metres where the rear lot line abuts a buffer block less than 5.0 metres wide along Sandalwood Parkway West;

.7 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.8 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.10 Minimum Setback to a Garage Door:

- .a for an 11.0 metre wide lot:
  - .i 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;

.ii 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;

.iii 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;

.iv 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,

.v 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.b for a lot having a lot width greater than 11.0 metres: 5.4 metres;

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.12 the following provisions shall apply to garages:

.a the maximum garage door width shall be:

.i for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:

1. 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;

2. 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres;

.ii for a lot having a lot width greater than or equal to 12.0 metres: 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1122 Exception 1122

12.1122.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1122.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 12.5 metres;

.b Corner Lot: 14.3 metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door: 5.4 metres;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1123 Exception 1123

12.1123.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1123.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit or in ground swimming pool shall be located closer than 7.5 metres to the TransCanada Pipeline right-of-way;

.2 Minimum Lot Area: 328.8 square metres;

.3 Minimum Lot Width:

- .a Interior Lot: 13.7 metres;
- .b Corner Lot: 15.5 metres;

.4 Minimum Lot Depth: 24.0 metres;

.5 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.7 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.8 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.10 Minimum Setback to a Garage Door: 5.4 metres;

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.12 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1124 Exception 1124

12.1124.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1124.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 208.8 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 17.4 metres per lot, and 8.7 metres per dwelling unit;
- .b Corner Lot: 19.2 metres per lot, and 10.5 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth:

- .a 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit; and,
- .b 11.4 metres where the rear lot line abuts a buffer block less than 5.0 metres wide along Chinguacousy Road;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door:

- .a 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;

.b 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres; and,

.c 6.0 metres on a street having a 17.0 metres wide road right-of-way or greater;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

.11 the following provisions shall apply to garages:

.a the maximum garage door width per dwelling unit shall be 3.7 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d Interior Garage Width:

.i for a dwelling having a lot width of less than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.ii for a dwelling having a lot width equal to or greater than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1125 Exception 1125

12. 1125.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an NS zone.

12. 1125.2 The lands shall be subject to the following requirements and restrictions:

.1 notwithstanding any other provision in this by-law, an unenclosed pedestrian amenity structure, including a pedestrian bridge, may be erected, provided that the footprint of any such structure does not exceed 200 square metres;

12.1126 Exception 1126

12.1126.1 The lands shall only be used for the following purposes:

.1 a public park;

.2 any conservation area or purpose; and,

.3 purposes accessory to the other permitted purposes.

12.1126.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Yard Setback: none, save and except to a lot line abutting a residential zone, in which case a minimum yard setback of 1.6 metres shall apply;

.2 no person shall erect any building or structure for any purpose except that of an outdoor playground and/or an unenclosed pedestrian amenity structure for public recreational use.

12.1127 Exception 1127

12.1127.1 The lands shall only be used for the following purposes:

.1 either:

.a Industrial Uses:

.i warehousing and storage of goods and products and materials within enclosed structures;

.ii the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building; research and development facilities;

.iii research and development facilities; and,

.iv accessory uses including:

1. an associated education purpose;
2. an associated office;
3. one dwelling unit, as part of an industrial building only for the use of a caretaker or night watchman employed in connection therewith;
4. a retail outlet operated in conjunction with a particular use permitted by Exception 1127.1(1)(a) provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of a particular industrial use;
5. purposes accessory to the other permitted purposes.

.2 or:

.a Non-Industrial, Highway and Service Commercial Uses:

.i motel;

.ii a dining room restaurant, a convenience restaurant, a standard restaurant, a take out restaurant;

.iii a banquet hall;

.iv a bank, trust company, finance company;

.v offices, including business offices;

.vi a service shop;

.vii a personal service shop;

.viii a place of commercial recreation;

.ix a retail establishment having no outside storage (excluding retail establishments selling more than 929 square metres of food);

.x a garden sales establishment;

.xi a convenience store;

.xii a motor vehicle, sales and leasing establishment;

.xiii radio and television broadcasting and transmission facilities;

.xiv a bakery;

.xv dry cleaning and laundry distribution establishment;

.xvi purposes accessory to the other permitted purposes.

12.1127.2 The lands shall be subject to the following requirements and restrictions:

.1 the following purposes shall not be permitted:

.a adult entertainment parlours;

.b adult video stores;

.c pool halls;

.d amusement arcades;

.e temporary open air markets;

.2 Minimum Lot Area: 5000 square metres

.3 Minimum Front Yard Depth: 5.0 metres

.4 Minimum Side Yard Width: 3.0 metres

.5 Minimum Rear Yard Depth: 6.0 metres

.6 Minimum Building Height: no restriction

.7 Minimum Landscaped Open Space:

.a except at approved driveway locations a landscaped open space area having a minimum width of 3.0 metres shall be provided along the westerly property line.

.b landscaped open space areas having a minimum width of 1.5 metres shall be provided along the northerly, southerly and easterly property lines.

.8 restaurant refuse storage shall be enclosed in a climate controlled area within a building

.9 all garbage and refuse storage, other than for a restaurant, including any containers for the storage of materials, shall be enclosed

.10 truck loading or waste disposal facilities shall not be located in the front or exterior side yards

.11 outside storage of goods and materials and equipment is permitted subject to the following conditions:

.a the storage area shall not be located in the front yard, exterior side yard, required interior side yard, or the required rear yard if such rear yard is abutting a street;

.b the storage area shall be enclosed by an opaque fence or wall not less than 2.0 metres in height to screen the storage area from the street; and,

.12 a 1.8 metres high chain link fence shall be provided and maintained where any lot line abuts a Natural System (NS) Zone; and,

.13 the office uses permitted in Exception 1127.1(b)(v) shall not exceed and F.S.I. of 0.5

12.1128 Exception 1128

12.1128.1 The lands shall only be used for the following purposes:

.1 Residential:

.a an apartment dwelling.

.2 Non-Residential:

.a purposes accessory to the other permitted purposes.

12.1128.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 33 metres;

.2 Minimum Front Yard Depth: 7.5 metres;

.3 Minimum Interior Side Yard Width: 12 metres;

.4 Minimum Rear Yard Depth: 30 metres;

.5 Maximum Building Height: 11 storeys;

.6 Maximum Lot Coverage by principal building: 15 percent;

.7 Maximum Floor Space Index: 1.56;

.8 Maximum Density: 60 units per acre;

.9 Minimum Landscaped Open Space: 55 percent of the lot area;

.10 Maximum Number of Dwelling Units: 133; and,

.11 Minimum Number of Parking Spaces: 1.4 spaces per unit (1.2 spaces per unit plus 0.2 spaces of visitor parking per unit).

12.1129 Exception 1129

12.1129.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1129.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit or in ground swimming pool shall be located closer than 10.0 metres to the TransCanada Pipeline right-of-way;

.2 Minimum Lot Area: 264.0 square metres;

.3 Minimum Lot Width:

- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.8 metres;

.4 Minimum Lot Depth: 24.0 metres;

.5 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.7 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.8 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.10 Minimum Setback to a Garage Door:

- .a for an 11.0 metre wide lot:
  - .i 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
  - .ii 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;

.iii 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;

.iv 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,

.v 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.b for a lot having a lot width greater than 11.0 metres: 5.4 metres;

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.12 the following provisions shall apply to garages:

.a the maximum garage door width shall be:

.i for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:

1. 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;

2. 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres;

.ii for a lot having a lot width greater than or equal to 12.0 metres: 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1130 Exception 1130

12.1130.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1130.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 328.8 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres;
- .b Corner Lot: 15.5 metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door: 5.4 metres;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1131 Exception 1131

12.1131.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1131.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit or in ground swimming pool shall be located closer than 10.0 metres to the TransCanada Pipeline right-of-way;

.2 Minimum Lot Area: 189.6 square metres per dwelling unit;

.3 Minimum Lot Width:

- .a Interior Lot: 15.8 metres per lot, and 7.9 metres per dwelling unit;
- .b Corner Lot: 17.6 metres per lot, and 9.7 metres for the dwelling unit closest to the flankage lot line;

.4 Minimum Lot Depth: 24.0 metres;

.5 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.8 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.10 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres; and,

.ii 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

12.1132 Exception 1132

12.1132.1 The lands shall only be used for the following purposes:

.1 those uses permitted in GC Zone to this by-law; and,

.2 movie theatres

12.1132.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Gross Leasable Floor Area permitted for a supermarket shall be 2,229.6 square metres,

.2 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

12.1133 Exception 1133

12.1133.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1133.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door:

- .a for an 11.0 metre wide lot:
  - .i 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
  - .ii 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
  - .iii 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;

.iv 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,

.v 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.b for a lot having a lot width greater than 11.0 metres: 5.4 metres;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

.a the maximum garage door width shall be:

.i for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:

1. 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;

2. 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres;

.ii for a lot having a lot width greater than or equal to 12.0 metres: 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1134 Exception 1134

12.1134.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1134.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 189.6 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 15.8 metres per lot, and 7.9 metres per dwelling unit;
- .b Corner Lot: 17.6 metres per lot, and 9.7 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres; and,
  - .ii 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

12.1134.3 for the purposes of Exception 1134:

.1 shall also be subject to the requirements and restrictions of the R1 zone and all the general provisions of this by-law which are not in conflict with those in Exception 1134.2.

12.1135 Exception 1135

12.1135.1 The lands shall only be used for the following purposes:

.1 Institutional:

.a a private school; and,

.b purposes accessory to the other permitted purposes.

12.1135.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 18.0 metres;

.2 Minimum Interior Side Yard Depth: 8.5 metres;

.3 Minimum Exterior Side Yard Depth: 11.0 metres;

.4 Minimum Rear Yard Depth: 18.0 metres

.5 Minimum Landscaped Open Space: except at the approved driveway location, a landscaped open space strip having a minimum width of 3.0 metres shall be provided abutting the front lot line and landscaped open spaces strips having a minimum width of 2.0 metres shall be provided along the interior, exterior and rear lot lines;

.6 Maximum Building Height: two storeys;

.7 Maximum Gross Floor Area: 1,836 square metres;

.8 all garbage and refuse storage areas, including any containers for recyclable materials, shall be screened

12.1136 Exception 1136

12.1136.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in the Institutional One (I1) zone;

.2 Purposes accessory to the Place of Worship

12.1136.2 The lands shall be subject to the following requirements and restrictions:

.1 Front Lot Line: For the purpose of this by-law Clarkway Drive shall be deemed the front lot line.

.2 Minimum Front Yard Depth: 6.0 metres

.3 Minimum Rear Yard Depth: 77 metres

.4 Minimum Side Yard Depth: 13.5 metres

.5 Maximum Building Height: 14 metres (excluding the height of the Dome and Minaret)

.6 Minimum Parking Spaces: 135 Parking Spaces

.7 Maximum Gross Floor Area: 3,400 square metres

12.1136.3 The Holding (H):

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:

.a Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to register an Environmental Easement Agreement on the remnant woodland to allow the City access and to monitor the natural heritage feature on the subject lands to the satisfaction of the Commissioner of Planning, Building and Growth Management.

.b Prior to the lifting of the Holding (H) symbol, the owner shall provide off-site compensation planting on lands within the Humber Watershed in Brampton to create 0.422 hectares of woodland to the satisfaction of the Commissioner of Planning, Building and Growth Management.

12.1137 Exception 1137

12.1137.1 The lands shall only be used for the following purposes:

.1 convenience restaurant;

.2 dining room restaurant;

.3 take-out restaurant; and,

.4 purposes accessory to the other permitted purposes.

12.1137.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard: 16.0 metres

.2 Minimum Interior Side Yard: 5.0 metres

.3 Maximum Building Height: 1 storey

.4 Minimum Landscaped Open Space: a 3.0 metre wide landscaped open space strip shall be provided abutting Steeles Avenue East, except at approved access locations.

12.1138 Exception 1138

12.1138.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone.

12.1138.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 24.0 metres;

.2 Minimum Front Yard Depth: 4.5 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line;

.3 Maximum Building Height: 11 metres; and,

.4 Minimum Rear Yard Depth: 6.9 metres.

12.1139 Exception 1139

12.1139.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1139.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 270.0 square metres; and,
- .b Corner Lot: 350.0 square metres.

.2 Minimum Lot Width:

- .a Interior Lot: 9.0 metres; and,
- .b Corner Lot: 11.7 metres.

.3 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres; and,
- .b to the front of a garage or carport: 6.0 metres;

.4 Minimum Side Yard Width:

- .a for a side yard flanking a road allowance:
  - .i where the dwelling unit and the garage or carport both face the front lot line: 3.0 metres; and,
  - .ii where a garage or carport faces a side lot line: 3.0 metres for the dwelling unit and 6 metres for the garage or carport.
- .b for other side yards: 0 metres, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres;
  - .ii where the distance between the walls of two dwellings is less than 2.4, no window below grade, or door, will be permitted in any such wall; and,
  - .iii the total combined width of abutting side yards on any two lots is not less than 1.8 metres.

12.1140 Exception 1140

12.1140.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1140.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 280 square metres; and,
- .b Exterior Lot: 325 square metres.

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres; and,
- .b Exterior Lot: 13.6 metres.

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres; and,
- .b to the front of a garage or carport: 6.0 metres;

.5 Minimum Side Yard Width:

- .a for a side yard flanking a road allowance:
  - .i where the dwelling unit and the garage or carport both face the front lot line: 2 metres; and,
  - .ii where a garage or carport faces a side lot line: 2 metres for the dwelling unit and 6 metres for the garage or carport.
- .b for a side yard flanking a public walkway or lands zoned OS: 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .c for other side yards: 0 metres, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres;
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door, will be permitted in any such wall; and,
  - .iii the total combined width of abutting side yards on any two lots is not less than 1.8 metres.

12.1141 Exception 1141

12.1141.1 The lands shall only be used for the following purposes:

.1 a gas bar;

.2 a motor vehicle washing establishment;

.3 only in conjunction with a gas bar, a retail establishment having no outside storage of goods and materials, a convenience restaurant, a take-out restaurant and a bank with drive through facilities; and,

.4 purposes accessory to other permitted uses.

12.1141.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 1.5 metres

.2 Minimum Exterior Side Yard Width: 6.0 metres

.3 Minimum Rear Yard Depth: 6.0 metres.

.4 a minimum 3.0 metre wide landscaped open space strip shall be provided in the front yard and exterior side yards except at approved driveway locations.

.5 any drive through facility shall be located a minimum distance of 65.0 metres from McLaughlin Road.

12.1142 Exception 1142

12.1142.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by the GE zone

.2 a place of worship

.3 one residential unit contained within, and used only in conjunction with, a place of worship

12.1142.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Floor Area of Worship Area: 1,040 square metres

.2 a minimum of 1 parking space shall be provided for the residential unit

12.1143 Exception 1143

12.1143.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 zone.

12.1143.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a For an end unit of a townhouse dwelling on a corner lot: 180.0 square metres;
- .b For an end unit of a townhouse dwelling that is not on a corner lot: 165.6 square metres;
- .c For an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 129.6 square metres;

.2 Minimum Lot Width:

- .a For an end unit of a townhouse dwelling on a corner lot: 7.5 metres;
- .b For an end unit of a townhouse dwelling that is not on a corner lot: 6.9 metres;
- .c For an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 5.4 metres;

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum setback to Bovaird Drive: 13.7 metres;

.5 Minimum setback to Richvale Drive: 5.0 metres;

.6 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.7 Minimum Rear Yard Depth:

- .a For a corner lot: 7.5 metres, which may be reduced to a minimum of 3.7 metres for a dwelling unit provided that the area of the rear yard is at least 20% of the minimum required lot area for the particular unit;
- .b For an interior lot: 7.5 metres for the particular unit;

.8 Minimum Exterior Side Yard Width: 2.1 metres

.9 Minimum Interior Side Yard Width: 1.5 metres, except along the common wall lot line where the setback may be zero metres;

.10 Minimum Landscape Open Space:

- .a Other than approved driveway locations, the areas of the front and side yards for a particular dwelling unit shall only be used as landscaped open space.

.b Each dwelling unit shall have a minimum rear yard area of 30 square metres;

.11 Each dwelling unit shall have direct pedestrian access from the front ward to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

.12 No more than 8 dwelling units shall be attached;

.13 Maximum Lot Coverage: None;

.14 The following provisions shall apply to garages:

.a Maximum garage door width:

.i For a dwelling unit where the main entrance is located in an exterior side wall and the exterior side wall is located no closer than 3.5 metres to any exterior wall of any other dwelling unit: 5.2 metres;

.ii In all other instances: 2.5 metres, which may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the main entrance of the dwelling unit;

.b The garage door width restriction does not apply to the garage door facing a flankage lot line;

.c The interior garage width, as calculated 3 metres from the garage open shall not exceed 0.6 metres over the garage door width permitted on the lot;

.15 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

.16 Maximum Driveway Width: 3.0 metres or 0.2 metres wider than the maximum permitted garage door width, whichever is the greater;

.17 Fencing shall not be permitted in the front yard or within 1.0 metre of a road established through a common elements plan of condominium.

.18 For each dwelling unit in a townhouse dwelling that provides 2 parking spaces in a private driveway or garage, an additional 0.3 parking spacing shall be provided in total for visitor/recreation equipment purposes;

12.1143.3 for the purposes of Exception 1143:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1143.2.

.2 a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street;

.3 a CORNER LOT shall mean a lot pertaining to an end unit of a townhouse dwelling where the exterior side wall of the particular end unit faces an adjacent public street or any lands forming part of a common elements condominium; and,

.4 A TOWNHOUSE DWELLING shall mean a building that is divided vertically above established grade into 3 or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than 10 square metres in area from the ground level to the roofline of the wall; and where each dwelling unit has independent entrances to a rear yard and a front or exterior side yard immediately abutting the rear wall and front or exterior side all of each unit.

12.1144 Exception 1144

12.1144.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1144.2 The lands shall be subject to the following requirements and restrictions:

.1 a private, uncovered swimming pool shall be permitted in the rear or side yard of a lot provided that it is no closer than 7.5 metres to any rear lot line and no closer than 1.2 metres to any side lot line or easement.

12.1145 Exception 1145

12.1145.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.1145.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Exterior Side Yard Width: 3.0 metres

.2 Minimum Interior Side Yard Width from the Trans Canada pipeline easement: 3.0 metres

.3 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard

.4 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard."

12.1146 Exception 1146

12.1146.1 The lands shall only be used for the following purposes:

.1 flood and erosion control; and,

.2 conservation area or purpose.

12.1146.2 The lands shall be subject to the following requirements and restrictions:

.1 no person shall erect, alter or use any building or structure for any purpose except that of flood or erosion control.

12.1147 Exception 1147

12.1147.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.1147.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 274.5 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 9.15 metres;

.b Corner Lot: 10.95 metres;

.3 Minimum Lot Depth: 30.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door:

.a for a lot having a lot width less than or equal to 11.0 metres: 5.5 metres;

.b for a lot having a lot width greater than 11.0 metres: 5.4 metres;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

.a the maximum garage door width shall be:

.i for a lot having a lot width of less than 10.0 metres: 3.1 metres;

.ii for a lot having a lot width of less than 11.0 metres but greater than or equal to 10.0 metres: 4.0 metres;

.iii for a lot having a lot width greater than or equal to 11.0 metres: 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be:

.i 0.6 metres more than the maximum garage door width permitted on the lot, if the particular lot has a lot width of less than 11.0 metres;

.ii 0.9 metres more than the maximum garage door width permitted on the lot, if the particular lot has lot width greater than or equal to 11.0 metres;

12.1148 Exception 1148

12.1148.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.1148.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 11.0 metres;

.b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door:

.a for a lot having a lot width less than or equal to 11.0 metres: 5.5 metres

.b for a lot having a lot width greater than 11.0 metres: 5.4 metres;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

.a the maximum garage door width shall be:

.i for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:

1. 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;
2. 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres;

.ii for a lot having a lot width greater than or equal to 12.0 metres: 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1149 Exception 1149

12.1149.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.1149.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 366.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 12.2 metres;

.b Corner Lot: 14.0 metres;

.3 Minimum Lot Depth: 30.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Minimum Setback to a Garage Door: 5.4 metres;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1150 Exception 1150

12.1150.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1150.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 205.0 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres per lot, and 6.85 metres per dwelling unit;
- .b Corner Lot: 15.5 metres per lot, and 8.65 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 30.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7.0 metres;
  - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres; and,

.iii 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

12.1151 Exception 1151

12.1151.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1151.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: Corner Lot: 11 metres.

.2 Minimum Lot Depth: 28 metres; and

.3 Minimum Lot Area: Corner Lot: 325 square metres.

.4 for lots that abut an Open Space zone a private uncovered swimming pool shall be permitted in the rear yard provided that it is no closer than 7.5 metres to any rear lot line and no closer than 1.2 metres to any side lot line.

12.1152 Exception 1152

12. 1152.1 The lands shall only be used for the following purposes:

.1 a convenience restaurant;

.2 a take-out restaurant with a drive-through facility;

.3 a gas bar with three self-serve pump islands, a full serve island and a kiosk

12.1152.2 The lands shall be subject to the following requirements and restrictions:

.1 a ten (10) vehicle stacking land shall be provided to serve the take-out restaurant;

.2 nine (9) parking spaces shall be provided to serve the convenience store/take-out restaurant and one (1) parking space for the gas bar;

12.1153 Exception 1153

12.1153.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.1153.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 420 square metres per lot and 210 square metres per dwelling unit.

.b Corner Lot: 474 square metres per lot and 264 square metres for the dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

.a Interior Lot: 14 metres and 7 metres per dwelling unit.

.b Corner Lot: 15.8 metres, and 8.8 metres for the dwelling closest to the flankage lot line.

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

.a the maximum garage door width per dwelling unit shall be:

.i 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7.0 metres, but less than 8.0 metres;

.ii 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8.0 meters.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

12.1154 Exception 1154

12.1154.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.1154.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 476 square metres per lot and 238 square metres per dwelling unit.

.2 Minimum Lot Width:

.a Interior Lot: 14 metres and 7 metres per dwelling unit.

.3 Minimum Lot Depth: 34 meters

.4 Minimum Front Yard Depth: 6.0 meters to the front of the garage and 4.5 meters to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 10.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 meters, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 meters.

.7 Minimum Interior Side Yard Width:

.a 1.2 meters, except along the common wall lot line where the setback may be 0.0 metres.

.8 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres

.9 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 the following provisions shall apply to garages:

.a the maximum garage door width per dwelling unit shall be:

.i 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7.0 metres, but less than 8.0 metres;

.ii 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8.0 metres.

.b the garage door width may be widened by an extra 0.6 meters if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

12.1155 Exception 1155

12. 1155.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

.b a printing establishment;

.c a warehouse; and,

.d a research and development facility; and,

.e a parking lot.

.2 Non-Industrial:

.a a radio or television broadcasting and transmission establishment;

.b a community club;

.c an office;

.d a hotel or motel;

.e the following uses in conjunction with and within the same office building or hotel/motel, provided that the total gross floor area of the following uses combined is not more than 15 percent of the total gross floor area of the office building or hotel/motel:

.i a bank, trust company or financial institution;

.ii a retail establishment;

.iii a personal service shop;

.iv a dry cleaning and laundry distribution establishment;

.v a dining room restaurant;

.vi a convenience store; and,

.vii a recreational facility or structure;

.f the following uses as freestanding development in conjunction with any transitway station developed on abutting lands, provided that the total combined gross floor area of the following uses is not more than 929 square metres:

.i a bank, trust company or financial institution;

.ii a personal service shop;

.iii a convenience restaurant or a take-out restaurant

.iv a dry cleaning and laundry distribution establishment; and,

.v a convenience store;

.g a banquet hall having a gross floor area of up to 6968 square metres, which may thereafter be expanded in size only in conjunction with an office building or hotel/motel having a gross floor area equivalent to at least half the gross floor area of the banquet hall;

.3 Accessory:

.a an associated educational purpose;

.b a retail outlet operated in connection with a particular purpose permitted by Exception 1155.1(1)(a), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and;

.c purposes accessory to the other permitted purposes.

12. 1155.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 1.2 hectares;

.2 Minimum Setback to Highway 407: 14.0 metres;

.3 Minimum Setback to Steeles Avenue East: 24.0 metres;

.4 except at approved access locations, a minimum 9.0 metre wide landscaped open space strip shall be provided abutting Steeles Avenue East and the Highway 407 right-of-way corridor;

.5 Maximum Building Height: 17.0 metres, save and except for an office building or hotel/motel, which shall be permitted having a maximum building height of 8 storeys;

.6 Maximum Lot Coverage:

.a for the purposes listed under Exception 1155.1(1) and 1155.1(2)(a) to (c), (inclusive), and purposes accessory thereto: 45 percent;

.b for the purposes listed under Exception 1155.1(2)(d) to (g), (inclusive), and purposes accessory thereto: 25 percent;

.7 the purposes permitted under Exception 1155.1(1) shall not be permitted within a multi-unit industrial mall;

.8 the opening for waste disposal and loading facilities of any building shall face away from Steeles Avenue East, Highway No. 407, and any abutting lands proposed to be developed for a transitway station;

.9 refuse storage for restaurant purposes shall be contained in a climate controlled area within a building;

.10 all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be located within a main building;

.11 an adult video store, a massage parlour, an adult entertainment parlour or an amusement arcade shall not be permitted; and,

.12 no outdoor display and/or sales or storage shall be permitted.

12.1156 Exception 1156

12.1156.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.1156.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 312 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 26 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

- .a 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line; and,
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

12.1157 Exception 1157

12.1157.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.1157.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 312 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 10.4 metres
- .b Corner Lot: 12.2 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area, except those lots that are adjacent to Torbram Road, where the minimum rear yard depth is 11.0 metres.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

- .a 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space

- .a 40 % of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 4.42 metres if the lot width for a particular unit is less than 11.0 metres but greater than or equal to 10.36 metres.
  - .ii 5.5 metres if the lot width for a particular unit is less than 16.0 metres, but greater than or equal to 11.0 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line; and,

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

12.1158 Exception 1158

12. 1158.1 The lands shall only be used for the following purposes:

.1 in addition to the uses permitted in an R1 zone, the following uses shall also be permitted:

.a pedestrian walkway

12. 1158.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 11.0 metres;

.b Exterior Lot: 12.8 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.10 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more that the maximum garage door width permitted on the lot.

.11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metres;

.13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard; and,

.15 no portion of any dwelling shall be closer than 14.0 metres from the Highway Number 410 right-of-way.

12.1159 Exception 1159

12. 1159.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone, the following uses shall also be permitted:

.a pedestrian walkway.

12. 1159.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 366 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 12.2 metres;

.b Exterior Lot: 14.0 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.10 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more that the maximum garage door width permitted on the lot.

.11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

.13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard; and,

12.1160 Exception 1160

12. 1160.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone

12. 1160.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 312 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 13.0 metres;

.b Exterior Lot: 14.8 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.10 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more that the maximum garage door width permitted on the lot.

.11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

.13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard; and,

12.1161 Exception 1161

12.1161.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone, the following uses shall also be permitted:

.a pedestrian walkway.

12.1161.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 292 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 12.2 metres;

.b Exterior Lot: 14.0 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.10 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more that the maximum garage door width permitted on the lot.

.11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

.13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard; and,

12.1162 Exception 1162

12.1162.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.1162.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 339.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.3 metres;
- .b Corner Lot: 13.1 metres;

.3 Minimum Lot Depth: 30.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 Minimum Setback to the Garage Door: 5.4 metres;

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.12 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i for a lot having a lot width of less than 16.0 metres but greater than or equal to 11.3 metres: 5.5 metres;

.ii for a lot having a lot width greater than or equal to 16.0 metres: no restriction, and the provisions of Exception 1162.12 do not apply;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1163 Exception 1163

12.1163.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.1163.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 271.2 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 11.3 metres;

.b Corner Lot: 13.1 metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Minimum Setback to the Garage Door: 5.4 metres;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1164 Exception 1164

12.1164.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1164.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 201.6 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 16.8 metres per lot, and 8.4 metres per dwelling unit;
- .b Corner Lot: 18.6 metres per lot, and 10.2 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 3.7 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be:

.i 0.6 metres more than the maximum garage door width permitted on the lot for a particular dwelling unit, if the particular lot has a lot width of less than 11.0 metres;

.ii 0.9 metres more than the maximum garage door width permitted on the lot;

12.1165 Exception 1165

12.1165.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1165.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 252.0 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 16.8 metres per lot, and 8.4 metres per dwelling unit;
- .b Corner Lot: 18.6 metres per lot, and 10.2 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 30.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 3.7 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be:

.i 0.6 metres more than the maximum garage door width permitted on the lot for a particular dwelling unit, if the particular lot has a lot width of less than 11.0 metres;

.ii 0.9 metres more than the maximum garage door width permitted on the lot;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the particular dwelling unit.

12.1166 Exception 1166

12.1161.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a retail establishment having no outside storage;
- .b a bank, trust company, finance company;
- .c an office;
- .d a personal service shop
- .e a service shop;
- .f a dry cleaning and laundry distribution station;
- .g a laundromat;
- .h a dining room restaurant, a convenience restaurant, and a takeout restaurant;
- .i a printing or copying establishment;
- .j a garden centre sales establishment;
- .k a community club;
- .l a health centre;
- .m a custom workshop; and,
- .n an animal hospital.

.2 Non-Commercial:

- .a a day nursery;
- .b a crisis care facility;
- .c a religious institution including an associated place of public assembly; and,
- .d purposes accessory to the other permitted uses.

12.1166.2 The lands shall be subject to the following requirements and restrictions:

.1 the following purposes shall not be permitted:

- .a an adult entertainment parlour;
- .b an adult video store;
- .c a pool hall;

.d an amusement arcade;

.e a temporary open air market;

.f a motor vehicle repair shop; and,

.g a motor vehicle body shop.

.2 a free standing restaurant building with a drive through facility shall have a maximum building size of 165 sq.m. and shall maintain a minimum setback of 35 metres from the northern property boundary and a minimum setback of 70 metres from the western property boundary.

.3 Minimum Interior Side Yard Width: 9.0 metres

.4 Minimum Exterior Side Yard Width: 9.0 metres

.5 Minimum Rear Yard Depth: 9.6 metres.

.6 Minimum Front Yard Depth: 23.0 metres

.7 a minimum 3.0 metre wide landscaped open space strip shall be provided around the perimeter of the property, except at approved driveway locations and along the Hurontario Street frontage where a minimum of 6.0 metres is required.

.8 waste and recycling facilities shall be entirely enclosed within the building.

.9 restaurant refuse storage shall be enclosed in a climate controlled area within the building.

.10 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.

.11 no storage of goods and materials shall be permitted outside of a building.

.12 only one drive through facility shall be permitted.

12.1167 Exception 1167

12.1167.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1167.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 366 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.2 metres
- .b Corner Lot: 14 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width of less than 16.0 metres but greater than or equal to 11.0 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1168 Exception 1168

12.1168.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1168.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width of less than 16.0 metres but greater than or equal to 11.0 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

12.1169 Exception 1169

12.1169.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1169.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 10.0 metres
- .b Corner Lot: 11.8 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 4.0 metres if the lot width of a particular unit is less than 10.36 metres but great than or equal to 10 metres;
  - .ii 4.12 metres on a lot having a lot width of less than 11 metres but greater than or equal to 10.36 metres;

.iii 5.5 metres on a lot having a lot width of less than 16.0 metres but greater than or equal to 11 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

12.1170 Exception 1170

12.1170.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1170.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 204 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
- .b Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;

.6 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7.0 metres;
  - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres;

.iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8.0 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width as calculated 3.0 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

12.1171 Exception 1171

12.1171.1 The lands shall only be used for the following purposes:

.1 Institutional

- .a An Apartment Building, owned and operated by a public authority
- .b A Retirement Home
- .c A Nursing Home
- .d An Adult Short-term Care Facility
- .e An administrative office or facility of a public authority

.2 Non-Institutional, only in conjunction with Institutional uses and contained within the same building

- .a A Community Centre, operated by a public authority
- .b A Place of Worship
- .c A Personal Service Shop
- .d A Health and Wellness Centre, including offices from medical, dental and drugless practitioners
- .e A Retail Establishment
- .f A Dining Room Restaurant
- .g A Take-Out Restaurant
- .h A Catering Service
- .i A Commercial Technical Recreational School

.3 Accessory

- .a Purposes accessory to the other permitted purposes

.4 Temporary Use of Existing Buildings

- .a Notwithstanding the requirements and restrictions of Exception 1171, use of the institutional buildings and facilities existing on the lands as of May 1, 2018 may continue on a temporary basis during the construction of the new institutional building contemplated by Exception 1171. Use of the existing buildings shall cease and the buildings shall be demolished within one year of the completion of construction of the new institutional building contemplated by Exception 1171. This temporary use permission does not permit the construction of future additions to any building(s).

12.1171.2 The lands shall be subject to the following requirements and restrictions:

.1 The following requirements and restrictions shall apply to all permitted uses:

- .a Maximum Lot Coverage, excluding permitted accessory structures: 18%

.2 The following requirements and restrictions shall apply to an Apartment Building:

- .a Shall be located only within 40 metres of the lot line abutting Main Street North
- .b Minimum distance between buildings: 25 metres
- .c Minimum Setbacks:
  - .i To Main Street: 6.5 metres
  - .ii To Open Space Zone: 6.0 metres
- .d Maximum Number of Units: 55 bachelor dwelling units
- .e Maximum Unit Size: 36 square metres
- .f Minimum Number of Parking Spaces: 34 spaces

.3 The following requirements and restrictions shall apply to all other uses:

- .a Maximum Building Height: 20 metres
- .b Minimum Setbacks:
  - .i To Main Street: 160 metres
  - .ii To Murray Street: 8.5 metres
  - .iii To Open Space Zone: 6.0 metres
- .c Maximum Gross Floor Area: 26,100 square metres
  - .i Adult Day Care Facility: 2,200 square metres
  - .ii Non-Institutional Uses: 2,800 square metres
- .d Maximum Number of Beds: 190 beds, including nursing home and respite beds
- .e Minimum Number of Parking Spaces: 170 spaces
- .f Minimum Landscape Buffer Along Murray Street: 6.0 metres, which can include retaining walls
- .g Mechanical penthouses and rooftop equipment shall be set back a minimum of 5.0 metres from the edge of the roof
- .h All garbage and refuse including containers for the storage of recyclable materials shall be contained in a climate controlled garbage area within a building

.i For the purpose of this by-law an Adult Short-term Care Facility shall be defined as “a premises that receives more than five adults, primarily for the purpose of providing temporary care, or guidance, or both temporary care and guidance, for the provision of short-term non-emergency services, including day or overnight care, for the supervised care of adults of any age, in order to provide interim relief to their caregivers”.

12.1171.3 for the purposes of Exception 1171:

.1 Definition Required parking for uses permitted in Exception 1171.1 may be provided, on a temporary basis, on lands zoned P-2496, subject to the requirements and restrictions of that zone.

12.1172 Exception 1172

12. 1172.1 The lands shall only be used for the following purposes:

.1 shall only be used for the following purposes:

.a the purposes permitted by the Agricultural (A) zone;

OR

.b a golf driving range; and,

.c purposes accessory to the other permitted purposes

12. 1172.2 The lands shall be subject to the following requirements and restrictions:

.1 the purposes identified in Exception 1172.1(1)(b) and (c) shall be subject to the following requirements and restrictions:

.a shall only be permitted for a period of three years from the 1st day of April, 2004;

.b the total gross floor area of all structures or buildings shall not exceed 90 square metres;

.c the tee blocks shall be located no closer than 92 metres to the right-of-way of Edenbrook Hill Drive;

.d a minimum 30 metre wide landscaped buffer shall be provided along Edenbrook Hill Drive, except at the approved access points;

.e there shall be no minimum floor area for a main building;

.2 shall also be subject to the requirements and restrictions of the Agricultural (A) zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1172.2.

12.1173 Exception 1173

12.1173.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a retail establishment having no outside storage;
- .b a bank, trust company, finance company;
- .c an office;
- .d a service shop;
- .e a dry cleaning and laundry distribution station;
- .f a laundromat;
- .g a dining room restaurant, a convenience restaurant, and a takeout restaurant;
- .h a printing or copy establishment;
- .i a garden centre sales establishment;
- .j a community club;
- .k a health centre;
- .l a custom workshop; and,
- .m an animal hospital.

.2 Non-Commercial:

- .a a day nursery;
- .b a crisis care facility;
- .c a religious institution including an associated place of public assembly; and,
- .d purposes accessory to the other permitted uses.

12.1173.2 The lands shall be subject to the following requirements and restrictions:

.1 the following purposes shall not be permitted:

- .a a cold storage operation as a principal or accessory use except as a cold storage associated with a restaurant use;
- .b refrigerated motor vehicles shall not be operated, loaded, unloaded, stored or parked in the interior side yard;
- .c an adult entertainment parlour;

.d an adult video store;

.e a pool hall;

.f an amusement arcade;

.g a temporary open air market;

.h a motor vehicle repair shop;

.i a motor vehicle body shop; and,

.j the storage of goods and materials outside of a building.

.2 Minimum Interior Side Yard Width: 9.6 metres.

.3 Minimum Exterior Side Yard Width: 5.0 metres, except where the exterior side yard abuts a daylighting triangle, the minimum requirement shall be 3.0 metres.

.4 Minimum Rear Yard Depth: 9.6 metres.

.5 Minimum Front Yard Depth: 5.0 metres

.6 a minimum 3.0 metre wide landscaped open space strip shall be provided around the perimeter of the property, except at approved driveway locations

.7 waste and recycling facilities shall be entirely enclosed within the building

.8 restaurant refuse storage shall be enclosed in a climate-controlled area within the building

.9 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.

12.1174 Exception 1174

12.1174.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1174.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 200 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 22.5 metres per lot and 7.5 metres per dwelling unit;
- .b Corner Lot: 24.3 metres per lot and 9.3 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 27 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.0 metres;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

.10 no more than 8 dwelling units shall be attached;

.11 Maximum Lot Coverage: none;

.12 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 3.7 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.1175 Exception 1175

12.1175.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1175.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 245 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 9.1 metres;
- .b Corner Lot: 10.9 metres;

.3 Minimum Lot Depth: 27 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 metres.
  - .ii 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres.
  - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.1176 Exception 1176

12.1176.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a retail establishment having no outside storage;
- .b a convenience store;
- .c a service shop;
- .d a personal service shop;
- .e a bank, trust company, finance company;
- .f an office;
- .g a dry cleaning and laundry distribution station;
- .h a Laundromat;
- .i a dining room restaurant and takeout restaurant;
- .j an animal hospital; and,
- .k purposes accessory to the other permitted purposes.

12.1176.2 The lands shall be subject to the following requirements and restrictions:

.1 the following purposes shall not be permitted:

- .a a gas bar;
- .b an adult entertainment parlour;
- .c an adult video store;
- .d a pool hall;
- .e an amusement arcade;
- .f a temporary open air market;
- .g a motor vehicle repair shop;
- .h a motor vehicle body shop; and,
- .i a drive through facility.

.2 Maximum Front Yard Depth: 1.5 metres

.3 Maximum Exterior Side Yard Width: 1.5 metres

.4 Minimum Interior Side Yard Width: 1.2 metres.

.5 Minimum Rear Yard Depth: 1.2 metres.

.6 Minimum Lot Width: 60.0 metres

.7 Maximum Building Height: 1 storey

.8 a minimum 1.5 metres wide landscaped open space strip shall be provided in the front and exterior side yards and a minimum 1.2 metre wide landscaped open space strip shall be provided in the interior side yard and rear yard, except at approved access locations.

.9 waste and recycling facilities shall be entirely enclosed within a building

.10 restaurant refuse storage shall be enclosed in a climate controlled area within a building

.11 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.

.12 no storage of goods and materials shall be permitted outside of a building.

.13 the requirements of providing a loading space shall not apply to the subject lands provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 sq.m.

12.1177 Exception 1177

12.1177.1 The lands shall only be used for the following purposes:

.1 apartment dwellings; and,

.2 purposes accessory to the other permitted purposes.

12.1177.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 98

.2 Minimum Setback from the limits of a private road: 1.2 metres

.3 Maximum Building Height: 3 storeys

.4 Maximum Floor Area per apartment dwelling unit: 105 square metres

.5 Minimum Outdoor Living Area: 10 square metres per apartment dwelling unit.

.6 Parking: a minimum of one parking space per apartment dwelling unit, plus a minimum of 0.25 parking spaces per apartment dwelling unit devoted to visitor parking.

.7 all loading, waste disposal and parking areas shall be screened.

12.1177.3 for the purposes of Exception 1177:

.1 a Private Road shall mean a road that is not owned and maintained by the Corporation of the City of Brampton, the Regional Municipality of Peel, or by the Crown in Right of Ontario

12.1178 Exception 1178

12.1178.1 The lands shall only be used for the following purposes:

.1 apartment dwellings; and,

.2 purposes accessory to the other permitted purposes.

12.1178.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 318.

.2 Minimum Setback from the limits of a private road: 1.2 metres.

.3 Maximum Building Height: 3 storeys.

.4 Maximum Floor Area per apartment dwelling unit: 105 square metres.

.5 Minimum Outdoor Living Area: 10 square metres per apartment dwelling unit.

.6 Parking: a minimum of one parking space per apartment dwelling unit, plus a minimum of 0.25 parking spaces per apartment dwelling unit devoted to visitor parking.

12.1178.3 for the purposes of Exception 1178:

.1 a Private Road shall mean a road that is not owned and maintained by the Corporation of the City of Brampton, the Regional Municipality of Peel, or by the Crown in Right of Ontario

12.1178.4 Holding (H):

.1 the holding (H) symbol shall not be removed until the City of Brampton has confirmed that satisfactory arrangements have been made for the provision of the transportation infrastructure required to support an increase in the Springdale Transportation Development Cap and that capacity within the Cap has been allocated to the proposed 318 apartment units.

.2 until the holding (H) symbol is removed, the lands designated R3L(H) – Exception 1178, shall only be used for those purposes permitted in the A zone as set out in Chapter 11, subject to the requirements and restrictions of the A zone, and all the general provisions of this by-law.

12.1179 Exception 1179

12.1179.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1179.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 383.6 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres
- .b Corner Lot: 15.5 metres

.3 Minimum Lot Depth: 28 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.7 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.8 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.9 Minimum Interior Side Yard Width:

- .a 0.6 metres provided the combined total of the interior side yards on a n interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.10 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

12.1180 Exception 1180

12.1180.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1180.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 308 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 28 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.7 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.8 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.9 Minimum Interior Side Yard Width:

- .a 0.6 metres provided the combined total of the interior side yards on a n interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.10 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees..

12.1181 Exception 1181

12.1181.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group homes; and,

.3 purposes accessory to the other permitted purposes.

12.1181.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 229.6 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 16.4 metres per lot and 8.2 per dwelling unit
- .b Corner Lot: 18.2 metres per lot and 10.0 metres for the dwelling unit closes to the flankage lot line

.3 Minimum Lot Depth: 28 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.7 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.7 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.8 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.9 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.

.10 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

12.1182 Exception 1182

12.1182.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1182.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 196.0 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 21.0 metres per lot and 7.0 metres per dwelling unit;
- .b Corner Lot: 22.8 metres per lot and 8.8 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 28.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit.

.6 Minimum Exterior Side Yard Width: 3.0 metres except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

.10 no more than 8 dwelling units shall be attached.

.11 Maximum Lot Coverage: none

.12 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:

.i 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres

.ii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing the flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres over the garage door width permitted on the lot.

.13 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling fore the particular unit.

12.1183 Exception 1183

12.1183.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1183.2 The lands shall be subject to the following requirements and restrictions:

.1 the dwelling shall be situated within the area shown as BUILDING ENVELOPE on Figure 1 - Exception 1183;

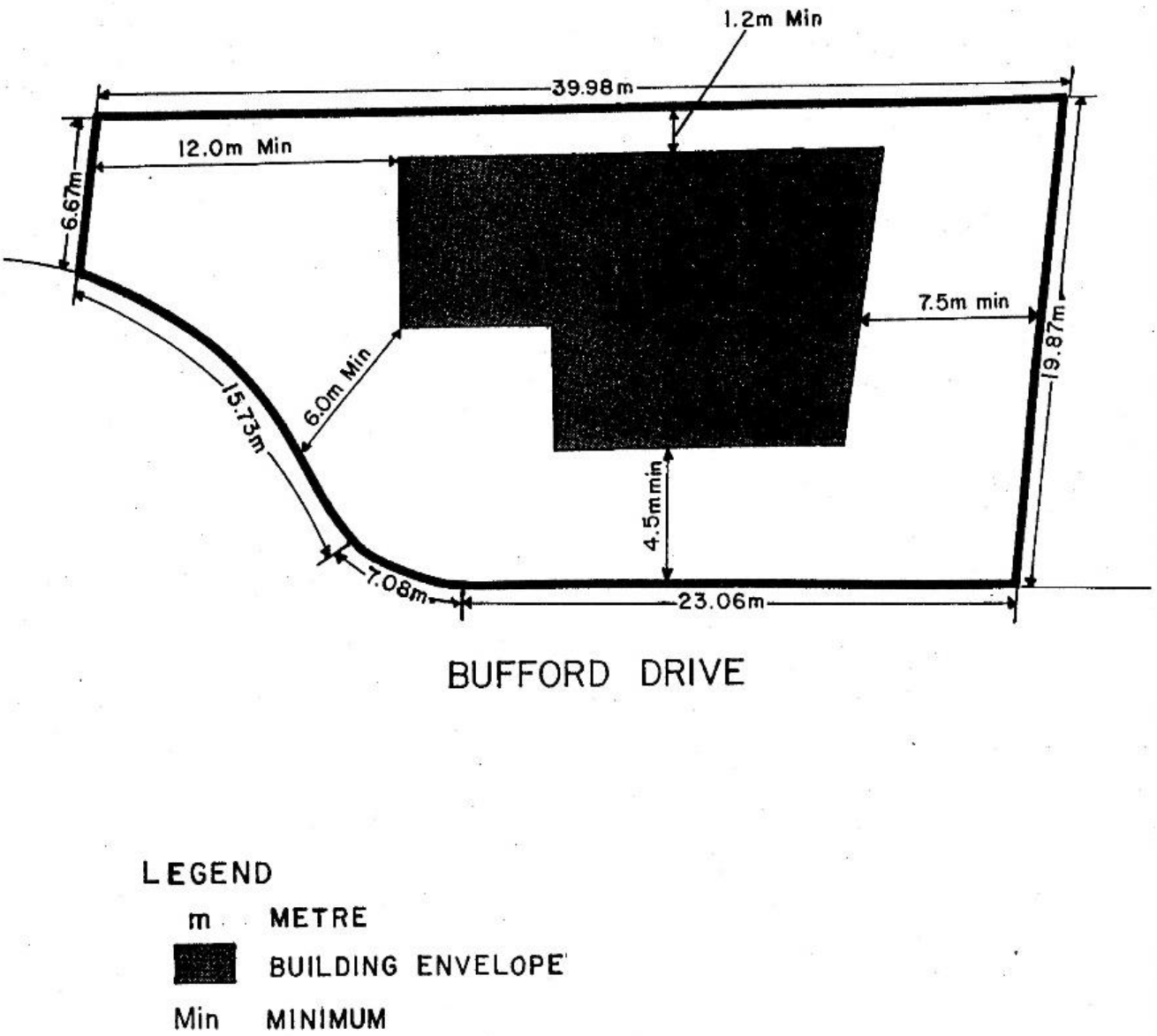
.2 the Minimum Lot Dimensions shall be a shown on Figure 1 - Exception 1183;

.3 the minimum front yard depth, rear yard depth and side yard widths shall be as shown on Figure 1 - Exception 1183;

.4 the Minimum Lot Area shall be 320 square metres; and,

.5 no windows shall be permitted on the second storey along the north-west wall of any dwelling unit.

Figure 1


1.2m Min
39.98m
12.0m Min
6.67m
7.5m min
19.87m
6.0m Min
15.73m
4.5m min
7.08m
23.06m
BUFFORD DRIVE
LEGEND
m METRE
BUILDING ENVELOPE
Min MINIMUM

12.1184 Exception 1184

12.1184.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in Exception 1184.1(1)(a), or the purposes permitted by Exception 1184.1(1)(b), but not both sections or not any combination of both sections:

- .a either:
  - .i a vehicle sales and leasing establishment
  - .ii an automotive detailing use accessory to a vehicle sales and leasing establishment
- .b or:
  - .i those uses permitted within the PE zone.

12.1184.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted in Exception 1184.1(1)(a), the requirements and restrictions set out within the Highway Commercial Zone (HC).

.2 for those uses permitted in Exception 1184.1(1)(b), the requirements and restrictions set out within the Prestige Employment Zone (PE).

12.1185 Exception 1185

12.1185.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1185.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 50 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9 metres
- .b Corner Lot: 10.8 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 Maximum Building Height: 2 storeys when the lot width is less than 9.15 metres

.7 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.8 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 metres;
  - .ii 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres; and,
  - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
  - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance to the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.9 Minimum Rear Yard Depth:

.a Interior Lot: 6.5 metres

.b Exterior Lot: 6.0 metres

.10 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.11 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

12.1186 Exception 1186

12.1186.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1186.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 286 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 26.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.7 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 metres;
  - .ii 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres; and,
  - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
  - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance to the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.8 Minimum Rear Yard Depth:

.a Interior Lot: 6.5 metres

.b Exterior Lot: 6.0 metres

.9 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.10 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

12.1187 Exception 1187

12.1187.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 325 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 26.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.7 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 metres;
  - .ii 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres; and,
  - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
  - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance to the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.8 Minimum Rear Yard Depth:

- .a Interior Lot: 6.5 metres

.b Exterior Lot: 6.0 metres

.9 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.10 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

12.1188 Exception 1188

12.1188.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group homes; and,

.3 purposes accessory to the other permitted purposes.

12.1188.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 244 square metres per dwelling unit.

.2 Minimum Lot Width:

- .a Interior Lot: 15 metres per lot and 7.5 metres per dwelling unit.
- .b Corner Lot: 16.8 metres per lot and 9.3 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 32 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.7 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 metres;
  - .ii 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres; and,
  - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
  - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance to the dwelling unit;

.c The garage door width restriction does not apply to the garage door facing the flankage lot line;

.d The interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.8 Minimum Rear Yard Depth: 7.5 metres

.9 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres

.10 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

12.1189 Exception 1189

12.1189.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone, the following uses shall also be permitted:

.a pedestrian walkway.

12.1189.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 204 square metres per dwelling unit;

.2 Minimum Lot Width:

.a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit;

.b Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Lot Coverage: none;

.10 the following provisions shall apply to garages:

.a the maximum garage door width per dwelling unit shall be:

.i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres.

.ii 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres; and,

.iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 more than the maximum garage door width permitted on the lot.

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

.12 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.13 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

.14 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.15 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard; and,

.16 no portion of any dwelling shall be closer than 14.0 metres from the Highway Number 410 right-of-way.

12.1190 Exception 1190

12.1190.1 The lands shall only be used for the following purposes:

.1 those uses permitted in a LC Zone;

.2 a gas bar;

.3 a motor vehicle washing establishment;

.4 temporary sales office; and,

.5 purposes accessory to the other permitted purposes.

12.1190.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.5 metres, measured from the westerly property line;

.2 Minimum Interior Side Yard Width: 6.0 metres;

.3 Minimum Exterior Side Yard Width: 4.5 metres;

.4 Minimum Rear Yard Depth: 6.0 metres;

.5 Minimum Lot Width: 6.0 metres;

.6 Landscaped Open Space: except at approved driveway locations, a landscaped open space strip having a minimum width of 4.5 metres shall be provided along the northerly and westerly property lines, a landscaped open space strip having a minimum width of 6.0 metres shall be provided along the southerly and easterly property lines;

.7 restaurant refuse storage shall be enclosed in a climate controlled area within a building;

.8 the following purposes shall not be permitted:

- .a adult entertainment parlour;
- .b adult video store;
- .c pool halls;
- .d amusement arcades;
- .e temporary open air markets;
- .f a motor vehicle repair shop;
- .g a motor vehicle body shop; and,
- .h no storage of goods and materials outside a building;

.9 Maximum Gross Leasable Floor Area: 2,500 square metres;

.10 Maximum Building Height: 2 storey;

.11 all gasoline pump islands and related canopies shall be located a minimum of 6.0 metres from any street line and a minimum of 7.5 metres from any lot line adjoining a residential zone. In the case of a corner property, the gasoline pump islands shall be located at a minimum distance of 3.0 metres back from a straight line between points on the lot lines abutting the streets, each point being a distant 15.0 metres from the intersection of the said lot lines;

.12 entrance and exit ramps shall be a minimum of 7.5 metres in width measured perpendicular to the centre line of the ramp, an all entrance and exit ramps shall be located a minimum of 15.0 metres from any intersecting road right-of-way. The minimum distance between ramps shall be 10.5 metres;

.13 on-site waiting spaces behind the fuelling area shall be provided in the ratio of one waiting space for every 2 fuelling hoses, and in any event a minimum of 4 waiting spaces shall be provided. All waiting spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leave the site;

.14 open areas of land between a ramp and a front or side lot line shall be planted an maintained with grass, ornamental shrubs, flowering shrubs, flowerbeds or a combination thereof, to produce an ornamental surface treatment, provided no such plantings shall obstruct the view of automobile drivers travelling on adjacent streets or entering or leaving the site;

.15 no underground storage tanks for gasoline, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to Residential Zones; and,

.16 bell switchgear shall be exempted from the requirements and restrictions of Exception 1190.2

12.1191 Exception 1191

12.1191.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1191.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264.0 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth:

- .a 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area; and,
- .b 10.5 metres where the rear lot line abuts a buffer block less than 5.0 metres wide along Chinguacousy Road

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.9 Minimum Setback to a Garage Door:

- .a for an 11.0 metre wide lot:
  - .i 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
  - .ii 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;

.iii 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;

.iv 5.5 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;

.v 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.b for a lot having a lot width greater than 11.0 metres: 5.4 metres

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.11 the following provisions shall apply to garages:

.a the maximum garage door width shall be:

.i for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:

1. 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;

2. 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres

.ii for a lot having a lot width of greater than or equal to 12.0 metres: 5.5 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot

12.1192 Exception 1192

12.1192.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1192.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300.0 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.5 metres
- .b Corner Lot: 14.3 metres

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.9 Minimum Setback to a Garage Door: 5.4 metres

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot

12.1193 Exception 1193

12.1193.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1193.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 328.8 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres
- .b Corner Lot: 15.5 metres

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.9 Minimum Setback to a Garage Door: 5.4 metres

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot

12.1194 Exception 1194

12.1194.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes

12.1194.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 208.8 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 17.4 metres per lot, and 8.7 metres per dwelling unit
- .b Corner Lot: 19.2 metres per lot, and 10.5 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 3.7 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d Interior Garage Width:

.i for a dwelling having a lot width of less than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

.ii for a dwelling having a lot width equal to or greater than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

12.1195 Exception 1195

12.1195.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1195.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264.0 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth:

- .a 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area; and,
- .b 10.5 metres where the rear lot line abuts a buffer block less than 5.0 metres wide along Chinguacousy Road;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Minimum Setback to a Garage Door:

- .a for an 11.0 metre wide lot:
  - .i 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
  - .ii 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;

.iii 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;

.iv 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,

.v 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

.b for a lot having a lot width greater than 11.0 metres: 5.4 metres

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

.a the maximum garage door width shall be:

.i for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:

1. 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;

2. 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres;

.ii for a lot having a lot width greater than or equal to 12.0 metres: 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1196 Exception 1196

12.1196.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1196.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300.0 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.5 metres
- .b Corner Lot: 14.3 metres

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Minimum Setback to a Garage Door: 5.4 metres;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be: 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1197 Exception 1197

12.1197.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1197.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 336.0 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 14.0 metres
- .b Corner Lot: 15.8 metres

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area; and,

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Minimum Setback to a Garage Door: 5.4 metres;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be: 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

12.1198 Exception 1198

12.1198.1 The lands shall only be used for the following purposes:

.1 an apartment dwelling.

12.1198.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Lot Width shall be 45.0 metres;

.2 the Minimum Front Yard Depth shall be 11.0 metres;

.3 the Minimum Side Yard Width shall be 12.0 metres;

.4 the Maximum Building Height shall not exceed 13 storeys;

.5 the Maximum Gross Floor Area shall not exceed 9325 square metres;

.6 the Maximum Floor Space Index shall not exceed 1.69;

.7 the Maximum Number of Dwelling Units shall not exceed 122; and,

.8 the Minimum Landscaped Open Space shall be 58 percent of the lot area.

12.1198.3 for the purposes of Exception 1198:

.1 Front Yard shall mean yard extending across the full width of the lot between the front lot line which abuts Beech Street and the nearest main wall of any building or structure on the lot.

12.1199 Exception 1199

12.1199.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage;

.2 a convenience store;

.3 a service shop;

.4 a personal service shop;

.5 a bank, trust company, or finance company;

.6 only in conjunction with a bank, trust company or finance company, a drive-through facility;

.7 an office;

.8 a dry cleaning and laundry distribution station;

.9 a laundromat;

.10 a dining room restaurant and a takeout restaurant;

.11 an animal hospital;

.12 purposes accessory to the other permitted purposes.

12.1199.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.2 metres;

.2 Maximum Front Yard Depth: 5.9 metres;

.3 Minimum Exterior Side Yard Width: 4.2 metres;

.4 Maximum Exterior Side Yard Width: 5.9 metres;

.5 Minimum Rear Yard Depth: 3.0 metres;

.6 except at approved access locations, landscaped open space areas shall be provided as follows:

.a a minimum 3.0 metre wide strip abutting Chinguacousy Road and Wanless Drive; and,

.b a minimum 3.0 metre wide strip abutting the interior side lot line and the rear lot line;

.7 the requirement of providing a loading space shall not apply to the subject lands provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465.0 square metres;

.8 refuse storage for restaurant purposes, including any containers for the storage of recyclable materials, shall be contained in a climate controlled area within a building;

.9 all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be located within a building;

.10 no outdoor display and/or sales or storage shall be permitted;

.11 a pool hall, an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

12.1200 Exception 1200

12.1200.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a LC zone.

12.1200.1 The lands shall be subject to the following requirements and restrictions:

.1 Front Yard Depth: 4 metres

.2 Exterior Side Yard Width: 4 metres

.3 Minimum Interior Side Yard Width: 3.0 metres, except that where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard width shall be 6.0 metres.

.4 Minimum Rear Yard Depth: 6.0 metres, except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard depth shall be 9.0 metres.

.5 Minimum Lot Width: 38 metres

.6 Maximum Building Height: 2 storeys

.7 Minimum Landscaped Open Space:

- .a Front Yard: 4 metres abutting the front lot line except at driveway locations.
- .b Exterior Side Yard: 4 metres abutting the exterior side lot line except at driveway locations.

.8 a drive-thru shall not be permitted in association with any use within this zone.

12.1201 Exception 1201

12.1201.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1201.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 10.0 metres
- .b Corner Lot: 11.8 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
  - .ii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres

.iii 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing the flankage lot line

.d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1202 Exception 1202

12.1202.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1202.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 275 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be: 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1203 Exception 1203

12.1203.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1203.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line

.d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1204 Exception 1204

12.1204.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in the PE zone and the following uses are not permitted:

.a a motor vehicle repair shop;

.b a bingo hall;

.c a dance hall;

.d a roller skating rink; or,

.e a bowling alley.

12.1205 Exception 1205

12.1205.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1205.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264.0 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is great than 25 degrees

.9 Minimum Setback to a Garage Door:

- .a for an 11.0 metres wide lot:
  - .i 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
  - .ii 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
  - .iii 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metre but greater than or equal to 17.0 metres;

.iv 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,

.v 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater

.b for a lot having a lot width greater than 11.0 metres: 5.4 metres

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

.a the maximum garage door width shall be:

.i for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:

1. 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;

2. 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres;

.ii for a lot having a lot width greater than or equal to 12.0 metres: 5.5 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot

12.1206 Exception 1206

12.1206.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1206.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300.0 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.5 metres
- .b Corner Lot: 14.3 metres

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is great than 25 degrees

.9 Minimum Setback to a Garage Door: 5.4 metres

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be: 5.5 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot

12.1207 Exception 1207

12.1207.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1207.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 328.8 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres
- .b Corner Lot: 15.5 metres

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is great than 25 degrees

.9 Minimum Setback to a Garage Door: 5.4 metres

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be: 5.5 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot

12.1208 Exception 1208

12.1208.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes

12.1208.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 189.6 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 15.8 metres per lot, and 7.9 metres per dwelling unit;
- .b Corner Lot: 17.6 metres per lot, and 9.7 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front wall of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is great than 25 degrees

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres; and,
  - .ii 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

12.1208.3 for the purposes of Exception 1208:

.1 shall also be subject to the requirements and restrictions of the R1 zone and all the general provisions of this by-law which are not in conflict with those in Exception 1208.2.

12.1209 Exception 1209

12.1209.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes

12.1209.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 208.8 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 17.4 metres per lot, and 8.7 metres per dwelling unit;
- .b Corner Lot: 19.2 metres per lot, and 10.5 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front wall of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is great than 25 degrees

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 3.7 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width:

.i for a dwelling having a lot width of less than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.ii for a dwelling having a lot width equal to or greater than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

12.1210 Exception 1210

12.1210.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1210.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 328 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres
- .b Corner Lot: 15.5 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.9 Minimum Setback to a garage door: 5.4 metres

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

12.1211 Exception 1211

12.1211.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1211.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.9 Minimum Setback to a garage door:

- .a for an 11.0 metre wide lot:
  - .i 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
  - .ii 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
  - .iii 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;

.iv 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,

.v 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater.

.b for a lot having a lot width greater than 11.0 metres: 5.4 metres

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.11 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

12.1212 Exception 1212

12.1212.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes

12.1212.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 180 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 15.0 metres per lot and 7.5 metres per dwelling unit
- .b Corner Lot: 16.8 metres per lot and 9.3 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front wall of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres

.8 Minimum Landscaped Open Space

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.10 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 8.0 metres; and,

.ii 3.7 metres if the lot width for a particular unit is 8.0 metres of greater

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

12.1214 Exception 1214

12.1214.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1214.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 325 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 26.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front wall of the garage shall be 6.0 metres.

.6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.7 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width of a particular unit is less than 10 metres;
  - .ii 4.0 metres if the lot width for a par unit is less than 10.36 metres but greater than of equal to 10 metres;
  - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
  - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line
- .d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.

.8 Minimum Rear Yard Depth:

.a Interior Lot: 6.5 metres

.b Corner Lot: 6.0 metres

.9 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.10 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

12.1215 Exception 1215

12.1215.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone, the following uses shall also be permitted:

.a pedestrian walkway.

12.1215.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 312 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 13.0 metres;

.b Corner Lot: 14.8 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.10 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

.13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,

.14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.1216 Exception 1216

12.1216.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone, the following uses shall also be permitted:

.a pedestrian walkway.

12.1216.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 12.5 metres;

.b Corner Lot: 14.3 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.10 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

.13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,

.14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.1217 Exception 1217

12.1217.1 The lands shall only be used for the following purposes:

.1 shall only be used for one or the other of the following purposes, but not both:

.a either

.i offices accessory to a funeral home as a temporary use until June 9, 2000; and,

.ii purposes accessory to the other permitted purpose.

.b or:

.i purposes permitted in a R1 zone.

12.1217.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings shall be located within the areas shown as BUILDING AREA A and BUILDING AREA B on Figure 1 - Exception 1217 to this by-law;

.2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 1217 to this by-law;

.3 all Parking Spaces shall be provided in the area shown as PARKING AREA on Figure 1 - Exception 1217 to this by-law;

.4 Parking on the site shall be provided in accordance with the following provisions:

.a Minimum parking

.i office accessory to a funeral home: 1 parking space for every 31 square metres of gross commercial floor area or portion thereof;

.5 one parking space shall be provided in the area identified as BUILDING AREA B on Figure 1 - Exception 1217 to this by-law;

.6 garbage and refuse storage facilities shall be self-contained within a building on the site;

.7 no floodlighting shall be permitted on the site;

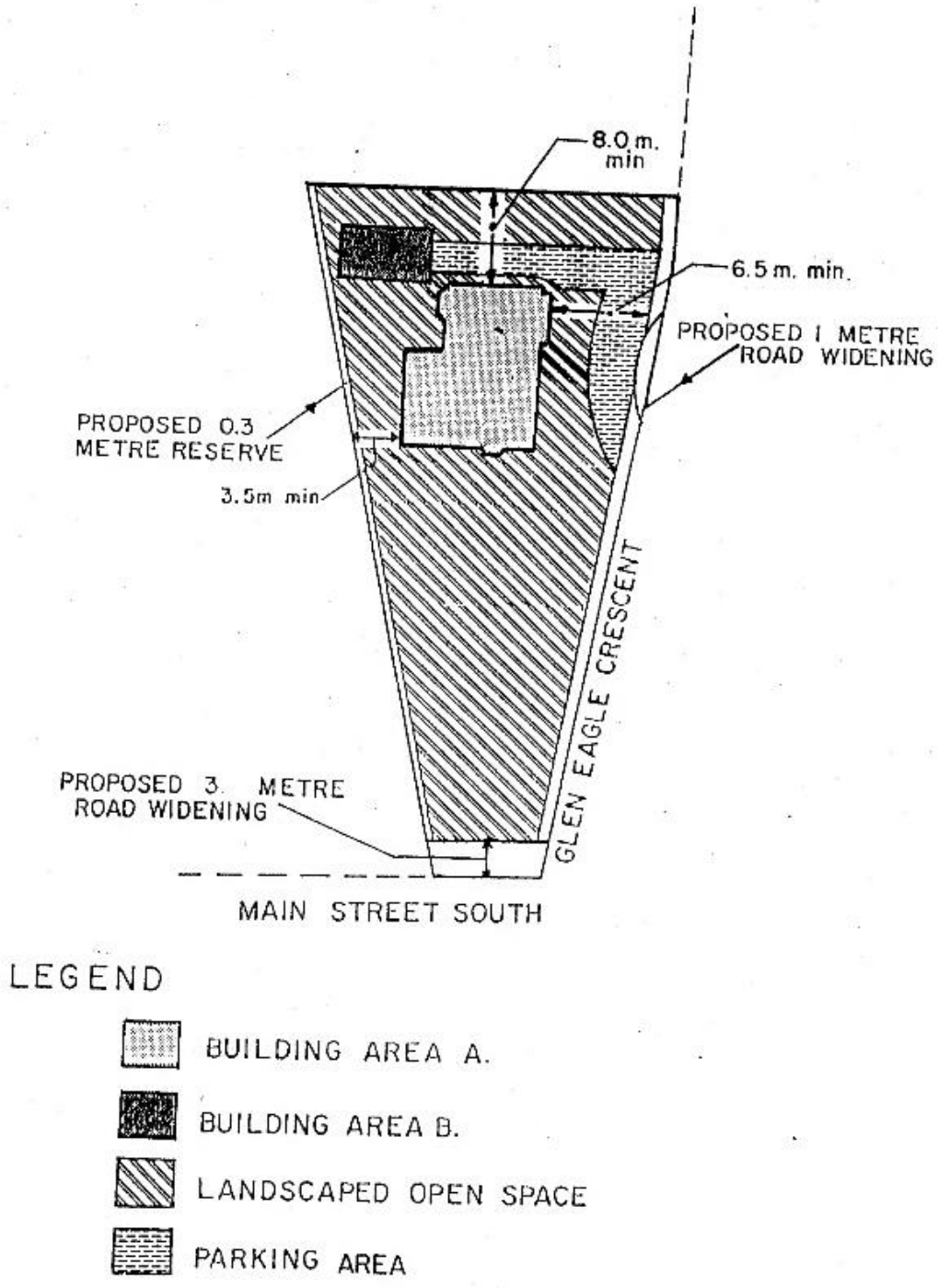
.8 the Maximum Height of all buildings on the site shall not exceed 1 storey;

.9 the Maximum Gross Floor Area to be used as offices accessory to a funeral home shall not exceed 124 square metres;

.10 the buildings located on the site shall be residential type buildings in appearance and shall be compatible with the residential buildings in the surrounding area; and,

.11 the offices accessory to a funeral home as a temporary use shall no longer be permitted after June 9, 2000.

Figure 1


8.0 m. min
6.5 m. min.
PROPOSED 1 METRE ROAD WIDENING
PROPOSED 0.3 METRE RESERVE
3.5m min
GLEN EAGLE CRESCENT
PROPOSED 3. METRE ROAD WIDENING
MAIN STREET SOUTH
LEGEND
BUILDING AREA A.
BUILDING AREA B.
LANDSCAPED OPEN SPACE
PARKING AREA

12.1219 Exception 1219

12.1219.1 The lands shall only be used for the following purposes:

.1 in addition to the uses permitted in an R1 zone, the following uses shall also be permitted:

.a pedestrian walkway.

12.1219.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 11.0 metres;

.b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.10 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

.13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,

.14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.1220 Exception 1220

12.1220.1 The lands shall only be used for the following purposes:

.1 in addition to the uses permitted in an R1 zone, the following uses shall also be permitted:

.a pedestrian walkway.

12.1220.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 219 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 9.15 metres;

.b Corner Lot: 10.95 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.10 the following provisions shall apply to garages:

.a the maximum garage door width shall be 3.7 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metres;

.13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,

.14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.1221 Exception 1221

12.1221.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone

12.1221.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 204 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit;
- .b Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Minimum Interior Side Yard Width: 1.2 metre, except along the common wall lot line where the setback may be 0.0 metres;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Maximum Lot Coverage: none;

.10 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres;
  - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres; and,
  - .iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.11 no garage shall project into the front yard ore than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

.12 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.13 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

.14 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,

.15 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

.16 no portion of any dwelling shall be closer than 14.0 metres from the Highway Number 410 right-of-way.

12.1222 Exception 1222

12.1222.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1222.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 205 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres per lot and 6.85 metres per dwelling unit
- .b Corner Lot: 16.7 metres per lot and 9.85 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.4 Minimum Rear Yard Depth:

- .a 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit; and
- .b where the rear lot line abuts a OS zone, the minimum setback shall be 14.0 metres;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.

.7 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.8 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 2.5 metres if the lot width for a particular unit is less than 7 metres

.ii 3.1 meters if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres

.iii 3.7 metres if the lot width for a particular unit is greater than 8 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for a particular unit.

12.1223 Exception 1223

12.1223.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

.a a semi-detached dwelling;

.b an auxiliary group home; and,

.c purposes accessory to the other permitted purposes.

12.1223.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 180 square metres per dwelling unit;

.2 Minimum Lot Width:

.a Interior Lot: 18 metres per lot and 6.0 metres per dwelling unit

.b Corner Lot: 19.8 metres per lot and 7.8 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 15.0 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.8 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room

.9 no more than 8 dwelling units shall be attached

.10 Maximum Lot Coverage: none

.11 the following provisions shall apply to garages:

.a the maximum garage door width per dwelling unit shall be:

.i 2.5 metres if the lot width for a particular unit is less than 7 metres

.ii 3.1 meters if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres

.iii 3.7 metres if the lot width for a particular unit is greater than 8 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.12 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

.13 no dwelling unit shall be located within 30.0 metres of a rail right-of-way.

12.1225 Exception 1225

12.1225.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an I1 zone.

12.1225.2 The lands shall be subject to the following requirements and restrictions:

.1 no buildings or structures, including swimming pools, shall be located closer than 7.5 metres to any lands zoned OS or NS - Exception 937.

12.1226 Exception 1226

12.1226.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1226.2 The lands shall be subject to the following requirements and restrictions:

.1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;

.2 the Maximum Number of Dwelling Units which may be attached shall not exceed 8;

.3 the Minimum Lot Area per dwelling unit shall be:

- .a Interior Lot: 185 square metres; and,
- .b Corner Lot: 275 square metres.

.4 the Minimum Lot Width per dwelling unit shall be:

- .a Interior Lot: 6 metres; and,
- .b Corner Lot: 9 metres.

.5 no building shall be located closer than 14 metres to Chinguacousy Road.

12.1227 Exception 1227

12.1227.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a hotel or motel;
- .b a service station;
- .c a motor vehicle washing establishment;
- .d a dining room restaurant, a convenience restaurant, a take-out restaurant including a drive-through;
- .e only in conjunction with a service station, a retail establishment having no outside storage; a convenience store, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company;

.2 Other:

- .a a group home Type 2;
- .b a lodging house;
- .c purposes accessory to the other permitted purposes.

12.1227.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres

.2 Minimum Rear Yard Depth: 3.0 metres

.3 Minimum Exterior Side Yard Width: 4.5 metres

.4 Minimum Interior Side Yard Width: 6.0 metres

.5 Minimum Landscaped Open Space:

- .a 3.0 metres along any property line adjacent to a residential zone;
- .b 6.0 metres along the frontage of Chinguacousy Road, except at approved access locations;
- .c notwithstanding the general provisions of the Highway Commercial One zone for 3.0 metres along the daylight triangle, 9.0 metres along a daylight triangle shall be provided;
- .d 4.5 metres along the frontage of Bovaird Drive (Regional Road 107), except at approved access locations;
- .e 3.0 metres along any other property line.

.6 a driveway lane for a drive through facility shall be located no closer than 14 metres to a residential zone.

.7 all garbage and refuse storage, (except restaurant refuse), including any containers for the storage of recyclable materials, shall be enclosed within a building.

.8 notwithstanding any other provision of the zoning by-law to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

12.1227.3 for the purposes of Exception 1227:

.1 that for the purposes of this section “in conjunction with” shall mean that the uses may occur in freestanding buildings, however only when a service station exists and is in operation on the subject lands.

.2 shall also be subject to the requirements and restrictions of the Highway Commercial (HC) zone and all the general provisions of this by-law which are not in conflict with those in Exception 1227.2 and 1227.3(1)

12.1228 Exception 1228

12.1228.1 The lands shall only be used for the following purposes:

.1 a waste transfer station, a waste processing station, including a reusable goods depot, all operated by a public authority;

.2 an administrative office of a public authority only in conjunction with a waste transfer station or a waste processing station operated by a public authority;

.3 a retail establishment devoted only to the sale of reusable goods, only in conjunction with a waste transfer station or a waste processing station operated by a public authority; and,

.4 purposes accessory to the other permitted purposes.

12.1228.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Width of Landscaped Open Space:

- .a Front Yard: 6 metres, except at approved access locations
- .b Rear Yard: 3 metres
- .c Interior Side Yard: 3 metres

.2 Outside Storage:

- .a no storage shall be permitted outside a building, except where such storage is confined to the rear and side yards, and is screened from the streets and any abutting lots used for residential and institutional purposes;
- .b no outside storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space; and,
- .c all goods and materials stored outside shall be in bins or containers.

12.1229 Exception 1229

12.1229.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1229.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 342 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres
- .b Corner Lot: 15.5 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.7 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width as calculated 3 metres from the garage opening shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.

.8 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.9 Minimum Interior Side Yard Width:

- .a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.10 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

12.1230 Exception 1230

12.1230.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1230.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 312 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.5 metres
- .b Corner Lot: 14.3 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.7 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.

.8 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.9 Minimum Interior Side Yard Width:

- .a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.10 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

12.1231 Exception 1231

12.1231.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1231.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 275 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 25 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.7 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.

.8 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provide that the area of the rear yard is at least 25% of the minimum required lot area

.9 Minimum Interior Side Yard Width:

- .a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.10 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot lie is greater than 25 degrees.

12.1232 Exception 1232

12.1232.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1232.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 225 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9.0 metres
- .b Corner Lot: 10.8 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.7 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 metres;
  - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
  - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
  - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.

.8 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.9 Minimum Interior Side Yard Width:

.a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.10 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is great than 25 degrees.

12.1233 Exception 1233

12.1233.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1233.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 187 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 15.0 metres per lot and 7.5 metres per dwelling unit.
- .b Corner Lot: 16.8 metres per lot and 9.3 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.7 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 2.5 metres if the lot width for a particular unit is less than 7 metres;
  - .ii 3.1 metres if the lot width of a particular unit is less than 8 metres but greater than or equal to 7 metres;
  - .iii 3.7 metres if the lot width for a particular unit is greater than 8 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.

.8 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.9 Minimum Interior Side Yard Width: 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.10 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is great than 25 degrees.

12.1234 Exception 1234

12.1234.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone

12.1234.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 187 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 22.5 metres per lot and 7.5 metres per dwelling unit
- .b Corner Lot: 24.3 metres per lot and 9.3 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit.

.6 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is great than 25 degrees.

.9 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

.10 no more than 8 dwelling units shall be attached

.11 Maximum Lot Coverage: none

.12 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:

.i 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres;

.ii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot.

.13 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

12.1235 Exception 1235

12.1235.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1235.2 The lands shall be subject to the following requirements and restrictions:

.1 no building shall be located closer than 14 metres to Chinguacousy Road.

12.1236 Exception 1236

12.1236.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone, and the following:

.a pedestrian walkway

12.1236.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 351 square metres;

.2 Minimum Lot Width:

.i Interior Lot: 13.0 metres

.ii Corner Lot: 14.8 metres

.3 Minimum Lot Depth: 27 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.10 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metes;

.13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,

.14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metres into the front yard, interior side yard, exterior side yard or rear yard.

12.1237 Exception 1237

12.1237.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone, and the following:

.a pedestrian walkway

12.1237.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 329 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 12.2 metres

.b Corner Lot: 14.0 metres

.3 Minimum Lot Depth: 27 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.10 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metes;

.13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,

.14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.1238 Exception 1238

12.1238.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone, and the following:

.a pedestrian walkway

12.1238.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 297 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 11.0 metres

.b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 27 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.10 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metes;

.13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,

.14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.1239 Exception 1239

12.1239.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone, and the following:

.a pedestrian walkway.

12.1239.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 280 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 10.4 metres

.b Corner Lot: 12.2 metres

.3 Minimum Lot Depth: 27 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.10 the following provisions shall apply to garages:

.a the maximum garage door width shall be 4.12 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metes;

.13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,

.14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metres into the front yard, interior side yard, exterior side yard or rear yard.

12.1240 Exception 1240

12.1240.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone, and the following:

.a pedestrian walkway.

12.1240.2 The lands shall be subject to the following requirements and restrictions:

.1 the northerly lot line shall be deemed to be the front lot line;

.2 Minimum Lot Area: 264 square metres;

.3 Minimum Lot Width:

.a Interior Lot: 11.0 metres

.b Corner Lot: 12.8 metres

.4 Minimum Lot Depth: 24 metres

.5 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Rear Yard Depth: 7.5 metres;

.8 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.9 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.11 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.12 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.13 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metes;

.14 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,

.15 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.1241 Exception 1241

12.1241.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the following purposes:

.a a townhouse dwelling; and,

.b purposes accessory to the other permitted purposes.

12.1241.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback from Torbram Road: 7.5 metres

.2 Minimum Setback from the north and west property boundary abutting an A zone shall be 9.2 metres;

.3 Maximum Building Height: 2 storeys

.4 Minimum Setback from NS zone: no dwelling and/or structure shall be located within 10.0 metres of a NS zone.

.5 Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

.6 No more than 8 dwelling units shall be attached;

12.1241.3 Holding (H):

.1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation from the Ministry of Transportation that the transfer of the Highway 410 right-of-way lands from the owner has been completed;

.2 Until the holding (H) symbol is removed, the lands designated R2(H) – Exception 1241 shall only be used for those purposes permitted in an A zone, subject to the requirements and restrictions of an A zone.

12.1242 Exception 1242

12.1242.1 The lands shall only be used for the following purposes:

.1 an office; and

.2 purposes accessory to the other permitted purposes.

12.1242.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 53.0 metres

.2 Minimum Lot Width: 38.0 metres

.3 Minimum Front Yard Depth: 22.0 metres

.4 Minimum Rear Yard Depth: 10.0 metres

.5 Minimum Exterior Side Yard Width: 6.0 metres

.6 Minimum Interior Side Yard Width: 16.0 metres

.7 Maximum Building Height: 2 storeys

.8 Maximum Gross Floor Area: 697 square metres

.9 Minimum Landscaped Open Space:

- .a a minimum 3.0 metre wide landscaped open space strip shall be provided in the interior side yard and the rear yard.
- .b a minimum 3.0 metre wide landscaped open space strip shall be provided in the front yard and the exterior side yard except at approved access locations and the daylighting triangle.

.10 all garbage and refuse storage shall be enclosed within the main building.

.11 a drive-through facility shall not be permitted.

12.1244 Exception 1244

12.1244.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1244.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 270 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9.0 metres
- .b Corner Lot: 10.8 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.6 Minimum Exterior Side Yard Width: 3.0 metres, a garage shall not be permitted to face the exterior side yard lot line;

.7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.8 Minimum Setback from NS zone: no dwelling shall be located within 10.0 metres of an NS zone.

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 meters;
  - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;

.iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;

.iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres form the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.11 Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres;

12.1244.3 for the purposes of Exception 1244:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1244.2.

12.1245 Exception 1245

12.1245.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1245.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 320 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 28 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.6 Minimum Exterior Side Yard Width: 3.0 metres, a garage shall not be permitted to face the exterior side yard lot line;

.7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.8 Minimum Setback from NS zone: no dwelling shall be located within 10.0 metres of an NS zone.

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 meters;
  - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;

.iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;

.iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres form the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.11 Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres;

12.1245.3 for the purposes of Exception 1245:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1245.2.

12.1246 Exception 1246

12.1246.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1246.2 The lands shall be subject to the following requirements and restrictions:

.1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;

.2 the Maximum Number of Dwelling Units which may be attached shall not exceed 8;

.3 the Minimum Lot Area per dwelling unit shall be:

- .a Interior Lot: 185 square metres; and,
- .b Corner Lot: 275 square metres.

.4 the Minimum Lot Width per dwelling unit shall be:

- .a Interior Lot: 6 metres; and,
- .b Corner Lot: 9 metres.

12.1247 Exception 1247

12.1247.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes;

12.1247.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 375 square metres per lot and 185 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 14.0 metres per lot, and 7.0 metres per dwelling unit;
- .b Corner Lot: 15.8 meters per lot, and 8.88 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 27 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Interior Side Yard Width:

- .a 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.

.6 Minimum Exterior Side Yard Width: 3.0 metres, a garage shall not be permitted to face the exterior side yard lot line;

.7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 2.5 metres on a lot having a lot width per dwelling unit of less than 7.0 metres;
  - .ii 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7.0 metres, but less than 8.0 metres;

.iii 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8.0 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres form the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.10 Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres;

12.1247.3 for the purposes of Exception 1247:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1247.2.

12.1248 Exception 1248

12.1248.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 purposes accessory to the other permitted uses; and

.3 a home occupation.

12.1248.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Yard Depth from lot line abutting Main Street South: 15 metres

.2 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.

.3 Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.

.4 Maximum Gross Residential Floor Area: 550 square metres, subject to the following:

- .a Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:
  - .i for lots of 450 square metres or less, a floor space index of 1.52 times the lot area applies;
  - .ii for lots of 450 square metres to 750 square metres, floor space index of 0.52 is reduced by 0.02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
  - .iii for lots of 750 square metres to 1000 square metres, floor space index of 0.40 is reduced by 0.01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
  - .iv for lots in excess on 1000 square metres, a floor space index of 0.35 times the lot area applies to a maximum gross residential floor area of 550 square metres.

12.1249 Exception 1249

12.1249.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes

12.1249.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 460 square metres per lot, and 230 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres per lot and 9.0 metres per dwelling unit;
- .b Corner Lot: 19.8 metres and 10.8 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 26 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres;

.6 a garage shall not be permitted facing the exterior side yard lot line;

.7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area for particular unit;

.8 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero;

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.1 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width;

12.1249.3 for the purposes of Exception 1249:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1249.2.

12.1250 Exception 1250

12.1250.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R2 zone;

12.1250.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 180 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 22.5 metres per lot and, 7.5 per dwelling unit;
- .b Corner Lot: 24.3 metres and 9.3 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 26 metres;

.4 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.1 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width;

.5 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room;

12.1250.3 for the purposes of Exception 1250:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1250.2.

12.1251 Exception 1251

12.1251.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1251.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 350 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.5 metres
- .b Corner Lot: 15.3 metres

.3 Minimum Lot Depth: 26.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 meters where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 meters closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width;

12.1251.3 for the purposes of Exception 1251:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1251.2.

12.1252 Exception 1252

12.1252.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes

12.1252.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 375 square metres per lot and 185 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 17.0 metres per lot, and 8.5 metres per dwelling unit;
- .b Corner Lot: 19.0 meters per lot, and 9.5 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 27 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Interior Side Yard Width:

- .a 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.

.6 Minimum Exterior Side Yard Width: 3.0 metres, a garage shall not be permitted to face the exterior side yard lot line;

.7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 2.5 metres on a lot having a lot width per dwelling unit of less than 7.0 metres;
  - .ii 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7.0 metres, but less than 8.0 metres;

.iii 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8.0 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres form the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.10 Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres;

12.1252.3 for the purposes of Exception 1252:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1252.2.

12.1253 Exception 1253

12.1253.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1253.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 321 square metres, except for Interior Lots within 25 metres from Countryside Drive right-of-way, in which case the minimum Lot area shall be 290 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 10.7 metres, except where a lot abuts a NS zone, in which case the minimum lot width shall be 13.7 metres;

.b Corner Lot: 14.0 metres;

.3 Minimum Lot Depth: 26 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Setback of a dwelling to a Natural System (NS) Zone boundary, shall be 10 metres;

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area, and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line;

.10 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot;

12.1253.3 for the purposes of Exception 1253:

.1 shall be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1253.2.

12.1254 Exception 1254

12.1254.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1254.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a Interior Lot: 23 metres

.b Corner Lot: 26 metres

.2 Minimum Yard Depth from lot line abutting Main Street South: 15 metres.

.3 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.

.4 Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.

.5 Maximum Gross Residential Floor Area: provisions of Exception 1256.2(5) apply.

12.1255 Exception 1255

12.1255.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1255.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 328 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres
- .b Corner Lot: 15.5 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the side lot line and the wall of a dwelling is less than 1.2 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 no garage door may project more than 1.5 metres beyond the porch or front wall of a dwelling unit provided that the minimum setback to a garage door is maintained.

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres form the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.11 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, interior side yard, exterior side yard or rear yard;

.12 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metres into the front yard, interior side yard, exterior side yard or rear yard;

.13 minimum setback from a Natural System (NS) zone: 10 metres

12.1255.3 for the purposes of Exception 1255:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1255.2.

12.1256 Exception 1256

12.1256.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1256.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a Interior Lot: 23 metres

.b Corner Lot: 26 metres

.2 Minimum Yard Depth from lot line abutting Main Street South: 10 metres.

.3 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.

.4 Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.

.5 Maximum Gross Residential Floor Area: 750 square metres, subject to the following:

.a Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:

.i for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;

.ii for lots of 450 square metres to 750 square metres, floor space index of 0.52 is reduced by 0.02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;

.iii for lots of 750 square metres to 1000 square metres, floor space index of 0.40 is reduced by 0.01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and

.iv for lots in excess of 1000 square metres, a floor space index of 0.35 times the lot area applies to a maximum gross residential floor area of 750 square metres.

12.1257 Exception 1257

12.1257.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1257.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Yard Depth from lot line abutting Main Street South: 10 metres

.2 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.

.3 Minimum Exterior Side Width: the greater of 3 metres or the required interior side yard width.

.4 Maximum Gross Residential Floor Area: 550 square metres, subject to the following:

- .a Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:
  - .i for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
  - .ii for lots of 450 square metres to 750 square metres, floor space index of 0.52 is reduced by 0.02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
  - .iii for lots of 750 square metres to 1000 square metres, floor space index of 0.40 is reduced by 0.01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
  - .iv for lots in excess of 1000 square metres, a floor space index of 0.35 times the lot area applies to a maximum gross residential floor area of 550 square metres.

12.1258 Exception 1258

12.1258.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1258.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width for all permitted purposes:

- .a Interior Lot: 23 square metres
- .b Corner Lot: 26 square metres

.2 Minimum Yard Depth from lot line abutting Main Street South: 20 metres

.3 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.

.4 Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.

.5 Maximum Gross Residential Floor Area: 750 square metres, subject to the following:

- .a Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:
  - .i for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
  - .ii for lots of 450 square metres to 750 square metres, floor space index of 0.52 is reduced by 0.02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
  - .iii for lots of 750 square metres to 1000 square metres, floor space index of 0.40 is reduced by .01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
  - .iv for lots in excess of 1000 square metres, a floor space index of 0.35 times the lot area applies to a maximum gross residential floor area of 750 square metres.

12.1259 Exception 1259

12.1259.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone;

12.1259.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a Interior Lot: 23 metres

.b Corner Lot: 26 metres

.2 Minimum Yard Depth from lot line abutting Main Street South: 40 metres

.3 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.

.4 Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.

.5 Maximum Gross Residential Floor Area: provisions of Exception 1265.2(5) apply.

12.1260 Exception 1260

12.1260.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone;

12.1260.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a Interior Lot: 23 metres

.b Corner Lot: 26 metres

.2 Minimum Yard Depth from lot line abutting Main Street South: 20 metres

.3 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.

.4 Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.

.5 Maximum Gross Residential Floor Area: provisions of Exception 1265.2(5) apply.

12.1261 Exception 1261

12.1261.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1261.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit shall be located closer than 10 metres to a NS zone.

.2 Minimum Lot Area:

- .a Interior Lot: 350 square metres
- .b Corner Lot: 400 square metres

.3 Minimum Lot Width:

- .a Interior Lot: 13.5 metres
- .b Corner Lot: 15.3 metres

.4 Minimum Lot Depth: 26.0 metres

.5 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front garage shall be 6.0 metres;

.7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.8 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side; where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall; 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area of an interior lot; 50% of the minimum front yard area of a corner lot; and, 40% of the minimum front yard area of a lot where the side lot lines converge towards the front yard;

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 metres;
  - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;

.iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;

.iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;

.v for lots having a garage width of 16 metres or greater, there is no maximum garage door restriction;

.b the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the garage door width;

.11 Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres

12.1261.3 for the purposes of Exception 1261:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1261.2.

12.1262 Exception 1262

12.1262.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1262.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit shall be located closer than 10 metres to a NS zone.

.2 Minimum Lot Area:

- .a Interior Lot: 300 square metres
- .b Corner Lot: 345 square metres

.3 Minimum Lot Width:

- .a Interior Lot: 11.5 metres
- .b Corner Lot: 13.3 metres

.4 Minimum Lot Depth: 26.0 metres

.5 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front garage shall be 6.0 metres;

.7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.8 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side; where the distance between the walls of two dwellings is less than 2.4 metre, no door or no window below grade will be permitted in any such wall; 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area of an interior lot; 50% of the minimum front yard area of a corner lot; and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front yard;

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is than 10 metres;
  - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;

.iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;

.iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;

.v for lots having a garage width of 16 metres or greater, there is no maximum garage door width restriction;

.b the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the garage door width;

.11 Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres

12.1262.3 for the purposes of Exception 1262:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1262.2.

12.1263 Exception 1263

12.1263.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1263.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit shall be located closer than 10 metres to a Natural System (NS) zone.

.2 Minimum Lot Area:

- .a Interior Lot: 250 square metres
- .b Corner Lot: 300 square metres

.3 Minimum Lot Width:

- .a Interior Lot: 9.7 metres
- .b Corner Lot: 11.5 metres

.4 Minimum Lot Depth: 26.0 metres

.5 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front garage shall be 6.0 metres;

.7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.8 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side; where the distance between the walls of two dwellings is less than 2.4 metre, no door or no window below grade will be permitted in any such wall; 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area of an interior lot; 50% of the minimum front yard area of a corner lot; and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front yard;

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is than 10 metres;
  - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;

.iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;

.iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;

.v for lots having a garage width of 16 metres or greater, there is no maximum garage door width restriction;

.b the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the garage door width;

.11 Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres

12.1263.3 for the purposes of Exception 1263:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1263.2.

12.1264 Exception 1264

12.1264.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1264.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 190 square metres per dwelling unit;

.b Corner Lot: 240 square metres per dwelling unit;

.2 Minimum Lot Width:

.a Interior Lot: 24.9 metres per lot and, 7.5 metres per dwelling unit;

.b Corner Lot: 26.7 metres per lot and 10.5 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 26.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;

.6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres;

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30% of the front yard;

.9 the following provisions shall apply to garages:

.a the maximum garage door width shall be:

.i 3.1 metres if the lot width for a particular dwelling unit is equal to or less than 8 metres;

.ii 3.7 metres if the lot width of a particular dwelling unit is greater than 8 metres;

.b the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the garage door width;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

.11 Maximum Number of Attached Dwelling Units: 8

.12 Maximum Lot Coverage: none

.13 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.

12.1264.3 for the purposes of Exception 1264:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1264.2.

12.1265 Exception 1265

12.1265.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1265.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a Interior Lot: 23 metres

.b Corner Lot: 26 metres

.2 Minimum Yard Depth from lot line abutting Main Street South: 30 metres

.3 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.

.4 Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.

.5 Maximum Gross Residential Floor Area: 750 square metres, subject to the following:

.a Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:

.i for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;

.ii for lots of 450 square metres to 750 square metres, floor space index of 0.52 is reduced by 0.02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor index of 0.40 times the lot area for a lot of 750 square metres;

.iii for lots of 750 square metres to 1000 square metres, floor space index of 0.40 is reduced by 0.01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and

.iv for lots in excess of 1000 square metres, a floor space index of 0.35 times the lot area applies to a maximum gross residential floor area of 750 square metres.

12.1266 Exception 1266

12.1266.1 The lands shall only be used for the following purposes:

.1 senior citizens' apartment dwelling; and,

.2 purposes accessory to the other permitted purpose.

12.1266.2 The lands shall be subject to the following requirements and restrictions:

.1 the apartment dwelling and the parking shall be located within the area shown as BUILDING AREA, and PARKING AREA on Figure 1 - Exception 1266;

.2 the Landscaped Open Space area shall be provided and maintained in the location shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 1266;

.3 the minimum side yard width, minimum rear yard depth and minimum front yard depth shall be as shown on Figure 1 - Exception 1266;

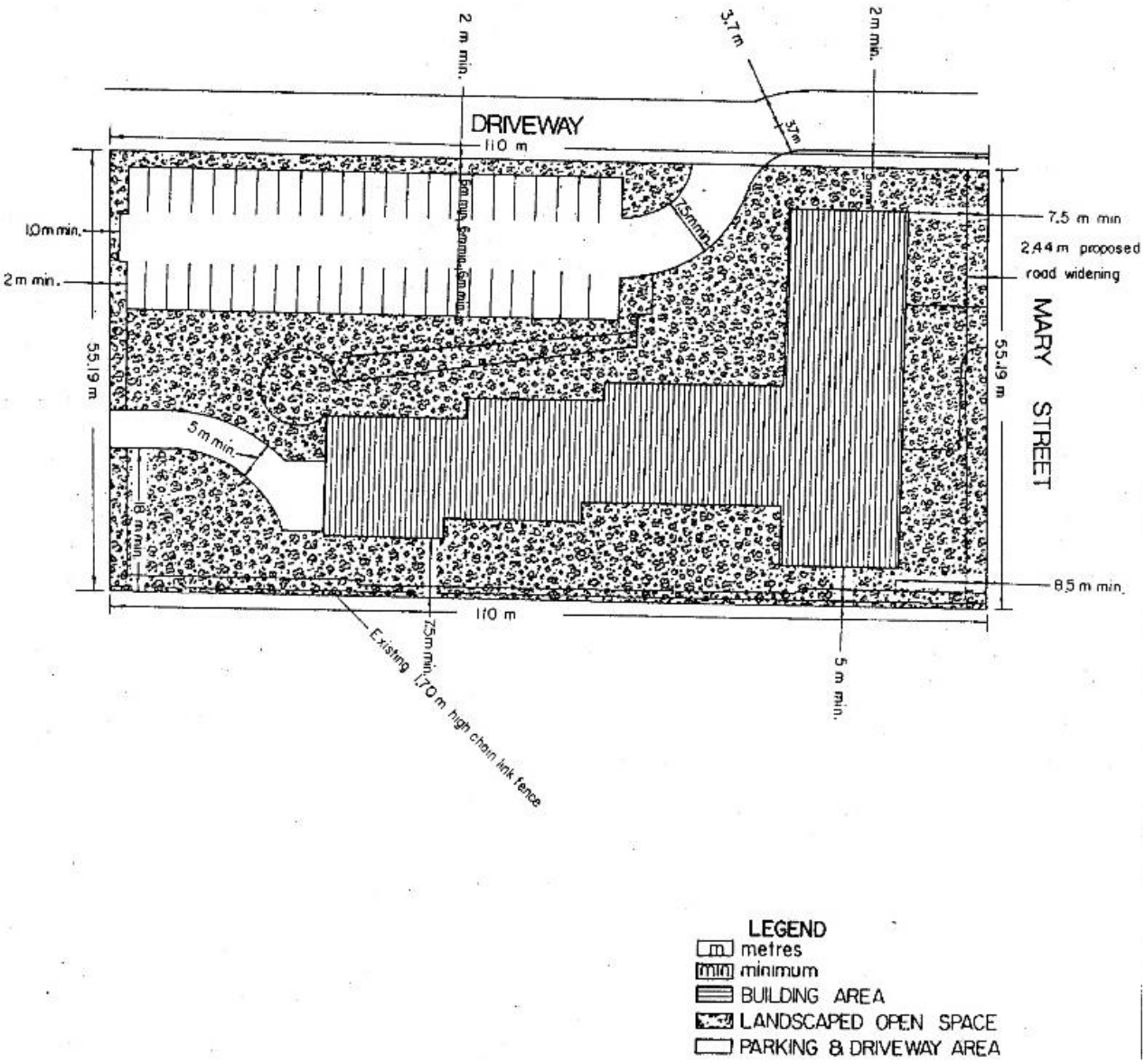
.4 the Minimum Lot Width shall be 55 metres;

.5 the Maximum Floor Space Index shall be 1.24;

.6 the Maximum Height of the building shall not exceed 5 storeys above the lower ground elevation; and,

.7 all garbage and refuse storage containers shall be located within the apartment dwelling on the site.

Figure 1


2 m min.
3.7 m
2 m min.
DRIVEWAY
110 m
10 m min.
2 m min.
55.19 m
5 m min.
6 m min.
7.5 m min
2.44 m proposed
road widening
MARY STREET
55.19 m
8.5 m min.
110 m
7.5 m min.
5 m min.
Existing 1.70 m high chain link fence
LEGEND
metres
minimum
BUILDING AREA
LANDSCAPED OPEN SPACE
PARKING & DRIVEWAY AREA

12.1267 Exception 1267

12.1267.1 The lands shall only be used for the following purposes:

.1 townhouse dwellings; and,

.2 purposes accessory to the other permitted purpose.

12.1267.2 The lands shall be subject to the following requirements and restrictions:

.1 a maximum of 60 townhouse dwelling units shall be permitted;

.2 no parking areas shall be located closer than 3.0 metres to any lands zoned NS or OS;

.3 no buildings or structures shall be located closer than 7.5 metres to any lands zoned NS or OS;

.4 no building or structure shall be located closer to any property boundary than 7.5 metres;

.5 the Maximum Number of Dwelling Units per townhouse dwelling shall be 8; and,

.6 all buildings shall be setback a minimum distance of 14.0 metres from Steeles Avenue.

12.1269 Exception 1269

12.1269.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a LC zone.

12.1269.2 The lands shall be subject to the following requirements and restrictions:

.1 all garbage and refuse containers shall be located within the building;

.2 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;

.3 an adult entertainment parlour shall not be permitted;

.4 no outside storage or display of goods shall be permitted; and,

.5 no building shall be located closer than 8 metres to Chinguacousy Road.

12.1270 Exception 1270

12.1270.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1270.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 175 square metres per dwelling unit;

.b Corner Lot: 260 square metres per dwelling unit;

.2 Minimum Lot Width:

.a Interior Lot: 21.0 metres per lot and, 6.2 metres per dwelling unit;

.b Corner Lot: 22.8 metres and 9.2 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 28 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;

.6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres; or, 4.0 metres where the side yard of a lot abuts a NS - Exception 1272 zone, and the lot area of that dwelling unit is in excess of 300 square metres;

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.8 minimum building, and structural setback (both above and below grade, including road pavement and services, but excluding berming and fencing) to Highway Number 410 right-of-way: shall be 14.0 metres;

.9 Minimum Building Height of the dwelling: 8.0 metres

.10 Minimum Landscaped Open Space: 40% of the front yard area; except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30% of the front yard;

.11 the following provisions shall apply to garages:

.a the maximum garage door width shall be:

.i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres;

.ii 3.1 metres if the lot width for a particular dwelling unit is les than 8 metres but greater than or equal to 7 metres;

.iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres;

.b the maximum garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width;

.12 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

.13 no more than 8 dwelling units shall be attached, or the total maximum dwelling width shall be 5.1 metres, whichever is the greater;

.14 Maximum Lot Coverage: none

.15 each dwelling unit shall have direct pedestrian access form the front yard to the rear yard without having to pass through a habitable room.

12.1270.3 for the purposes of Exception 1270:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1270.2.

12.1271 Exception 1271

12.1271.1 The lands shall only be used for the following purposes:

.1 flood and erosion

.2 conservation area or purpose;

12.1271.2 The lands shall be subject to the following requirements and restrictions:

.3 no person shall, within any Natural System zone, erect, alter or use any building or structure (including a berm) for any purpose except that of flood or erosion control.

12.1271.3 for the purposes of Exception 1271:

.1 shall also be subject to the requirements and restrictions relating to the NS zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1271.2.

12.1272 Exception 1272

12.1272.1 The lands shall only be used for the following purposes:

.1 an indoor or outdoor recreation facility operated by, or licensed by, or leased from, or managed under an agreement with a public authority, including a conservation authority;

.2 any conservation area or purpose;

.3 only in conjunction with an indoor or outdoor recreation facility a lounge or restaurant;

.4 flood and erosion control; and,

.5 purposes accessory to the other permitted purposes;

12.1272.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Lot Coverage: 33.3%

.2 Minimum Yard Setback: 7.5 metres or ½ of the height of the building whichever is the greater;

.3 minimum building, and structural setback (both above and below grade, including road pavement and services, but excluding fencing) to Highway Number 410 right-of-way: shall be 14.0 metres;

.4 minimum building, and structural setback (both above and below grade, including road pavement and services, but excluding fencing) to P,NS or OS zones: shall be 5.0 metres;

.5 Parking: parking spaces shall be provided and maintained in accordance with section 4.1 of this by-law;

.6 a lounge or restaurant permitted by Exception 1273.1(3) shall not exceed 15% of the gross floor area on the site and shall not be located within 30 metres of a residentially zoned property.

12.1272.3 for the purposes of Exception 1272:

.1 shall also be subject to the requirements and restrictions relating to the P, NS or OS zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1272.2.

12.1273 Exception 1273

12.1273.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1273.2 The lands shall be subject to the following requirements and restrictions:

.1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;

.2 the Maximum Number of Dwelling Units which may be attached shall not exceed 8;

.3 the Minimum Lot Area per dwelling unit shall be:

- .a Interior Lot: 185 square metres; and,
- .b Corner Lot: 275 square metres.

.4 the Minimum Lot Width per dwelling unit shall be:

- .a Interior Lot: 6 metres; and,
- .b Corner Lot: 9 metres.

.5 no building shall be located closer than 14 metres to Chinguacousy Road.

12.1274 Exception 1274

12.1274.1 The lands shall only be used for the following purposes:

.1 office uses;

.2 research and development facilities;

.3 the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods or materials within an enclosed building, but excluding a motor vehicle repair and motor vehicle body shop as a principle or accessory use;

.4 a radio or television broadcasting and transmission establishment;

.5 only in conjunction with the uses permitted in Exception 1274.1(1) through (4) the following Accessory uses:

- .a a conference centre;
- .b a bank, trust company or financial institution;
- .c a dry cleaning and laundry depot;
- .d a dining room restaurant; a cafeteria; a take-out restaurant;
- .e a personal service shop;
- .f a printing or copying establishment;
- .g a health centre;
- .h a day nursery;

.6 purposes accessory to the other permitted purposes.

12.1274.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 60 metres

.2 Minimum Front Yard Depth: 15.0 metres

.3 Minimum Interior Side Yard Width: 6.0 metres

.4 Minimum Exterior Side Yard Width: 6.0 metres

.5 Minimum Rear Yard Depth: 12.0 metres

.6 Minimum Lot Depth: 45 metres

.7 Maximum Building Height: 3 storeys

.8 Minimum Landscaped Open Space: 50% of the following:

.a minimum required front yard area; and,

.b minimum required side yard.

.9 uses permitted in Exception 1274.1(5) shall be limited to a maximum of 4% of the gross floor area of all buildings within the PE – Exception 1274, PE – Exception 1276, and PE – Exception 1277 zones up to a maximum gross floor area of 3716 square metres;

.10 no outdoor storage, or display and/or sales of goods and materials shall be permitted;

.11 all garbage and refuse storage, including any containers for the storage or recyclable materials, shall be enclosed within a building;

.12 an adult entertainment parlour, an adult videotape store or an adult bookstore shall not be permitted;

.13 an administrative office of a municipal or regional government or school board shall not be permitted;

.14 the gross floor area of all buildings and structures, located on lands zoned PE – Exception 1274, PE – Exception 1276, and PE – Exception 1277 shall not exceed 96,100 square metres;

.15 the minimum gross floor area for any office use permitted in Exception 1274.1(1) through (4) shall be 9290 square metres and no tenancy shall be created or demised with respect to an area less than 9290 square metres;

.16 for the purposes of calculating the parking supply in this zone, the total number of parking spaces located on lands zoned PE – Exception 1274, PE – Exception 1276, and PE – Exception 1277, shall be used.

12.1274.3 for the purposes of Exception 1274:

.1 shall also be subject to the requirements and restrictions relating to the PE zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1274.2.

.2 CONFERENCE CENTRE shall mean “a building or place which is used for the assembly of persons for private conference or meeting activities of a political, charitable, educational, social, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function”.

12.1275 Exception 1275

12.1275.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone;

12.1275.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 270 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9.6 metres
- .b Corner Lot: 10.2 metres

.3 Minimum Lot Depth: 27 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area

.9 the maximum cumulative garage door width shall be:

- .a 3.7 metres if the lot width for a particular unit is less than 10.4 metres;
- .b 4.6 metres if the lot width for a particular units is less than 11.6 metres but greater than or equal to 10.4 metres;
- .c 4.9 metres if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
- .d 5.5 metres if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;

.10 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

12.1275.3 for the purposes of Exception 1275:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1275.2.

12.1276 Exception 1276

12.1276.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes allowed in the PE – Exception 1274 zone.

12.1276.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Gross Floor Area for any use permitted in an Exception 1276 zone shall be 8361 square metres and no tenancy shall be created or demised with respect to an area less than 8361 square metres;

12.1276.3 for the purposes of Exception 1276:

.1 shall also be subject to the requirements and restrictions relating to the PE – Exception 1274 and the PE zones and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1276.2.

.2 CONFERENCE CENTRE shall mean “a building or place which is used for the assembly of persons for private conference or meeting activities of a political, charitable, educational, social, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function”.

12.1277 Exception 1277

12.1277.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes allowed in the PE – Exception 1274 zone and the following use:

.a a training facility;

12.1277.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Gross Floor Area for any use permitted in an Exception 1277 zone shall be 1672 square metres and no tenancy shall be created or demised with respect to an area less than 1672 square metres;

12.1277.3 for the purposes of Exception 1277:

.1 shall also be subject to the requirements and restrictions relating to the Exception 1277 and the PE zones and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1277.2.

.2 CONFERENCE CENTRE shall mean "a building or place which is used for the assembly of persons for private conference or meeting activities of a political, charitable, educational, social, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function".

.3 TRAINING FACILITY shall mean "a building or place where training in language skills, secretarial skills or other trade skills, is provided with or without compensation. Training facilities as described above shall not include the outdoor storage of goods or materials or the operation of any training program outside of the building".

12.1278 Exception 1278

12.1278.1 The lands shall only be used for the following purposes:

.1 Commercial

- .a a retail establishment having no outside storage;
- .b a supermarket;
- .c a service shop;
- .d a personal service shop;
- .e a bank, trust company, and finance company;
- .f an office;
- .g a dry cleaning and laundry distribution station;
- .h a laundromat;
- .i a dining room restaurant, a convenience restaurant, and a take-out restaurant;
- .j a printing or copying establishment;
- .k a commercial school;
- .l a garden centre sales establishment, with no outside storage;
- .m a temporary open air market;
- .n a place of commercial recreation but not including a billiard hall;
- .o a community club;
- .p a health or fitness centre;
- .q a custom workshop;
- .r an animal hospital;
- .s a day nursery

.2 Accessory

- .a purposes accessory to the other permitted purposes.

12.1278.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Gross Leasable Commercial Floor Area of a supermarket: 5,388 square metres;

.2 Minimum Yard Depth or Width:

.a abutting the Countryside Drive lot line: 6.0 metres;

.b abutting the Airport Road lot line: 6.0 metres;

.c abutting all public road lot lines: 4.5 metres;

.d abutting all other lot lines: 3.0 metres

.3 Stacking Spaces for a drive through facility shall not be located closer than 3.0 metres to the north lot line (Countryside Drive), and shall not be located closer than 15.0 metres to the east lot line (Airport Road);

.4 a supermarket shall not be located within 90 metres of Airport Road;

.5 a dining room restaurant, a convenience restaurant, and a take-out restaurant; shall not be located within 40.0 metres of the rear lot line;

.6 Maximum Building Height: 1 storey;

.7 all garbage and refuse storage; including any containers for the storage of recyclable materials, shall be enclosed within a building;

.8 the openings for waste disposal facilities of any buildings shall face away from residential uses and a public street, or shall be screened from view from residential uses or a public street;

.9 truck loading doors shall not be located within 40.0 metres of any adjacent public road, unless screened from such public road;

.10 Minimum Landscaped Open Space:

.a a minimum 3.0 metre wide abutting all lot lines, except at approved access locations;

.11 notwithstanding any other zoning provisions, to the contrary, the lands zoned Exception 1278 shall be treated as a single lot for zoning purposes.

12.1278.3 for the purposes of Exception 1278:

.1 shall also be subject to the requirements and restrictions of the GC zone, and all the general provisions of this by-law which are not in conflict with those set out in Exception 1278.2.

.2 FRONT LOT LINE shall mean the lot line abutting Countryside Drive.

12.1279 Exception 1279

12.1279.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone;

12.1279.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 360 square metres
- .b Corner Lot: 410 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard:

- .a 0.6 metres, provided that the combined total of the interior side yards is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres

.8 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall be applied to garages:

- .a the maximum garage door width shall be 5.0 metres or two – 2.5m doors;
- .b the maximum garage door may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior side yard and front yard setback.

.12 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior side yard and front yard setback.

.13 for the purposes of this section, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;

.14 for the purposes of this section, the front wall of a dwelling shall be defined as the dwelling wall closest to the front lot line whether it be at ground level or a second storey.

12.1279.3 for the purposes of Exception 1279:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1279.2.

12.1280 Exception 1280

12.1280.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone;

12.1280.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 405 square metres
- .b Corner Lot: 460 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.5 metres
- .b Corner Lot: 15.3 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard: 1.2 metres

.7 Minimum Exterior Side Yard Width: 3.0 metres

.8 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is great than 25 degrees.

.9 the following provisions shall be applied to garages:

- .a the maximum garage door width shall be 5.5 metres or two – 2.75m doors;
- .b the maximum garage door may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior side yard and front yard setback;

.12 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior side yard and front yard setback;

.13 for the purposes of this section, the front wall of a dwelling shall be defined as the dwelling wall closest to the front lot line whether it be at ground level or second storey..

12.1280.3 for the purposes of Exception 1280:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1280.2.

12.1281 Exception 1281

12.1281.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone;

12.1281.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 450 square metres
- .b Corner Lot: 505 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 15.0 metres
- .b Corner Lot: 16.8 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard: 1.2 metres

.7 Minimum Exterior Side Yard Width: 3.0 metres

.8 Minimum Landscaped Open Space:

- .a 50 percent of the minimum front yard area;
- .b 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is great than 25 degrees.

.9 the following provisions shall be applied to garages:

- .a the maximum garage door width shall be 5.5 metres or two – 2.75m doors, on a lot having a lot width of less than 16 metres but greater than or equal to 15 metres;
- .b the garage door may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 meters closer to the front lot line than the ground floor main entrance of the dwelling unit; and,
- .c the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling. This projection shall apply to the ground floor of the front wall and not the second storey.

.11 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior side yard and front yard setback.

.12 Maximum Bay Window Projection: 1.8 meters into the minimum rear yard, exterior side yard and front yard setback;

.13 for the purposes of this section, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;

12.1281.3 for the purposes of Exception 1281:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1281.2.

12.1282 Exception 1282

12.1282.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the LC zone;

.2 a convenience store;

.3 a banquet facility;

.4 a tool and equipment rental establishment;

.5 and purposes accessory to the other permitted purposes.

12.1282.2 The following uses are specifically prohibited:

.1 adult entertainment parlour;

.2 adult video store;

.3 pool hall or amusement arcade;

.4 temporary open air markets;

.5 the storage of goods and materials outside of a building;

.6 a free-standing restaurant;

.7 a restaurant with a drive-through facility; and,

.8 a restaurant or waste disposal and loading facilities within 20 metres of a residential zone.

12.1282.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard and Exterior Side Yard Depth: 5.0 metres

.2 Minimum Interior Side Yard Depth: 3.0 metres except abutting a residential or institutional zone the minimum interior side yard depth shall be 5.0 metres;

.3 Minimum Rear Yard Depth: 5.0 metres except abutting a residential or institutional zone the minimum rear yard depth shall be 9.0 metres;

.4 Minimum Landscaped Open Space: 3.0 metres abutting Steeles Avenue and Financial Drive, and 3.0 metres interior side yard and rear yard. Except at approved access locations

12.1282.4 for the purposes of Exception 1282:

.1 shall also be subject to the requirements and restrictions relating to the LC zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1282.3.

12.1283 Exception 1283

12.1283.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in an NS or OS zone; and

.2 existing agricultural uses and a single detached dwelling

12.1283.2 The lands shall be subject to the following requirements and restrictions:

.1 the purposes permitted by Exception 1283.1(2) shall be subject to the requirements and restrictions of the Agricultural (A) zone.

12.1283.3 for the purposes of Exception 1283:

.1 shall also be subject to the requirements and restrictions relating to the NS and OS zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1283.2.

12.1284 Exception 1284

12.1284.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the NS zone; and that do not require any soil disturbance

12.1284.2 The lands shall be subject to the following requirements and restrictions:

.1 no person shall erect, alter or use any building or structure for any purpose and the land shall not be subject to any soil disturbance without the approval of the City.

12.1284.3 for the purposes of Exception 1284:

.1 shall also be subject to the requirements and restrictions relating to the NS zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1284.2.

12.1285 Exception 1285

12.1285.1 The lands shall only be used for the following purposes:

.1 those uses permitted in a HC zone except a parking lot, a service station, a taxi or bus station, motor vehicle or boat sales;

.2 a retail establishment having no outside storage, a personal service shop, a convenience store;

.3 a dry cleaning or laundry distribution station;

.4 a bank or trust company or finance company;

.5 purposes accessory to the other permitted uses

12.1285.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Yard Setbacks:

- .a abutting Hurontario Street: 6.5m
- .b abutting lands zoned Institutional: 1.5m
- .c abutting Conservation Drive: 6.0m except where there is a projecting canopy in which case the minimum side yard will be 1.5m
- .d abutting lands zoned Residential: 10.0m

.2 Maximum Building Height: 2 storeys

.3 Minimum Landscaped Open Space:

- .a 3.0 metres abutting Hurontario Street and Conservation Drive, except at approved access locations;
- .b 1.5 metres abutting lands zoned Institutional;
- .c 3.0 metres abutting lands zoned Residential

.4 a stacking lane for fast food restaurant with a drive through facility shall be a minimum of 6.0 metres from an approved access driveway;

.5 speakers for fast food restaurants with a drive through shall be a minimum of 20.0 metres from lands zoned Residential;

.6 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building;

.7 all garbage and refuse storage, other than for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed

12.1285.3 for the purposes of Exception 1285:

.1 Hurontario Street shall be deemed as the Front Yard;

12.1286 Exception 1286

12.1286.1 The lands shall only be used for the following purposes:

.1 Shall only be used for those purposes permitted in a R1 zone;

12.1286.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 270 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.

.9 The following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 metres
  - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
  - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
  - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 The driveway width shall not exceed the width of the garage.

.12 Maximum Porch and Bay Window Projections (with or without foundations):

1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.

.13 Minimum setback from the Canadian National:

Railway right-of-way: 30.0 metres

.14 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1286.3 for the purposes of Exception 1286:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1286.2.

12.1286.4 Holding (H):

.1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel;

.2 Until the holding (H) symbol is removed, the lands designated R1 (H) – Exception 1286 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

12.1287 Exception 1287

12.1287.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home;

.3 purposes accessory to the other permitted purposes.

12.1287.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 204 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
- .b Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth:

6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.

.8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.

.9 The following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 2.5 metres if the lot width for a particular unit is less than 7 metres
  - .ii 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
  - .iii 3.7 metres if the lot width for a particular unit is greater than 8 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 The driveway width shall not exceed the width of the garage.

.12 Maximum Porch and Bay Window Projections (with or without foundations):

1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth

.13 Minimum setback from the Canadian National Railway right-of-way: 30.0 metres

.14 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1287.3 for the purposes of Exception 1287:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1287.2.

12.1287.4 Holding (H):

.1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel;

.2 Until the holding (H) symbol is removed, the lands designated R1 (H) – Exception 1287 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

12.1288 Exception 1288

12.1288.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone;

12.1288.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:174 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 20.4 metres per lot and 6.0 metres per dwelling unit;
- .b Corner Lot: 22.2 metres per lot and 9.0 metres per dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 29.0 metres

.4 Minimum Front Yard Depth:6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres

.6 For a dwelling unit and an attached garage with a garage door facing a flankage lot line the minimum rear yard depth shall be 0.0 metres.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.8 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres

.9 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.

.10 The minimum private amenity area for a dwelling unit and an attached garage with a garage door facing the flankage lot line shall be 42 square metres.

.11 Maximum Lot Coverage: none

.12 The following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres
  - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres
  - .iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot.

.13 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.14 The driveway width shall not exceed the width of the garage.

.15 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.

.16 Minimum setback from the Canadian National Railway right-of-way: 30.0 metres

.17 Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

.18 For a dwelling unit and an attached garage with a garage door facing a flankage lot line, direct pedestrian access from the exterior side yard to the private amenity area shall be provided with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

.19 no more than nine dwelling units shall be attached.

.20 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

.21 the holding (H) symbol shall not be removed until approval of a site plan to the satisfaction of the City's Planning, Design and Development Department.

.22 until the holding (H) symbol is removed, the lands designated R2(H) – Exception 1288 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

12.1288.3 for the purposes of Exception 1288:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1288.2.

12.1289 Exception 1289

12.1289.1 The lands shall only be used for the following purposes:

.1 Shall only be used for those purposes permitted in a HC zone;

12.1289.2 for the purposes of Exception 1289:

.1 Shall also be subject to the requirements and restrictions of the HC zone and all the general provisions of this by-law which are not in conflict with those in Exception 1289.2.

12.1289.3 Holding (H):

.1 The holding (H) symbol shall not be removed until approval of a site plan to the satisfaction of the City's Planning, Design and Development Department.

.2 Until the holding (H) symbol is removed, the lands designated HC (H) – Exception 1289 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

12.1290 Exception 1290

12.1290.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone;

12.1290.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a Interior Lot – 342 square metres
- .b Corner Lot – 387 square metres

.2 Minimum Lot Width

- .a Interior Lot – 13.7 metres
- .b Corner Lot – 15.5 metres

.3 Minimum Lot Depth – 25.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front wall of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres on one side provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.9 No garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;

.10 The following provisions shall apply to garages

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.11 The driveway width shall not exceed the width of the garage

.12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

.13 Minimum setback from the Canadian National Railway right-of-way: 30.0 metres

12.1290.3 for the purposes of Exception 1290:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1290.2.

12.1292 Exception 1292

12.1292.1 The lands shall only be used for the following purposes:

.1 either:

.a a single detached dwelling;

.b a home occupation; and,

.c purposes accessory to the other permitted purposes.

.2 or:

.a offices other than offices for a doctor, dentist or drugless practitioner, or real estate offices; or,

.b purposes accessory to the other permitted purposes.

12.1292.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Lot Width shall be 30 metres;

.2 the minimum front, rear and side yard depths and widths shall be as shown on Figure 1 - Exception 1292;

.3 the building shall be located only within the area shown as BUILDING AREA on Figure 1 - Exception 1292;

.4 the height of the building located with the area shown as BUILDING AREA on Figure 1 - Exception 1292 shall not exceed 1 storey when measured from the front wall of the structure, and shall not exceed 2 storeys when measured from the rear wall of the structure;

.5 Parking shall be provided and maintained in the locations shown as PARKING AREA on Figure 1 - Exception 1292;

.6 Landscaped Open Space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 1292;

.7 no outside storage or display of goods shall be permitted;

.8 all garbage and refuse containers shall be located within a building;

.9 no floodlighting shall be permitted on the site;

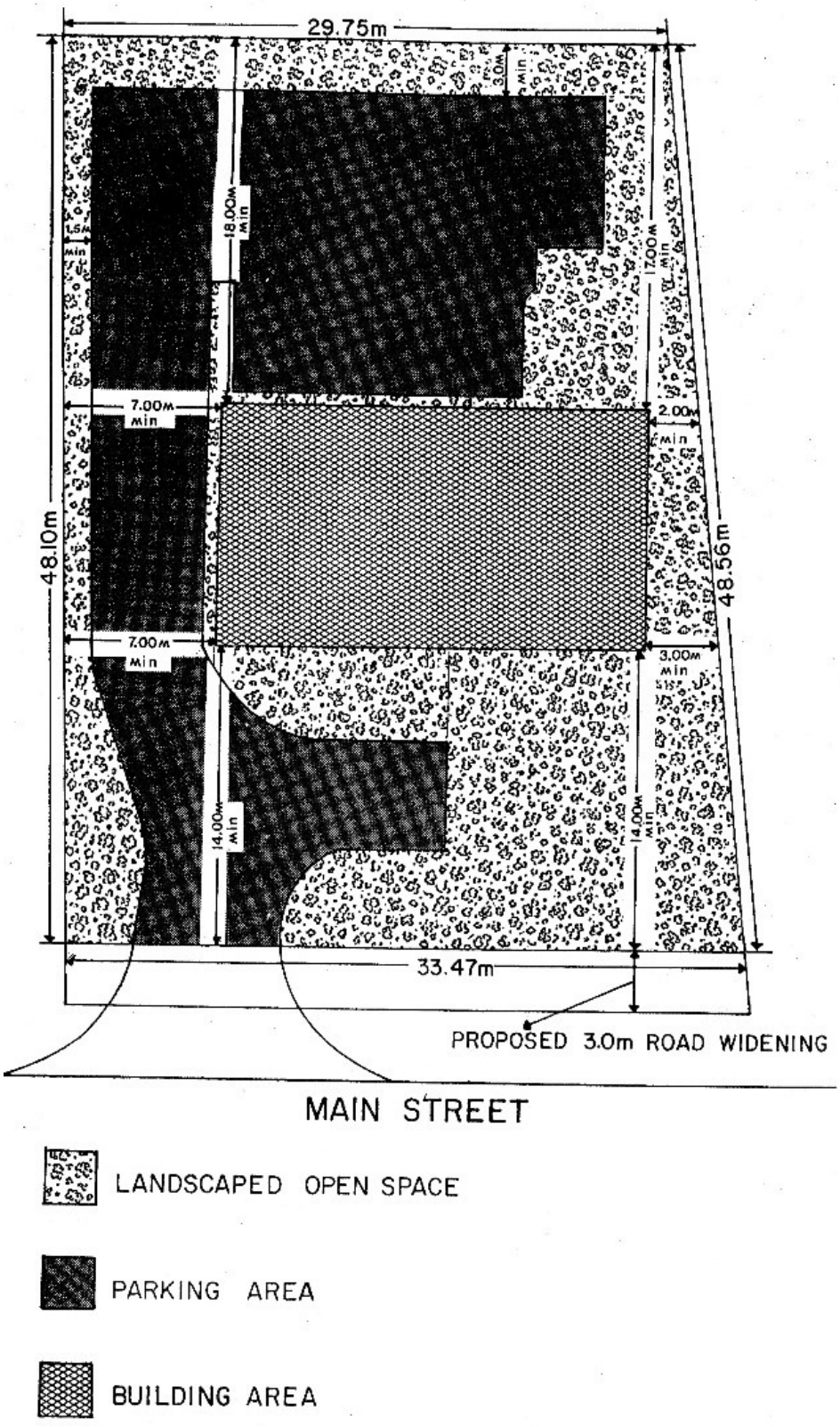
.10 one non-illuminated sign shall be permitted on the site, provided it is attached to the wall of the existing structure which faces a public road allowance and it has a sign area of no more than 0.25 square metres;

.11 the Maximum Gross Commercial Floor Area to be used for offices other than offices for a doctor, dentist or drugless practitioner, or real estate offices shall not exceed 282 square metres;

.12 personal service uses shall not be permitted on the site; and,

.13 regulations (e) to (l), inclusive, shall apply only in the event that the building identified on Figure 1 - Exception 1292 as BUILDING AREA is used for offices other than offices for a doctor, dentist or drugless practitioner, or real estate offices.

Figure 1


29.75m
3.0m min
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48.10m
48.56m
7.00m min
3.00m min
14.00m min
14.00m min
33.47m
PROPOSED 3.0m ROAD WIDENING
MAIN STREET
LANDSCAPED OPEN SPACE
PARKING AREA
BUILDING AREA

12.1294 Exception 1294

12.1294.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone;

12.1294.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 275 square metres
- .b Corner Lot – 320 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.9 No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling;

.10 The following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than that ground floor main entrance of the dwelling unit;

.c the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.11 The driveway width shall not exceed the width of the garage.

.12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

.13 Minimum setback from the Canadian National Railway boundary: 30.0 metres

12.1294.3 for the purposes of Exception 1294:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1294.2.

12.1295 Exception 1295

12.1295.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and

.3 purposes accessory to the other permitted purposes.

12.1295.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 217 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 17.4 metres per lot, and 8.7 metres per dwelling unit.
- .b Corner Lot: 19.2 metres per lot, and 10.5 metres for the dwelling unit closest to the flanking lot line;

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth: 6.0 metres from the front of a garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

.8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.

.9 The following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 3.7 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than that ground floor main entrance of the dwelling unit;
- .c the interior garage width:
  - .i for a dwelling unit having a lot width less than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0 metres from the garage door opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.ii for a dwelling unit having a lot width equal to or greater than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling unit for the particular unit.

.11 The driveway width shall not exceed the width of the garage.

.12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.

.13 Minimum setback from the Canadian National Railway right-of-way: 30.0 metres

.14 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1295.3 for the purposes of Exception 1295:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1295.2.

12.1296 Exception 1296

12.1296.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone;

12.1296.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 150 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 20.4 metres per lot and 6.0 metres per dwelling unit;
- .b Corner Lot: 22.2 metres per lot and 9.0 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage door faces the exterior side lot line, the minimum setback to the front of a garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

.8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.9 Minimum Dwelling Unit Width: 6.0 metres;

.10 No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling unit for the particular unit;

.11 The following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 6 metres;
  - .ii 3.7 metres if the lot width for a particular dwelling units is greater than 8 metres;
  - .iii 4.9 metres for a dwelling unit where the main entrance is located in an exterior side wall

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage door opening shall not exceed 0.6 metres over the garage door width permitted on the lot;

.12 The driveway width shall not exceed the width of the garage.

.13 Maximum Lot Coverage: none;

.14 No more than 8 dwelling units shall be attached;

.15 Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

.16 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

.17 Minimum setback from the Canadian National Railway bright-of-way: 30.0 metre

12.1296.3 for the purposes of Exception 1296:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1296.2.

12.1298 Exception 1298

12.1298.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted by Exception 1298.1(1)(a), or the purposes permitted by Exception 1298.1(1)(b), but not both sections and not any combination of both sections:

either:

.a the following:

.i a stormwater management facility;

or:

.b the following:

.i those purposes permitted in an Exception 1290 zone;

12.1298.2 The lands shall be subject to the following requirements and restrictions:

.1 For those purposes permitted in an Exception 1290 zone, the requirements and restrictions as set out in an Exception 1290 zone;

12.1298.3 for the purposes of Exception 1298:

.1 Shall also be subject to the requirements and restrictions of the NS zone and all the general provisions of this by-law which are not in conflict with those in Exception 1298.2 and 1298.4.

12.1298.4 Holding (H):

.1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received the following confirmation of the final size of the stormwater management pond to the satisfaction of the Commissioner of Planning, Design and Development and the Credit Valley Conservation. Reducing the regional storm control pond to the 100 year storm control pond will not be determined until sign-off has been received from all of the downstream landowners for the post-development Regional Storm floodplain and in the event that sign-off does not occur the size of the pond will remain as a regional storm control pond.

.2 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel.

.3 Until the holding (H) symbol is removed, the lands designated NS (H) – Exception 1298 shall only be used for those purposes permitted in NS (H) – Exception 1298.1(1)(a), subject to the requirements and restrictions of a NS zone.

12.1299 Exception 1299

12.1299.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted by Exception 1299.1.1.a, or the purposes permitted by Exception 1299.1.1.b, but not both sections and not any combination of both sections:

either:

.a the following:

.i a stormwater management facility;

or:

.b the following:

.i those purposes permitted in a R1 - Exception 1294 zone;

12.1299.2 The lands shall be subject to the following requirements and restrictions:

.1 For those purposes permitted in a R1 - Exception 1294 zone, the requirements and restrictions as set out in a R1 - Exception 1294 zone;

12.1299.3 for the purpose of Exception 1299:

.1 Shall also be subject to the requirements and restrictions of the NS zone and all the general provisions of this by-law which are not in conflict with those in Exception 1299.2.

12.1299.4 Holding (H):

.1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received the following confirmation of the final size of the stormwater management pond to the satisfaction of the Commissioner of Planning, Design and Development and the Credit Valley Conservation. Reducing the regional storm control pond to the 100 year storm control pond will not be determined until sign-off has been received from all of the downstream landowners for the post-development Regional Storm floodplain and in the event that sign-off does not occur the size of the pond will remain as a regional storm control pond.

.2 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel.

.3 Until the holding (H) symbol is removed, the lands designated NS (H) – Exception 1299 shall only be used for those purposes permitted in NS (H) – Exception 1299.1.1.a zone, subject to the requirements and restrictions of a NS zone.

12.1300 Exception 1300

12.1300.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1300.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 305 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.3 metres;
- .b Corner Lot: 13.1 metres;

.3 Minimum Lot Depth: 27 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front wall of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line.

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.9 The following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 No garage shall project into the front yard more than 15 metres beyond a porch or front wall of a dwelling.

.11 The driveway width shall not exceed the width of the garage.

.12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

12.1300.3 for the purposes of Exception 1300:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1300.2.

12.1301 Exception 1301

12.1301.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling

.2 an auxiliary group home; and

.3 purposes accessory to the other permitted purposes

12.1301.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 226 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 16.8 metres per lot and 8.4 metres per dwelling unit
- .b Corner Lot: 18.6 metres per lot and 10.2 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 27 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front wall of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.0 metres;

.6 Minimum Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.

.8 Minimum Landscaped Open Space:

- .a Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.9 The following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 metres
  - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
  - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres

.iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling unit for the particular unit.

.11 The driveway width shall not exceed the width of the garage.

.12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

12.1301.3 for the purposes of Exception 1301:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1301.2.

12.1302 Exception 1302

12.1302.1 The lands shall only be used for the following purposes:

.1 a park, playground or recreation facility operated by a public authority;

.2 a fire station;

.3 a combined fire station and recreation facility; and,

.4 proposes accessory to the other permitted purposes.

12.1302.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 10 metres;

.2 Minimum Rear Yard: 20 metres; and,

.3 Minimum Side Yard Width:

.a east side: 7.5 metres; and,

.b west side: 15.0 metres.

12.1303 Exception 1303

12.1303.2 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1303.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 324 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres;
- .b Corner Lot: 13.8 metres;

.3 Minimum Lot Depth:27 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front wall of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line.

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.9 The following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 The driveway width shall not exceed the width of the garage.

.12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

12.1303.3 for the purposes of Exception 1303:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1303.2.

12.1304 Exception 1304

12.1304.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted by Exception 1304.1.1.a, or the purposes permitted by Exception 1304.1.1.b, but not both sections and not any combination of both sections:

either:

.a the following:

.i a stormwater management facility;

or:

.b the following:

.i those purposes permitted in a R1 - Exception 1300 zone;

12.1304.2 The lands shall be subject to the following requirements and restrictions:

.1 For those purposes permitted in a R1 - Exception 1300 zone, the requirements and restrictions as set out in a R1 - Exception 1300 zone;

12.1304.3 for the purpose of Exception 1304:

.1 Shall also be subject to the requirements and restrictions of the NS zone and all the general provisions of this by-law which are not in conflict with those in Exception 1304.2.

12.1304.4 Holding (H):

.1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the final size of the stormwater management pond to the satisfaction of the Commissioner of Planning, Design and Development and the Credit Valley Conservation. Reducing the regional storm control pond to the 100 year storm control pond will not be determined until sign-off has been received from all of the downstream landowners for the post-development Regional Storm floodplain and in the event that sign-off does not occur the size of the pond will remain as a regional storm control pond.

.2 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel.

.3 The holding (H) symbol shall not be removed until Council of the City of Brampton has received confirmation of the availability of future stormwater management facilities from the Credit Valley Conservation.

.4 Until the holding (H) symbol is removed, the lands designated NS (H) – Exception 1304 shall only be used for those purposes permitted in a NS zone, subject to the requirements and restrictions of a NS zone.

12.1305 Exception 1305

12.1305.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted by Exception 1305.1.1.a, or the purposes permitted by Exception 1305.1.1.b, but not both sections and not any combination of both sections:

either:

.a the following:

.i a stormwater management facility;

or:

.b the following:

.i those purposes permitted in a R1 - Exception 1301 zone;

12.1305.2 The lands shall be subject to the following requirements and restrictions:

.1 For those purposes permitted in a R1 - Exception 1301 zone, the requirements and restrictions as set out in a R1 - Exception 1301 zone;

12.1305.3 for the purpose of Exception 1305:

.1 Shall also be subject to the requirements and restrictions of the NS zone and all the general provisions of this by-law which are not in conflict with those in Exception 1305.2.

12.1305.4 Holding (H):

.1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the final size of the stormwater management pond to the satisfaction of the Commissioner of Planning, Design and Development and the Credit Valley Conservation. Reducing the regional storm control pond to the 100 year storm control pond will not be determined until sign-off has been received from all of the downstream landowners for the post-development Regional Storm floodplain and in the event that sign-off does not occur the size of the pond will remain as a regional storm control pond.

.2 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel.

.3 The holding (H) symbol shall not be removed until Council of the City of Brampton has received confirmation of the availability of future stormwater management facilities from the Credit Valley Conservation.

.4 Until the holding (H) symbol is removed, the lands designated NS (H) – Exception 1305 shall only be used for those purposes permitted in a NS zone, subject to the requirements and restrictions of a NS zone.

12.1306 Exception 1306

12.1306.1 The lands shall only be used for the following purposes:

.1 Residential

.a a single detached dwelling;

.b a group home type 1;

.c an auxiliary group home; and

.d a supportive lodging house;

.2 Non – Residential

.a purposes accessory to the other permitted purposes;

12.1306.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 309 square metres

.b Corner Lot: 408 square metres

.2 Minimum Lot Width:

.a Interior Lot: 10.3 metres

.b Exterior Lot: 13.6 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Interior Side Yard Width:

.a Where the lot width is less than 12.5 metres:

.i 0.6 metres provide the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b where the lot width is greater than and equal to 12.5 metres and less than 15.8 metres:

.i 1.2 metres and 1.2 metres for an interior lot; and,

.ii 0.6 metres for a corner lot abutting an interior lot;

.6 Minimum Exterior Side Yard Width: 4.5 metres and no garage shall face the exterior side yard lot line

.7 Minimum Rear Yard Depth: 7.5 metres

.8 Maximum Building Height: 2 storeys

.9 Minimum Dwelling Unit Area: 148 square metres

.10 The following provisions shall apply to garages:

.a the maximum cumulative garage door width shall be:

.i 3.7 metres if the lot width for a particular unit is less than 10.4 metres;

.ii 4.6 metres if the lot width of a particular unit is less than 11.6 metres but greater than or equal to 10.4 metres;

.iii 5.0 metres if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres; and,

.iv 5.5 metres if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres

.11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.12 The maximum driveway width shall be:

.a 4.8 metres if the lot width for a particular unit is less than 10.4 metres;

.b 5.7 metres if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.4 metres;

.c 6.1 metres if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres; and,

.d 6.6 metres if the lot width for a particular unit is less than 14.0 metres but greater than or equal to 12.5 metres.

.13 A 3.0 metre landscaped buffer shall be maintained along the rear lot line of any lot abutting an R2 zone.

.14 No structure shall be permitted within 3.0 metres of a rear lot line of any lot abutting an R2 zone.

12.1306.3 for the purposes of Exception 1306:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1306.2.

12.1307 Exception 1307

12.1307.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1307.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 270 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth:30 metres;

.4 Minimum Front Yard Depth:

- .a 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.8 Minimum Landscaped Open Space:

- .a Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.

.9 The following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 metres
  - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
  - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
  - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 The driveway width shall not exceed the width of the garage.

.12 Maximum Porch and Bay Window Projections (with or without foundations):

.a 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.

.13 Minimum setback from the Canadian National Railway right-of-way: 30.0 metres

.14 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1307.3 for the purposes of Exception 1307:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1307.2.

12.1308 Exception 1308

12.1308.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling

.2 an auxiliary group home

.3 purposes accessory to the other permitted purposes

12.1308.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 204 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
- .b Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.

.8 Minimum Landscaped Open Space:

- .a Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.

.9 The following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 2.5 metres if the lot width for a particular unit is less than 7 metres
  - .ii 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
  - .iii 3.7 metres if the lot width for a particular unit is greater than 8 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 The driveway width shall not exceed the width of the garage.

.12 Maximum Porch and Bay Window Projections (with or without foundations):

.a 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.

.13 Minimum setback from the Canadian National Railway right-of-way: 30.0 metres

.14 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres. yard

12.1308.3 for the purposes of Exception 1308:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1308.2.

12.1309 Exception 1309

12.1309.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1309.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 180 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 20.4 metres per lot and 6.0 metres per dwelling unit;
- .b Corner Lot: 22.2 metres per lot and 9.0 metres per dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth:30 metres

.4 Minimum Front Yard Depth:

- .a 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres

.6 Minimum Exterior Side Yard Width:

- .a 3.0 metres, except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres, except along the common wall lot line where the setback may be zero metres

.8 Minimum Landscaped Open Space:

- .a Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.

.9 Maximum Lot Coverage: none

.10 The following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres
  - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres
  - .iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot.

.11 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.12 The driveway width shall not exceed the width of the garage.

.13 Maximum Porch and Bay Window Projections (with or without foundations):

.a 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.

.14 Minimum setback from the Canadian National Railway right-of-way: 30.0 metres

.15 Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

.16 No more than eight dwelling units shall be attached.

.17 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1309.3 for the purposes of Exception 1309:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1309.2.

12.1310 Exception 1310

12.1310.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1310.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 483 square metres

.2 Minimum Lot Width: 15 metres

.3 Minimum Lot Depth: no requirement

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling except where a lot abuts a NS zone and a R1 zone the setback shall be 6.0 metres.

.5 Minimum Side Yard Width: 4.5 metres when the side yard of a particular dwelling unit abuts a R2– Exception 128 zone.

.6 Minimum Rear Yard Depth: 7.5 metres except where a lot abuts a NS zone and a R2 – Exception 128 zone, the minimum rear yard depth shall be 6.0 metres.

.7 Maximum Building Height: 2 storeys

.8 Maximum Lot Coverage: no requirement

.9 Minimum Landscaped Open Space: 60% of the minimum front yard area of an interior lot, and 70% of the minimum front yard area of a corner lot.

.10 Minimum Dwelling Unit Area: 260 square metres

.11 a private courtyard shall be provided for all units within this zone. The minimum area for a private courtyard: 74 square metres except where a lot abuts a NS zone and a R2 – Exception 128 zone, the minimum private courtyard area shall be 65 square metres.

.12 a private courtyard area shall be setback a minimum distance of 21 metres from a public road where a lot abuts a NS zone and a R1 zone.

.13 Maximum Garage Door Width: 5.5 metres

.14 Maximum Interior Garage Width: 6.1 metres

.15 a maximum of 11 dwelling units shall be permitted in this section

.16 no structures, including swimming pools, shall be located closer than 6 metres to a NS zone

12.1310.3 for the purposes of Exception 1310:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1310.2.

.2 PRIVATE COURTYARD shall mean a landscaped area between an interior side yard and a main wall of the dwelling which has a noise level of less than 55 decibels.

12.1311 Exception 1311

12.1311.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1311.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 308 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth:28 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.8 Minimum Landscaped Open Space:

- .a Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.

.9 The following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 metres
  - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
  - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
  - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 The driveway width shall not exceed the width of the garage.

.12 Maximum Porch and Bay Window Projections (with or without foundations):

.a 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.

.13 Notwithstanding the front, side and rear yard requirements, where a lot line abuts a daylight or visibility triangle larger than 10 metres by 10 metres, the minimum yard setback to that lot line for a building not exceeding 2 storeys in height shall be 1.5 metres and subject to a maximum encroachment permitted in the General Provisions of this zoning by-law.

.14 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1311.3 for the purposes of Exception 1311:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1311.2.

12.1312 Exception 1312

12.1312.1 The lands shall only be used for the following purposes:

.1 Shall only be used for those purposes permitted in a R1 zone;

12.1312.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 308 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 28 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.

.9 The following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 metres
  - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
  - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
  - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 The driveway width shall not exceed the width of the garage.

.12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.

.13 Notwithstanding the front, side and rear yard requirements, where a lot line abuts a daylight or visibility triangle larger than 10 metres by 10 metres, the minimum yard setback to that lot line for a building not exceeding 2 storeys in height shall be 1.5 metres and subject to a maximum encroachment permitted in the General Provisions of this zoning by-law.

.14 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

.15 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in.

12.1312.3 Holding (H):

.1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel;

.2 The holding (H) symbol shall not be removed until Council of the City of Brampton has received confirmation of the availability of future stormwater management facilities from the Credit Valley Conservation.

.3 Until the holding (H) symbol is removed, the lands designated R1 (H) – Exception 1312 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

12.1313 Exception 1313

12.1313.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home;

.3 purposes accessory to the other permitted purposes.

12.1313.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: Interior Lot: 190 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
- .b Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 28 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.

.8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.

.9 The following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 2.5 metres if the lot width for a particular unit is less than 7 metres
  - .ii 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
  - .iii 3.7 metres if the lot width for a particular unit is greater than 8 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 The driveway width shall not exceed the width of the garage.

.12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.

.13 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1313.3 for the purposes of Exception 1313:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1313.2.

12.1314 Exception 1314

12.1314.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home;

.3 purposes accessory to the other permitted purposes.

12.1314.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 190 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
- .b Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 28 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.

.8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.

.9 The following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 2.5 metres if the lot width for a particular unit is less than 7 metres
  - .ii 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
  - .iii 3.7 metres if the lot width for a particular unit is greater than 8 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 The driveway width shall not exceed the width of the garage.

.12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.

.13 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1314.3 for the purposes of Exception 1314:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1314.2.

12.1315 Exception 1315

12.1315.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1315.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 180 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 20.4 metres per lot and 6.0 metres per dwelling unit;
- .b Corner Lot: 22.2 metres per lot and 9.0 metres per dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth:30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres

.6 Minimum Exterior Side Yard Width:

- .a 3.0 metres, except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 1.2 meters, except along the common wall lot line where the setback may be zero metres

.8 Minimum Landscaped Open Space:

- .a Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.

.9 Maximum Lot Coverage: none

.10 The following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres
  - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres
  - .iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot.

.11 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.12 The driveway width shall not exceed the width of the garage.

.13 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.

.14 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room.

.15 no more than eight dwelling units shall be attached;

.16 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1315.3 for the purposes of Exception 1315:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1315.2.

12.1316 Exception 1316

12.1316.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1316.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 180 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 20.4 metres per lot and 6.0 metres per dwelling unit;
- .b Corner Lot: 22.2 metres per lot and 9.0 metres per dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth:30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres

.6 Minimum Exterior Side Yard Width:

- .a 3.0 metres, except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 1.2 meters, except along the common wall lot line where the setback may be zero metres

.8 Minimum Landscaped Open Space:

- .a Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.

.9 Maximum Lot Coverage: none

.10 The following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres
  - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres
  - .iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot.

.11 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.12 The driveway width shall not exceed the width of the garage.

.13 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

.14 Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room;

.15 no more than eight dwelling units shall be attached;

.16 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;

12.1316.3 for the purposes of Exception 1316:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1316.2.

12.1317 Exception 1317

12.1317.1 The lands shall only be used for the following purposes:

.1 shall only used for the purposes permitted in a R1 zone.

12.1317.2 The lands shall be subject to the following requirements and restrictions:

.1 no building or structure, including swimming pools, shall be located closer than 7.5 metres to any lands zoned NS -Exception 1338.

12.1318 Exception 1318

12.1318.1 The lands shall only be used for the following purposes:

.1 a gas bar; and,

.2 only in conjunction with a gas bar, a retail establishment having no outside storage.

12.1318.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Commercial Floor Area devoted to a retail establishment shall not exceed 250 square metres;

.2 the Gross Commercial Floor Area of the kiosk shall not exceed 14 square metres;

.3 all buildings shall be located within the area shown as BUILDING AREA on Figure 1 - Exception 1318;

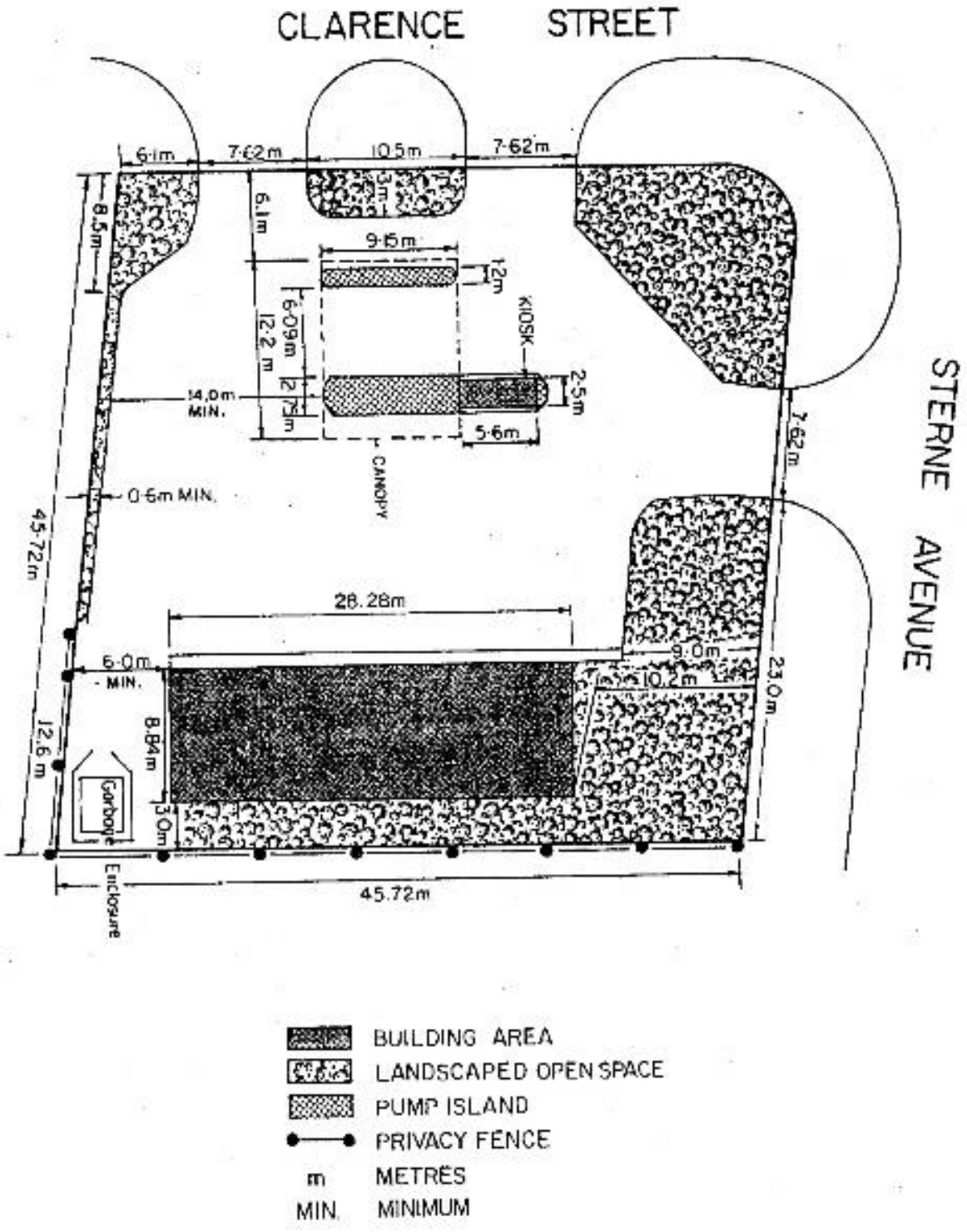
.4 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 1318;

.5 the Maximum Height of all buildings and structures shall not exceed 1 storey;

.6 a garbage and refuse storage enclosure shall be provided and maintained in the area shown as Garbage Enclosure on Figure 1 - Exception 1318; and,

.7 a 1.8 metre masonry wall shall be provided and maintained in those areas shown as PRIVACY FENCE on Figure 1 - Exception 1318.

Figure 1


CLARENCE STREET
STERNE AVENUE
6·1m
7·62m
10·5m
7·62m
8·5m
6·1m
9·15m
1·2m
KIOSK
6·09m
12·2 m
2·5m
14,0m MIN.
1·75m
5·6m
CANOPY
0·6m MIN.
45·72m
28.28m
6·0m MIN.
9·0m
10·2m
23.0m
12.6 m
8.84m
3.0m
Garbage
Enclosure
45.72m
7·62m
BUILDING AREA
LANDSCAPED OPEN SPACE
PUMP ISLAND
PRIVACY FENCE
m METRES
MIN. MINIMUM

12.1319 Exception 1319

12.1319.1 The lands shall only be used for the following purposes:

.1 a retirement home;

.2 condominium apartment dwelling;

.3 nursing home; and,

.4 purposes accessory to the other permitted purposes.

12.1319.2 The lands shall be subject to the following requirements and restrictions:

.1 the condominium apartment dwelling or retirement home shall not exceed a total of 160 dwelling units;

.2 the Ground Floor Area of the building shall not exceed 3431 square metres;

.3 the Gross Floor Area of the building shall not exceed 11,000 square metres;

.4 the height of the building located within the area shown as Building Area A on Figure 1 - Exception 1319 shall not exceed 2 storeys to the eaves of the roof and 4 storeys to the ridge of the roof;

.5 the height of the building located within the area shown as Building Area B on Figure 1 - Exception 1319 shall not exceed 4 storeys;

.6 the height of the building located within Building Area C on Figure 1 - Exception 1319 shall not exceed 5 storeys;

.7 the Minimum Front Yard Depth shall be as shown on Figure 1 - Exception 1319;

.8 the Minimum Side Yard Width shall be as shown on Figure 1 - Exception 1319;

.9 the Minimum Building Setback from the top-of-bank shall be as shown on Figure 1 - Exception 1319;

.10 Landscaped Open Space areas shall be provided and maintained in the locations shown as Landscaped Open Space on Figure 1 - Exception 1319;

.11 a privacy fence, 1.8 metres in height, shall be erected and maintained in the location shown as Privacy Fence on Figure 1 - Exception 1319;

.12 a minimum of 40 visitor parking spaces shall be provided and maintained in the Location shown as Parking Area on Figure 1 - Exception 1319;

.13 an underground parking garage structure shall be located in the location shown as Underground Parking Garage on Figure 1 - Exception 1319;

.14 Parking Spaces shall be provided and maintained in the underground parking garage in accordance with the following provisions:

.a for a condominium apartment dwelling or retirement home:

.i 1.0 spaces per dwelling unit; and,

.ii 10.0 spaces for staff

.b for a retirement home or nursing home room:

.i 0.20 spaces per room; and,

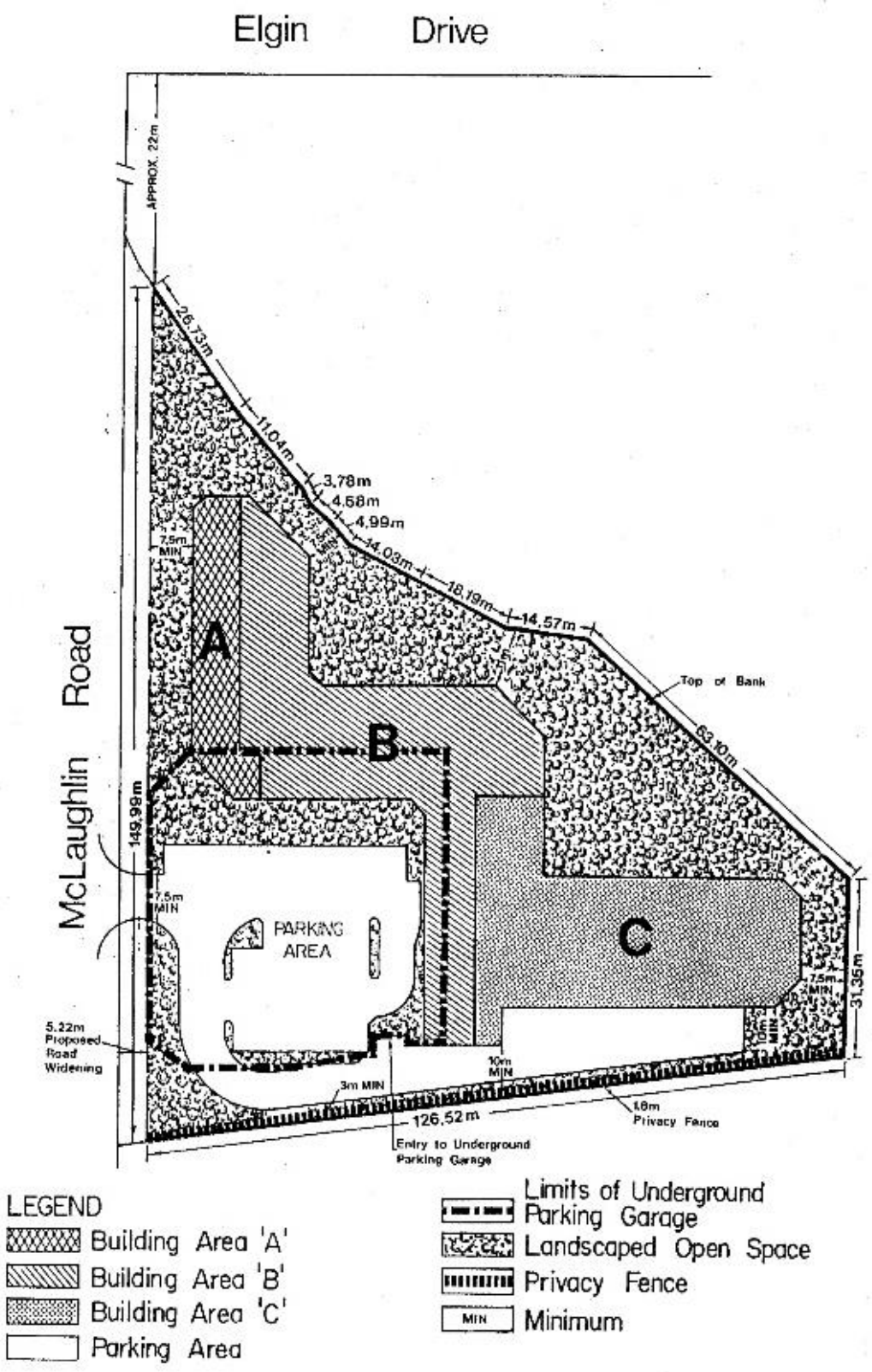
.ii 10.0 spaces for staff.

.15 all garbage and refuse storage containers shall be located within a climate controlled area in the building

12.1319.3 for the purposes of Exception 1319:

.1 Ground Floor Area shall mean the area of the ground floor in a building, measured between the exterior walls of the building.

Figure 1


Elgin Drive
McLaughlin Road
APPROX. 22m
26.73m
11.04m
3.78m
4.68m
4.99m
14.09m
18.19m
14.57m
Top of Bank
63.10m
149.99m
7.5m MIN
A
B
C
PARKING AREA
5.22m Proposed Road Widening
3m MIN
10m MIN
126.52m
Entry to Underground Parking Garage
1.8m Privacy Fence
31.35m
LEGEND
Building Area 'A'
Building Area 'B'
Building Area 'C'
Parking Area
Limits of Underground Parking Garage
Landscaped Open Space
Privacy Fence
MIN Minimum

12.1320 Exception 1320

12.1320.1 The lands shall only be used for the following purposes:

.1 health care practitioner offices;

.2 one pharmacy;

.3 medical laboratory;

.4 one magazine and smoke shop;

.5 one convenience restaurant;

.6 one optical outlet;

.7 one orthopaedic aids supply establishment;

.8 one medical supply establishment, and

.9 purposes accessory to the other permitted uses.

12.1320.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Height of the building shall not exceed three storeys;

.2 the side yard widths, rear yard depth and front yard depth shall be as shown on Figure 1- Exception 1320;

.3 all buildings shall be located within the area shown as Building Area on Figure 1 - Exception 1320;

.4 the Maximum Gross Floor Area of the building shall not exceed 2881 square metres;

.5 the Gross Leasable Commercial Floor Area of the convenience restaurant shall not exceed a maximum of 100 square metres;

.6 Landscaped Open Space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on Figure 1- Exception 1320;

.7 a minimum of 189 parking spaces shall be provided in the locations shown on Figure 1 - Exception 1320;

.8 all garbage and refuse storage containers shall be located within the buildings;

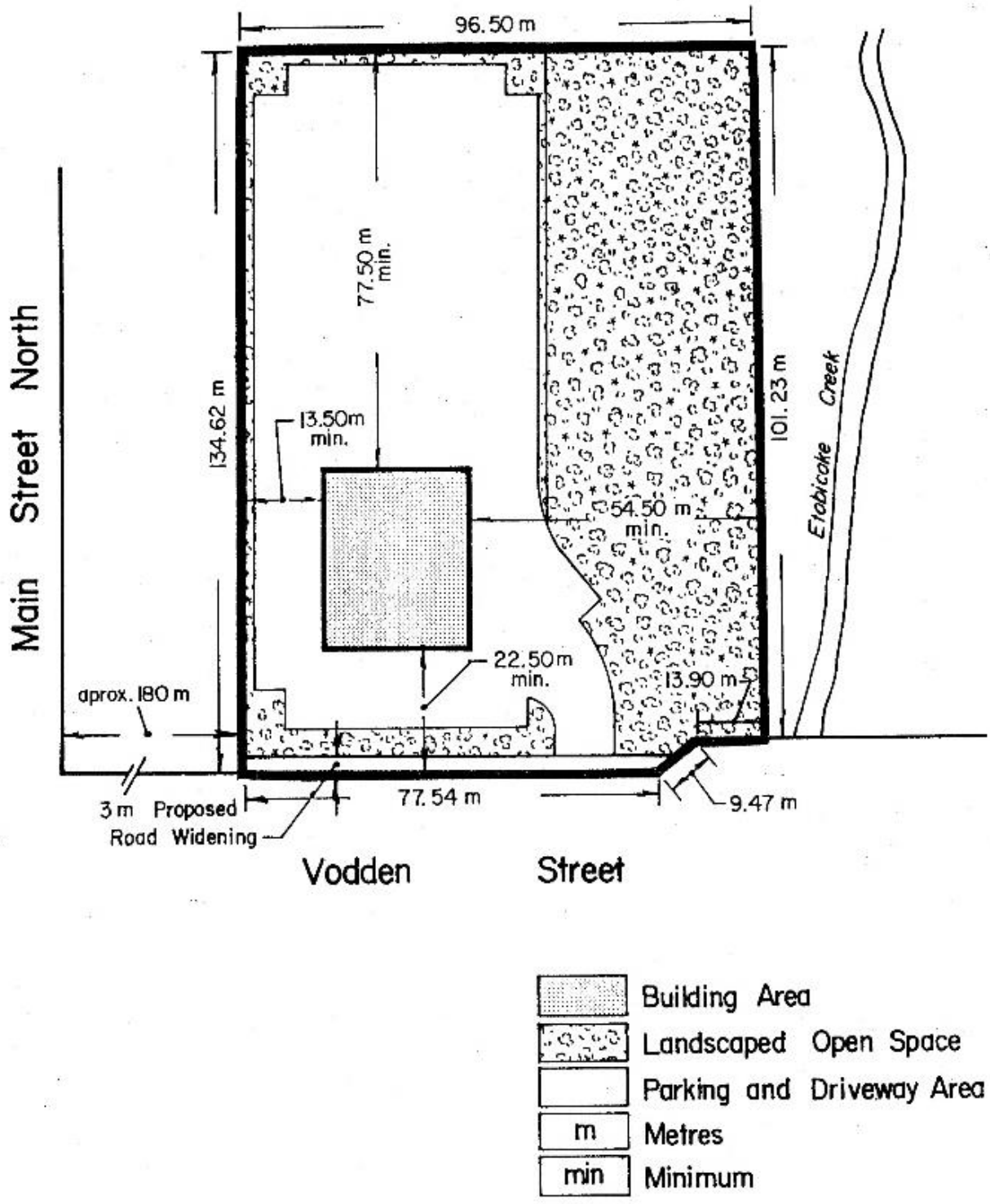
.9 health care practitioner offices shall be located only on the second and third floor of the building; and,

.10 the purposes permitted by Exception 1320.1(2) to 1320.1(8), both inclusive, shall be located only on the ground floor of the building.

12.1320.3 for the purposes of Exception 1320:

.1 Gross Floor Area, shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls.

Figure 1


96.50 m
77.50 m min.
134.62 m
101.23 m
13.50m min.
54.50 m min.
Etobicoke Creek
Main Street North
22.50m min.
13.90 m
aprox. 180 m
3 m Proposed Road Widening
77.54 m
9.47 m
Vodden Street
Building Area
Landscaped Open Space
Parking and Driveway Area
m Metres
min Minimum

12.1321 Exception 1321

12.1321.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1321.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 256 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9.5 metres
- .b Corner Lot: 11.3 metres

.3 Minimum Lot Depth: 27.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres

.8 Maximum Driveway Width: no portion of the driveway width shall exceed the outside width of the garage

.9 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 3.7 metres;
- .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.12 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the required front or exterior side yard

12.1321.3 for the purposes of Exception 1321:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1321.2.

12.1322 Exception 1322

12.1322.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1322.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 297 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 27.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres

.8 Maximum Driveway Width: no portion of the driveway width shall exceed the outside width of the garage

.9 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.0 metres;
- .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.12 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the required front or exterior side yard

12.1322.3 for the purposes of Exception 1322:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1322.2.

12.1323 Exception 1323

12.1323.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1323.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 324 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 27.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres

.8 Maximum Driveway Width: no portion of the driveway width shall exceed the outside width of the garage

.9 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.0 metres;
- .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.12 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the required front or exterior side yard

12.1323.3 for the purposes of Exception 1323:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1323.2.

12.1324 Exception 1324

12.1324.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling

.2 a group home type 1

.3 an auxiliary group home

.4 a supportive lodging house

.5 purposes accessory to the other permitted purposes

12.1324.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 448 square metres per lot and 224 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 16.6 metres per lot and 8.3 metres per dwelling unit
- .b Corner Lot: 18.4 metres per lot and 10.1 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 27.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall where the setback may be 0.0 metres

.8 Maximum Driveway Width: no portion of the driveway width shall exceed the outside width of the garage

.9 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 3.7 metres;
- .b the garage door width restriction does not apply to the garage door facing the flankage lot line;

.c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.12 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the required front or exterior side yard

12.1324.3 for the purposes of Exception 1324:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1324.2.

12.1325 Exception 1325

12.1325.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1325.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 162 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 20.4 metres per lot and 6.0 metres per dwelling unit
- .b Corner Lot: 22.2 metres per lot and 9.0 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 27.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall where the setback may be 0.0 metres

.8 Maximum Building Height: 11.0 metres

.9 Maximum Driveway Width: no portion of the driveway width shall exceed the outside width of the garage

.10 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space

.11 Maximum Garage Door Width:

- .a for a lot with a unit width of less than 7 metres, the maximum garage door width shall be 2.5 metres;
- .b for a lot with a unit width of less than 8 metres and greater than 7.0 metres, the maximum garage door width shall be 3.1 metres;
- .c for a lot with a unit width greater than 8.0 metres, the maximum garage door width shall be 3.7 metres;

.d the garage door width restriction does not apply to the garage door facing the flankage lot line;

.e the interior garage, width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot for a unit

.12 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.13 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the required front or exterior side yard

12.1325.3 for the purposes of Exception 1325:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1325.2.

12.1326 Exception 1326

12.1326.1 The lands shall only be used for the following purposes:

.1 Residential:

- .a an apartment dwelling
- .b an auxiliary group home
- .c a group home type 1 or group home type 2
- .d a lodging house or supportive lodging house

.2 Non- Residential:

- .a purposes accessory to the other permitted purposes

12.1326.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres

.2 Minimum Exterior Side Yard Width: 6.0 metres

.3 Minimum Interior Side Yard Width: 7.5 metres for the first 3 storeys, and the building height of any portion of the building above the third storey shall not exceed the horizontal distance separating that portion of the building from the interior side lot line

.4 Minimum Rear Yard: 6.0 metres for the first 3 storeys, and the building height of any portion of the building above the third storey shall not exceed the horizontal distance separating that portion of the building from the rear lot line

.5 Maximum Building Height: 8 storeys

.6 Maximum Lot Coverage: 35%

.7 Minimum Landscaped Open Space: 3.0 metres along all property lines, except at approved access locations

.8 Maximum Floor Space Index: 1.5

.9 Maximum Units Per Hectare: 125

.10 bins for the collection of waste and recyclable materials shall be stored within the building

.11 shall also be subject to the requirements and restrictions relating to the R3M zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1326.2.

12.1326.3 for the purposes of Exception 1326:

.1 the lot line abutting Steeles Avenue West shall be the front lot line

.2 the entire lands zoned R3M – Exception 1326 shall be considered as one lot for zoning purposes.

12.1327 Exception 1327

12.1327.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone

12.1327.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 312 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.5 metres
- .b Corner Lot: 14.3 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres except when the side lot lines are not parallel, but converge towards the front lot line, the minimum rear yard depth may be reduced to 6.0 metres provided that the rear yard is at least 25% f the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone Minimum

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 The following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot

.10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling

.11 porches and balconies, with or without cold cellars or foundations, may project a maximum of 1.8 metres into the front yard and rear yard. Porch and balcony roofs and eaves may project an additional 0.5 metres from the edge of the porch and/or balcony into the front yard and rear yard

12.1327.3 for the purposes of Exception 1327:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those in Exception 1327.2.

12.1328 Exception 1328

12.1328.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1328.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 282 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.3 metres
- .b Corner Lot: 13.1 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.0 metres except when the side lot lines are not parallel, but converge towards the front lot line, the minimum rear yard depth may be reduced to 6.0 metres provided that the rear yard is at least 25% f the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot

.10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling

.11 porches and balconies, with or without cold cellars or foundations, may project a maximum of 1.8 metres into the front yard and rear yard. Porch and balcony roofs and eaves may project an additional 0.5 metres from the edge of the porch and/or balcony into the front yard and rear yard

12.1328.3 for the purposes of Exception 1328:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those in Exception 1328.2.

12.1329 Exception 1329

12.1329.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone

12.1329.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 270 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 10.1 metres
- .b Corner Lot: 12.2 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres except when the side lot lines are not parallel, but converge towards the front lot line, the minimum rear yard depth may be reduced to 6.0 metres provided that the rear yard is at least 25% f the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone Minimum

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 The following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 4.28 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
  - .ii 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot

.10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling

.11 porches and balconies, with or without cold cellars or foundations, may project a maximum of 1.8 metres into the front yard and rear yard. Porch and balcony roofs and eaves may project an additional 0.5 metres from the edge of the porch and/or balcony into the front yard and rear yard

12.1329.3 for the purposes of Exception 1329:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those in Exception 1329.2.

12.1330 Exception 1330

12.1330.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1330.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 228 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 15.2 metres per lot and 7.6 metres per dwelling unit
- .b Corner Lot: 17.0 metres per lot and 9.4 meters for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.0 metres except when the side lot lines are not parallel, but converge towards the front lot line, the minimum rear yard depth may be reduced to 6.0 metres provided that the rear yard is at least 25% f the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
  - .ii 3.7 metres if the lot width for a particular unit is greater than 8 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot

.10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling

.11 porches and balconies, with or without cold cellars or foundations, may project a maximum of 1.8 metres into the front yard and rear yard. Porch and balcony roofs and eaves may project an additional 0.5 metres from the edge of the porch and/or balcony into the front yard and rear yard

12.1330.3 for the purposes of Exception 1330:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those in Exception 1330.2.

12.1331 Exception 1331

12.1331.1 The lands shall only be used for the following purposes:

.1 shall the purposes permitted in the HC zone and the LC zone;

.2 a commercial school;

.3 a fitness centre; and,

.4 purposes accessory to the other permitted purposes

12.1331.2 The following uses are specifically prohibited:

.1 a motor vehicle body shop;

.2 a motor vehicle or boat sales, rental, leasing or service establishment;

.3 a custom workshop;

.4 adult entertainment parlour;

.5 adult video store;

.6 pool hall or amusement arcade; and,

.7 temporary open air markets;

12.1331.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 45 metres

.2 Minimum Lot Depth: 45 metres

.3 Minimum Front Yard Depth:4.5 metres

.4 Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a residential or institutional zone, the minimum interior side yard shall be 6 metres;

.5 Minimum Exterior Side Yard Width: 4.5 metres

.6 Minimum Rear Yard Depth: 6 metres except where the rear yard abuts a residential or institutional zone the minimum rear yard depth shall be 9.0 metres;

.7 Minimum Landscaped Open Space: a 3.0 metre wide landscape open space area shall be provided along all property boundaries, except at approved access locations;

.8 Maximum Building Height: 3 storeys

.9 no underground or aboveground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yard adjacent to any residential zone;

.10 Minimum Setback to a Natural System (NS) zone: 7.5 metres

.11 a gas bar building with drive through facility, meaning a building where only fuels and other minor parts, supplies and accessories for motor vehicles are kept for sale, shall be located between a gas bar canopy and a street line.

12.1331.4 for the purposes of Exception 1331:

.1 shall also be subject to the requirements and restrictions relating to the HC zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1331.3.

12.1332 Exception 1332

12.1332.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage;

.2 a service shop;

.3 a personal service shop;

.4 a bank, trust company, finance company;

.5 an office;

.6 a dry cleaning and laundry distribution station;

.7 a laundromat;

.8 a parking lot;

.9 a dining room restaurant, a take-out restaurant, a convenience restaurant;

.10 a printing or copying establishment;

.11 a garden centre sales establishment;

.12 a community club;

.13 a health care;

.14 a custom workshop; and,

.15 purposes accessory to the other permitted purposes.

12.1332.2 The lands shall be subject to the following requirements and restrictions:

.1 the minimum front yard depth, side yard width and rear yard depth shall be as shown on Figure 1 - Exception 1332;

.2 Minimum Lot Width shall be 83.8 metres;

.3 all buildings and structures shall be located within the area shown as BUILDING AREA on Figure 1 - Exception 1332;

.4 the Maximum Gross Floor Area shall not exceed 3,706 square metres;

.5 the Maximum Gross Floor Area of the first floor shall not exceed 1,966 square metres;

.6 all real estate offices shall be located on the first floor;

.7 the Maximum Gross Floor Area of the second floor shall not exceed 1,740 square metres;

.8 a minimum of 1,668 square metres of gross commercial floor area shall be used for office purposes, excluding real estate offices;

.9 the total Gross Commercial Floor Area for all offices for health care practitioners shall not exceed 84 square metres;

.10 the Maximum Building Height shall not exceed two storeys;

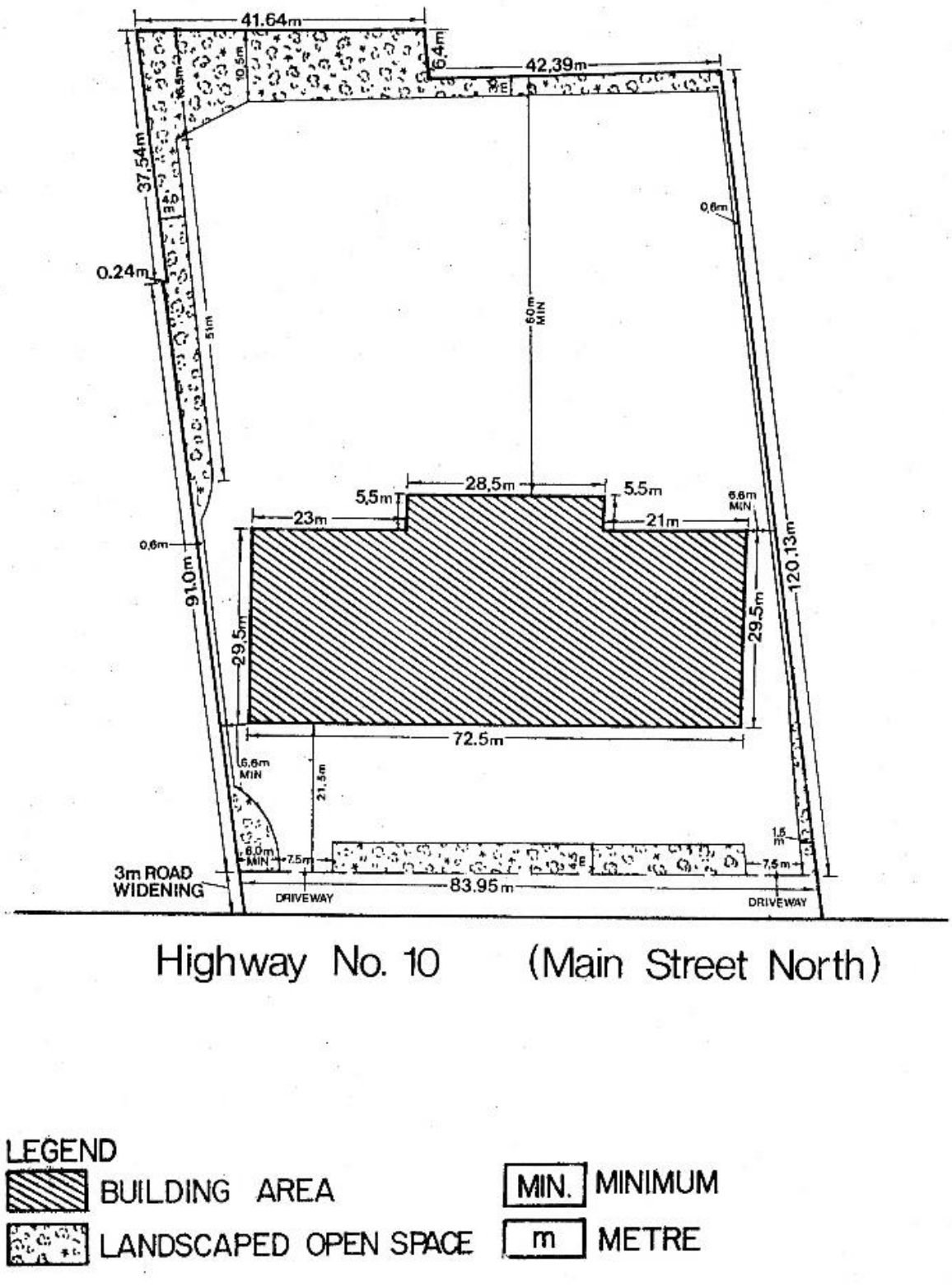
.11 all garbage and refuse storage containers for a dining room restaurant, a take out restaurant, and a convenience restaurant shall be located within a climate controlled area within the building;

.12 all garbage and refuse storage containers shall be located within the building;

.13 the total Gross Commercial Floor Area for all convenience restaurants shall not exceed 150 square metres;

.14 the Maximum total Gross Commercial Floor Area for a dining room restaurant, a take out restaurant, and a convenience restaurant shall not exceed 250 square metres.

Figure 1


41.64m
42,39m
37.54m
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60m MIN
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21.5m
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7.5m
1.5 m
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DRIVEWAY
83.95m
DRIVEWAY
Highway No. 10 (Main Street North)
LEGEND
BUILDING AREA
LANDSCAPED OPEN SPACE
MIN. MINIMUM
m METRE

12.1333 Exception 1333

12.1333.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1333.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 165 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 7.5 metres per dwelling unit
- .b Corner Lot: 9.3 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 22.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit

.6 Minimum Exterior Side Yard Width: 3.0 metres except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.9 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room

.10 no more than 8 dwelling units shall be attached

.11 Maximum Lot Coverage: none

.12 the following provisions shall apply to garages:

- .a the maximum garage door with per dwelling unit shall be:
  - .i 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres

.ii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing the flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot

.13 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit

12.1333.3 for the purposes of Exception 1333:

.1 shall also be subject to the requirements and restrictions of the R2 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1333.2.

12.1334 Exception 1334

12.1334.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1334.2 The lands shall be subject to the following requirements and restrictions:

.1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;

.2 the maximum number of dwelling units which may be attached shall not exceed 8;

.3 the Minimum Lot Area per dwelling unit shall be:

- .a Interior Lot: 185 square metres; and,
- .b Corner Lot: 275 square metres.

.4 the Minimum Lot Width per dwelling unit shall be:

- .a Interior Lot: 6 metres; and,
- .b Corner Lot: 9 metres.

12.1335 Exception 1335

12.1335.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.1335.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 275 square metres

.b Corner Lot – 320 square metres

.2 Minimum Lot Width:

.a Interior Lot: 11.0 metres

.b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.9 No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling;

.10 The following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than that ground floor main entrance of the dwelling unit;

.c the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.11 The driveway width shall not exceed the width of garage

.12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

12.1335.3 for the purpose of Exception 1335:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and the general provisions of this by-law not in conflict with those set out in Exception 1335.2.

12.1335.4 Holding (H):

.1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel;

.2 Until the holding (H) symbol is removed, the lands designated R1 (H) – Exception 1335 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

12.1336 Exception 1336

12.1336.1 The lands shall only be used for the following purposes:

.1 a religious institution; and,

.2 purposes accessory to the other permitted purposes

12.1336.2 The lands shall be subject to the following requirements and restrictions:

.1 Front Yard Depth:

.a Minimum: 4.5 metres

.b Maximum: 18.0 metres

.2 Minimum Side Yard Width: 4.5 metres

.3 Minimum Rear Yard Depth: 7.5 metres, or half the height of the building, whichever is greater

.4 Maximum Building Height: 3 storeys

.5 Maximum Lot Coverage: 33%

.6 Minimum Setback From NS Zone: no building or structure shall be located within 10.0 metres of an NS zone

.7 Minimum Landscaped Open Space:

.a a minimum of a 6.0 metre wide strip shall be provided along the front yard lot line, except at an approved driveway, and which may be reduced to 4.5 metres when the area between the building and the front yard lot line is not used for vehicle parking or driveway purposes; and,

.b a minimum of 3.0 metres along all other property limits, except where a lot line abuts an agricultural or commercial zone boundary in which case there is no landscape requirements.

12.1336.3 for the purposes of Exception 1336:

.1 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1336.2.

12.1337 Exception 1337

12.1337.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1337.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 420 square metres; and,
- .b Corner Lot: 510 square metres.

.2 Minimum Lot Width:

- .a Interior Lot: 14 metres; and,
- .b Corner Lot: 17 metres.

.3 Minimum Interior Side Yard Width:

- .a 1.2 metres; and,
- .b the minimum distance between detached dwellings shall not be less than 2.4 metres.

12.1338 Exception 1338

12.1338.1 The lands shall only be used for the following purposes:

.1 an outdoor recreation facility; and,

.2 any conservation area or purposes.

12.1339 Exception 1339

12.1339.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1339.2 The lands shall be subject to the following requirements and restrictions:

.1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;

.2 the Maximum Number of Dwelling Units which may be attached shall not exceed 8;

.3 the Minimum Lot Area per dwelling unit shall be:

- .a Interior Lot: 185 square metres; and,
- .b Corner Lot: 275 square metres

.4 the Minimum Lot Width per dwelling unit shall be:

- .a Interior Lot: 6 metres; and,
- .b Corner Lot: 9 metres.

.5 no dwelling units shall be located closer than 15 metres to a rail line right-of-way; and,

.6 no buildings or structures, including swimming pools shall be located closer than 7.5 metres to any lands zoned NS-Exception 1338.

12.1340 Exception 1340

12.1340.1 The lands shall only be used for the following purposes:

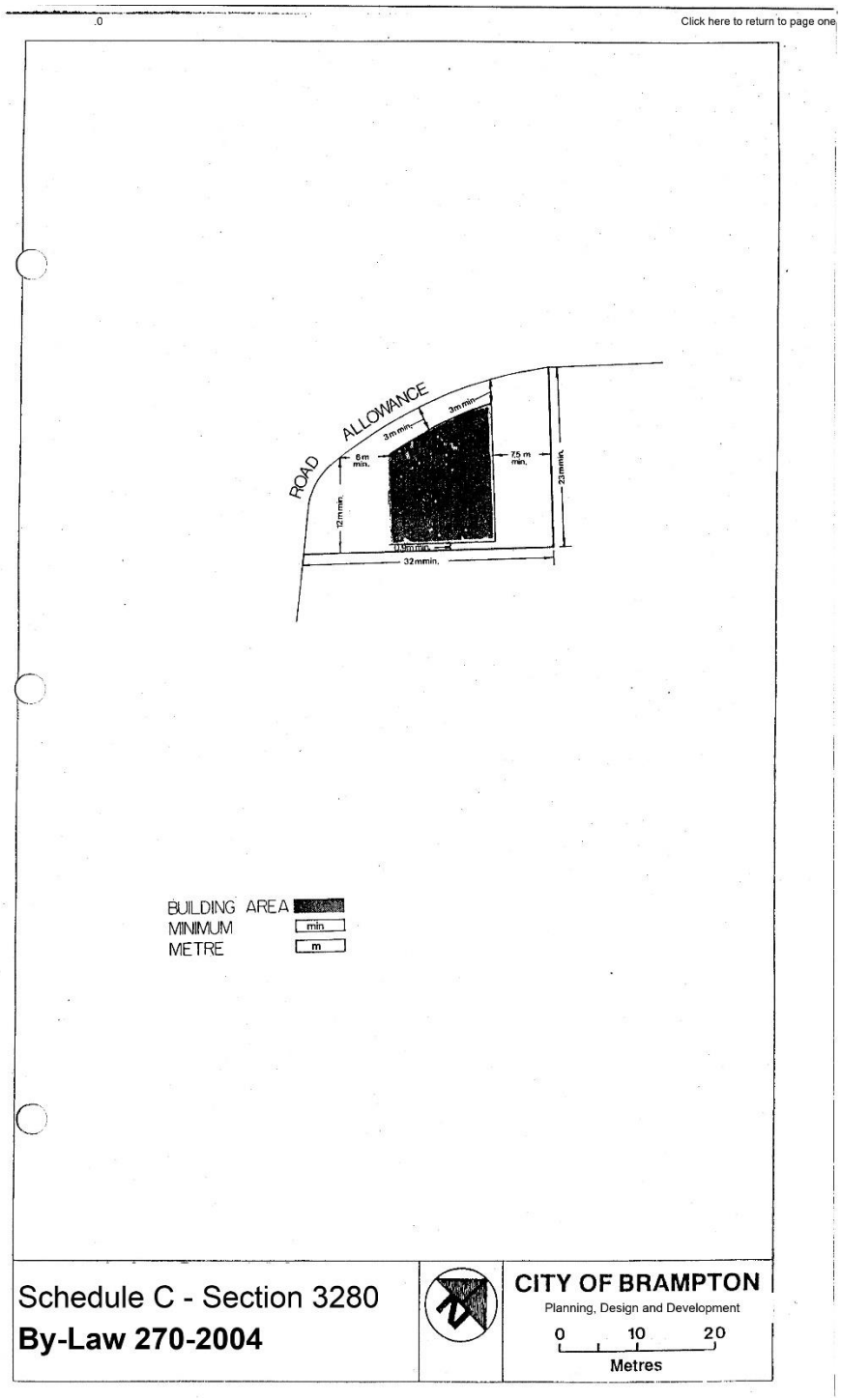
.1 shall only be used for the purposes permitted in a R1 zone.

12.1340.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings shall be located within the area shown as Building Area on Figure 1 - Exception 1340 to this by-law; however, in no case shall the front of a garage or carport be located closer than 6 metres to any street line; and,

.2 the minimum lot width and lot depth shall be as shown on Figure 1 - Exception 1340 to this by-law.

Figure 1


.0
Click here to return to page one
ROAD ALLOWANCE
3m min.
3m min.
6m min.
7.5 m min.
23 m min.
12 m min.
32 m min.
BUILDING AREA
MINIMUM
METRE
min
m
Schedule C - Section 3280
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0 10 20
Metres

12.1341 Exception 1341

12.1341.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1341.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 340 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.2 metres
- .b Corner Lot: 14.0 metres

.3 Minimum Lot Depth: 28.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the rear yard is at least 25% of the minimum lot area

.7 Minimum Interior Side Yard Width: 0.6 metres provided that the combined total of the interior side yards on the interior lot is not less than 1.8 metres

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.9 Minimum Setback to a garage door: 6.0 metres

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage door opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot

.12 porches and balconies, with or without cold cellars or foundations may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.13 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard;

.14 Minimum Setback from a NS zone: 10 metres

12.1341.3 for the purposes of Exception 1341:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and the general provisions of this by-law not in conflict with those set out in Exception 1341.2.

12.1342 Exception 1342

12.1342.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1342.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 23.5 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the rear yard is at least 25% of the minimum lot area

.7 Minimum Interior Side Yard Width: 0.6 metres provided that the combined total of the interior side yards on the interior lot is not less than 1.8 metres

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.9 Minimum Setback to a garage door: 6.0 metres

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage door opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot

.12 porches and balconies, with or without cold cellars or foundations may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.13 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard;

12.1342.3 for the purposes of Exception 1342:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and the general provisions of this by-law not in conflict with those set out in Exception 1342.2.

12.1343 Exception 1343

12.1343.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an NS zone, or the purposes permitted by R1 – Exception 1611

12.1343.2 The lands shall be subject to the following requirements and restrictions:

.1 the limit of the top of bank to be staked in the field to the satisfaction of the City of Brampton and the Toronto Region Conservation Authority to set out the limits of the "table land";

.2 the "table land" to be used only in conjunction with the adjoining lands zoned R1 – Exception 1611

12.1343.3 for the purposes of Exception 1343:

.1 shall also be subject to the requirements and restrictions relating to the R1 – Exception 1611 zone and the general provisions of this by-law not in conflict with those set out in Exception 1343.2.

12.1344 Exception 1344

12.1344.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and

.3 purposes accessory to the other permitted purposes.

12.1344.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 226 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 16.8 metres per lot and 8.4 metres per dwelling unit
- .b Corner Lot: 18.6 metres per lot and 10.2 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 27 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front wall of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.0 metres;

.6 Minimum Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.

.8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.9 The following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 metres
  - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
  - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
  - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling unit for the particular unit.

.11 The driveway width shall not exceed the width of the garage.

.12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

12.1344.3 for the purpose of Exception 1344:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1344.2.

12.1344.4 Holding (H):

.1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel;

.2 The holding (H) symbol shall not be removed until Council of the City of Brampton has received confirmation of the availability of future stormwater management facilities from the Credit Valley Conservation.

.3 Until the holding (H) symbol is removed, the lands designated R1 (H) – Exception 1344 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

12.1345 Exception 1345

12.1345.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1345.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling units shall be located closer than 15 metres to a rail line right-of-way; and,

.2 no building or structure, including swimming pools, shall be located closer than 7.5 metres to any lands zoned NS - Exception 1338.

12.1346 Exception 1346

12.1346.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.1346.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 305 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 11.3 metres;

.b Corner Lot: 13.1 metres;

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.9 No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling;

.10 The following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than that ground floor main entrance of the dwelling unit;

.c the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.11 The driveway width shall not exceed the width of the garage

.12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

12.1346.3 for the purpose of Exception 1346:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and the general provisions of this by-law not in conflict with those set out in Exception 1346.2.

12.1346.4 Holding (H):

.1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel;

.2 The holding (H) symbol shall not be removed until Council of the City of Brampton has received confirmation of the availability of future stormwater management facilities from the Credit Valley Conservation.

.3 Until the holding (H) symbol is removed, the lands designated R1 (H) – Exception 1346 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

12.1347 Exception 1347

12.1347.1 The lands shall only be used for the following purposes:

.1 Shall only be used for those purposes permitted in a R1 zone;

12.1347.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 324 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres;
- .b Corner Lot: 13.8 metres;

.3 Minimum Lot Depth: 27 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front wall of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line.

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.9 The following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 The driveway width shall not exceed the width of the garage.

.12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

12.1347.3 for the purpose of Exception 1347:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1347.2.

12.1347.4 Holding (H):

.1 The holding (H) symbol shall not be removed until Council of the City of Brampton has received confirmation of the availability of future stormwater management facilities from the Credit Valley Conservation.

.2 Until the holding (H) symbol is removed, the lands designated R1 (H) – Exception 1347 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

12.1348 Exception 1348

12.1348.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling; and,

.2 purposes accessory to the other permitted purposes

12.1348.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum setback from Airport Road: 7.5 metres

.2 Minimum Yard Setback for a Principle Building:

.a The side wall of a dwelling unit: 1.2 metres to a lot line not zoned in the same zoning category

.3 Minimum Setback from Natural System (NS) zone:

.a No dwelling and/or structure shall be located within 10.0 metres of a Natural System (NS) Zone;

.4 Maximum Building Height: 2 storeys;

.5 Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and with out having to pass through a habitable room;

.6 No more than 8 dwelling units shall be attached.

12.1348.3 for the purposes of Exception 1348:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone, and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1348.2.

12.1349 Exception 1349

12.1349.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling; and,

.2 purposes accessory to the other permitted purposes

12.1349.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum setback from Airport Road: 7.5 metres;

.2 Minimum Yard Setback for a Principle Building:

.a The side wall of a dwelling unit: 1.2 metres to a lot line not zoned in the same zoning category

.3 Minimum Setback from Natural System (NS) zone: No dwelling and/or structure shall be located within 7.5 metres of a Natural System (NS) Zone;

.4 Maximum Building Height: 2 storeys;

.5 Each dwelling unit shall have direct pedestrian access from the from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

.6 No more than 8 dwelling units shall be attached;

12.1349.3 for the purposes of Exception 1349:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone, and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1349.2.

12.1350 Exception 1350

12.1350.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1350.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in an R1 – Exception 1279 zone;

.2 Minimum Exterior Side Yard Width: 4.5 metres

12.1350.3 for the purposes of Exception 1350:

.1 shall also be subject to the requirements and restrictions relating to the R1 – Exception 1279 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1350.2.

12.1351 Exception 1351

12.1351.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1351.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in an R1 – Exception 1281 zone;

.2 Minimum Lot Width for a corner lot: 15.0 metres

12.1351.3 for the purposes of Exception 1351:

.1 shall also be subject to the requirements and restrictions relating to the R1 – Exception 1281 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1351.2.

12.1352 Exception 1352

12.1352.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1352.2 The lands shall be subject to the following requirements and restrictions:

.1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;

.2 the Maximum Number of Dwelling Units which may be attached shall not exceed 8;

.3 the Minimum Lot Area per dwelling unit shall be:

- .a Interior Lot: 185 square metres; and,
- .b Corner Lot: 275 square metres.

.4 the Minimum Lot Width per dwelling unit shall be:

- .a Interior Lot: 6 metres; and,
- .b Corner Lot: 9 metres.

12.1353 Exception 1353

12.1353.1 The lands shall only be used for the following purposes:

.1 Commercial

- .a A retail establishment having no outside storage
- .b A service shop
- .c A personal service shop
- .d A bank, trust company and finance company
- .e An office
- .f A dry cleaning and laundry distribution station
- .g A laundromat
- .h A parking lot
- .i A dining room restaurant, a take-out restaurant
- .j A banquet hall
- .k A printing or copying establishment
- .l A community club
- .m A health or fitness centre
- .n A grocery store
- .o A custom workshop

.2 Other

- .a A religious institution
- .b Only in conjunction with a religious institution, a rectory
- .c A day nursery
- .d A stormwater management facility
- .e Purposes accessory to the other permitted purposes

12.1353.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 3.0 metres

.2 Minimum Rear Yard Depth: 7.5 metres

.3 Minimum Interior Side Yard Width: 7.5 metres

.4 Minimum Exterior Side Yard Width: 1.0 metres to a building and 3.0 metres to a parking space or driveway aisle.

.5 Maximum Building Height: 3 storeys

.6 Minimum Landscaped Open Space:

.a Abutting a Front Lot Line, including a daylight triangle, except at approved access locations: 3.0 metres

.b Abutting a Rear Lot Line: 1.5 metres

.c Abutting an Interior Lot Line: 1.5 metres, except where the interior lot line abuts a Natural System or Open Space Zone or a railway Corridor, a minimum landscaped open space shall be 3.0 metres

.d Abutting and Exterior Side Lot Line, except at approved access locations: 1.0 metres between a building and the exterior lot line and 3.0 metres between a driveway or parking and the exterior lot line

.7 Maximum Gross Commercial Floor Area of all Commercial Uses, excluding a Banquet Hall or Community Club: 2965 square metres

.8 Maximum Total Gross Commercial Floor Area of either a Banquet Hall or Community Club: 1145 square metres

.9 Maximum Floor space of the assembly room or combination floor space of all assembly rooms: 780 square metres

.10 Maximum Number of Seats for a Religious Institution: 1200 seats

.11 Parking space shall be provided in accordance with Section 4.1, except where there is a Religious Institution and a Banquet Hall or Community Club together on one lot, parking shall be provided as follows:

.a 1 space for every 5.76 seats in a religious institution and 1 space for every 8.13 square metres of the floor area of the assembly rooms or halls in a banquet hall or community club.

.12 Any structure used for residential purposes shall not be located within 30 metres of a railway right-of-way.

.13 Bins for the collection of waste and recyclable materials shall be fully enclosed within a building.

.14 Notwithstanding Exception 1353.2(13), bins for the collection of waste and recyclable material for a religious institution shall be enclosed, but such an enclosure shall only be located in the rear yard and not within 150 metres of the front lot line and 100 metres of the exterior side lot line.

12.1353.3 for the purposes of Exception 1353:

.1 For the purposes of this section, the front lot line is the lot line abutting Steeles Avenue, and the exterior lot line is the lot line abutting Polonia Avenue.

.2 For the purposes of this section, a rectory is considered a place of residence in conjunction with a place of worship and may include meeting rooms and an office.

.3 That the entire lands be considered one lot for zoning purposes.

12.1354 Exception 1354

12.1354.1 The lands shall only be used for the following purposes:

.1 Residential:

.a An apartment dwelling

.2 Non-Residential:

.a Purposes accessory to the other permitted purposes

12.1354.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres

.2 Minimum Interior Side Yard Width: 2.0 metres adjacent to the southerly interior property line, otherwise, 7.5 metres.

.3 Minimum Rear Yard: 7.5 metres

.4 Maximum Building Height: 8 storeys

.5 Maximum Lot Coverage: 35%

.6 Minimum Landscaped Open Space:

.a Abutting the Front Lot Line: 6.0 metres

.b Abutting the Rear Lot Line: 7.5 metres

.c Abutting the north Interior Lot Line: 7.5 metres

.d Abutting the south Interior Lot Line: 2.0 Metres

.7 Maximum Floor Space Index: 2.0

.8 Maximum Units Per Hectare: 145

.9 Maximum Number of Bedrooms per Unit: 2

.10 Maximum Floor Area of a Dwelling Unit:

.a For a one-bedroom apartment: 77 square metres

.b For a two-bedroom apartment: 145 square metres

.11 Any residential use shall not be located within 30 metres of a railway right-of-way

.12 Minimum Parking: 1.25 spaces per unit

.13 Bins for the collection of waste and recyclable materials shall be located within a building.

12.1355 Exception 1355

12.1355.1 The lands shall only be used for the following purposes:

.1 Purposes accessory to a religious institution in the LC – Exception 1353 zone, including a residence.

12.1355.2 The lands shall be subject to the following requirements and restrictions:

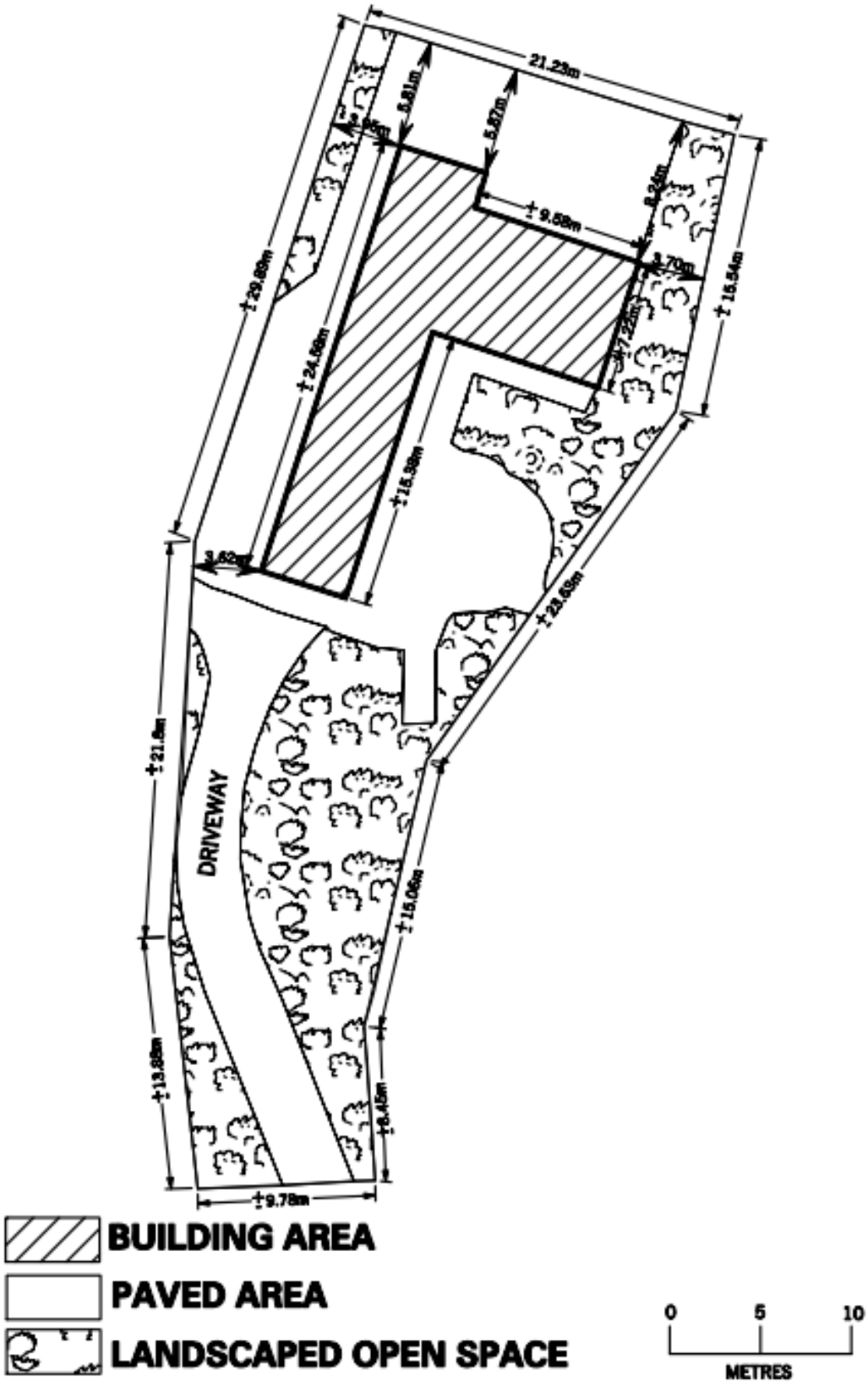
.1 Maximum gross floor area: 380 square metres

.2 A building shall only be located in the area shown as “BUILDING AREA” on Figure 1.

.3 Driveways and any surfaced walks and patios shall only be located in areas shown as “PAVED AREA” on Figure 1.

.4 The areas shown as “LANDSCAPED OPEN SPACE” on Figure 1 shall only be used for landscaped open space as defined by the by-law but shall also exclude any surfaced walk, patio, screening, pool or similar visual amenity.

Figure 1


21.23m
5.81m
5.87m
3.95m
8.24m
±9.58m
3.70m
±15.54m
±29.89m
±24.58m
±7.22m
±15.38m
3.62m
±23.63m
±21.8m
DRIVEWAY
±15.06m
±13.88m
±6.45m
±9.78m
BUILDING AREA
PAVED AREA
LANDSCAPED OPEN SPACE
0
5
10
METRES

12.1356 Exception 1356

12.1356.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1356.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback from a Natural System (NS) zone: no permanent structures, including inground swimming pools or excavations shall be located closer than 10 metres to a Natural System (NS) zone.

.2 Maximum window bay projection: window bays, with out without a foundation, may project into the rear or front yard setback a maximum of 1.8 metres.

12.1356.3 for the purposes of Exception 1356:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1356.2

12.1357 Exception 1357

12.1375.1 The lands shall only be used for the following purposes:

.1 a community club; and,

.2 purposes accessory to the permitted use.

12.1357.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 2500 square metres

.2 Minimum Lot Width: 36 metres

.3 Minimum Lot Depth: 50.0 metres

.4 Minimum Front Yard Depth:1.0 metres

.5 Minimum Rear Yard Depth: 1.0 metres

.6 Minimum Side Yard Width: 3.0 metres

.7 Minimum Landscaped Open Space:

- .a 1.0 metre wide landscaped strip abutting the front and rear lot lines, except at approved access locations;
- .b 1.5 metre wide landscaped strip abutting the side lot lines;

.8 Maximum Lot Coverage:20%

.9 Minimum Number of Parking Spaces:15

12.1357.3 for the purposes of Exception 1357:

.1 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1357.2.

12.1360 Exception 1360

12.1360.1 The lands shall only be used for the following purposes:

.1 retail establishment having no outside storage;

.2 a convenience store;

.3 a service shop;

.4 a personal service shop;

.5 a bank, trust company, finance company;

.6 an office;

.7 a dry cleaning and laundry distribution station;

.8 a laundromat;

.9 a printing or copying establishment;

.10 a commercial school;

.11 a dining room restaurant;

.12 a take-out restaurant;

.13 A community club;

.14 A health and fitness club;

.15 A custom workshop;

.16 An animal hospital;

.17 A day nursery; and

.18 Purposes accessory to the other permitted purposes.

12.1360.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth 4.0 metres

.2 Minimum Interior Side Yard Width 3 metres except where the zone abuts a LC - Exception 1361 Zone then 0 metres

.3 Minimum Rear Yard Depth: 7.5 metres

.4 Minimum Exterior Side Yard Width: 4.5 metres

.5 Minimum Front Yard Landscaped Open Space: 3.0 metres where the zone abuts Hurontario Street and Bovaird Drive.

.6 The minimum landscaped open space area where the zone abuts a residential zone shall be 2.0 metres.

.7 All garbage and refuse containers shall be enclosed within a climate-controlled room within the building.

.8 For the purposes of this zone, taverns are not permitted.

.9 For the purposes of this zone, the lot line, which abuts Bovaird Drive, shall be deemed the Front Lot Line.

.10 Drive-thru facilities shall not be located adjacent to public roads or within 8.0 metres of a residential zone.

.11 Drive thru facilities for restaurants shall not be permitted.

.12 The minimum setback of an electrical transformer from any lot line shall be 2.0 metres.

.13 Maximum Building Height 3 storeys

.14 The maximum gross floor area for office uses within lands zoned Exception 1360 and LC - Exception 1361 shall be 40% of the total gross floor area of all buildings within these zones.

12.1360.3 for the purposes of Exception 1360:

.1 shall also be subject to the requirements and restrictions of the LC zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1360.2.

12.1361 Exception 1361

12.1361.1 The lands shall only be used for the following purposes:

.1 retail establishment having no outside storage;

.2 a convenience store;

.3 a service shop;

.4 a personal service shop;

.5 a bank, trust company, finance company;

.6 an office;

.7 a dry cleaning and laundry distribution station;

.8 a laundromat;

.9 a printing or copying establishment;

.10 a commercial school;

.11 a dining room restaurant;

.12 a take-out restaurant;

.13 A community club;

.14 A health and fitness club;

.15 A custom workshop;

.16 An animal hospital;

.17 A day nursery; and

.18 Purposes accessory to the other permitted purposes.

12.1361.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth 4.0 metres

.2 Minimum Interior Side Yard Width 3 metres except where the zone abuts a Exception 1360 Zone then 0 metres

.3 Minimum Rear Yard Depth: 7.5 metres

.4 Minimum Exterior Side Yard Width: 4.5 metres

.5 Minimum Front Yard Landscaped Open Space: 3.0 metres where the zone abuts Hurontario Street and Bovaird Drive.

.6 The minimum landscaped open space area where the zone abuts a residential zone shall be 2.0 metres.

.7 All garbage and refuse containers shall be enclosed within a climate-controlled room within the building.

.8 For the purposes of this zone, taverns are not permitted.

.9 For the purposes of this zone, the lot line, which abuts Bovaird Drive, shall be deemed the Front Lot Line.

.10 Drive-thru facilities shall not be located adjacent to public roads or within 8.0 metres of a residential zone.

.11 Drive thru facilities for restaurants shall not be permitted.

.12 The minimum setback of an electrical transformer from any lot line shall be 2.0 metres.

.13 Maximum Building Height 3 storeys

.14 The maximum gross floor area for office uses within lands zoned LC - Exception 1360 and LC - Exception 1361 shall be 40% of the total gross floor area of all buildings within these zones.

12.1361.3 for the purposes of Exception 1361:

.1 shall also be subject to the requirements and restrictions of the LC zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1361.2.

12.1362 Exception 1362

12.1362.1 The lands shall only be used for the following purposes:

.1 a gas bar;

.2 a convenience restaurant; and,

.3 uses permitted by GE Zone.

12.1362.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings shall be located within the areas shown as BUILDING AREAS on Figure 1-Exception 1362;

.2 Landscaped Open Space shall be provided and maintained in the areas as shown on LANDSCAPED OPEN SPACE on Figure 1-Exception 1362;

.3 the Gross Commercial Floor Area of all structures excluding the gas bar canopy, shall not exceed 907 square metres;

.4 the Gross Commercial Floor Area devoted to a convenience restaurant shall not exceed 150 square metres;

.5 the Gross Commercial Floor Area of the gas bar kiosk shall not exceed 14 square metres;

.6 the area covered by a gas bar canopy shall not exceed 144 square metres and shall located within the area shown as GAS BAR CANOPY on Figure 1-Exception 1362;

.7 the Maximum Height of all structures shall not exceed 1 storey;

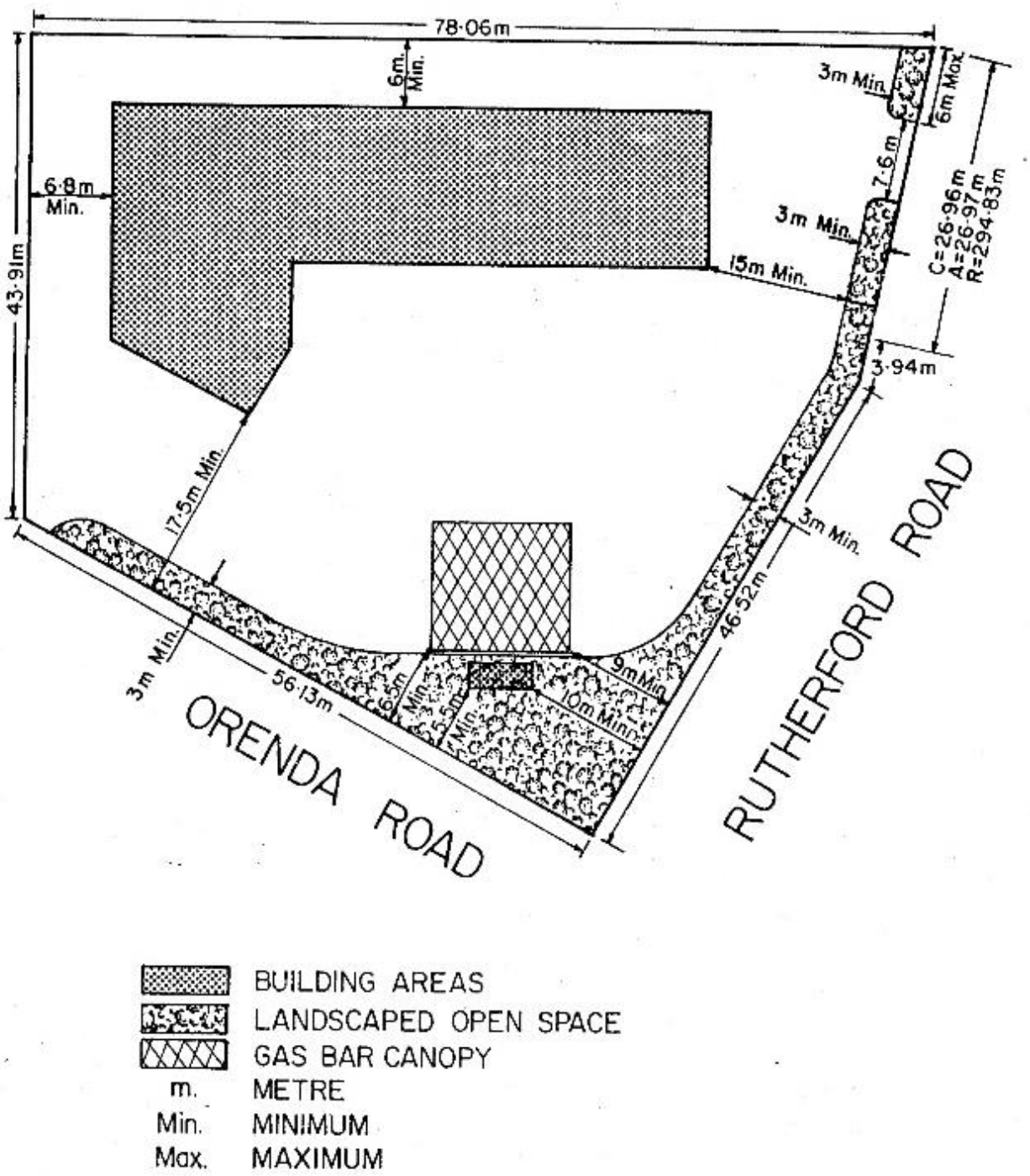
.8 Parking shall be provided in accordance with the provisions of Section 4.1 of this by-law in the case of those uses permitted by Exception 1362.1(1)and 1362.1(2) and the provisions of Section 4.1 of this by-law in the case of those uses permitted by Exception 1362.1(3);

.9 Loading shall be provided in accordance with the provisions of Section 4.6 of this bylaw in the case of those uses permitted by Exception 1362.1(1) and 1362.1(2) and the provision of section 4.6 of this by-law in the case of those uses permitted by Exception 1362.1(3);

.10 an adult entertainment parlour shall not be permitted; and,

.11 all garbage and refuse storage containers shall be located within the main building on the site.

Figure 1


78·06m
6m Min.
3m Min.
6m Max.
6·8m Min.
7·6m
3m Min.
C=26·96m
A=26·97m
R=294·83m
43·91m
15m Min.
3·94m
17·5m Min.
3m Min.
3m Min.
56·13m
46·52m
6m Min.
5·5m Min.
9m Min.
10m Min.
ORENDA ROAD
RUTHERFORD ROAD
BUILDING AREAS
LANDSCAPED OPEN SPACE
GAS BAR CANOPY
m. METRE
Min. MINIMUM
Max. MAXIMUM

12.1363 Exception 1363

12.1363.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a GE zone.

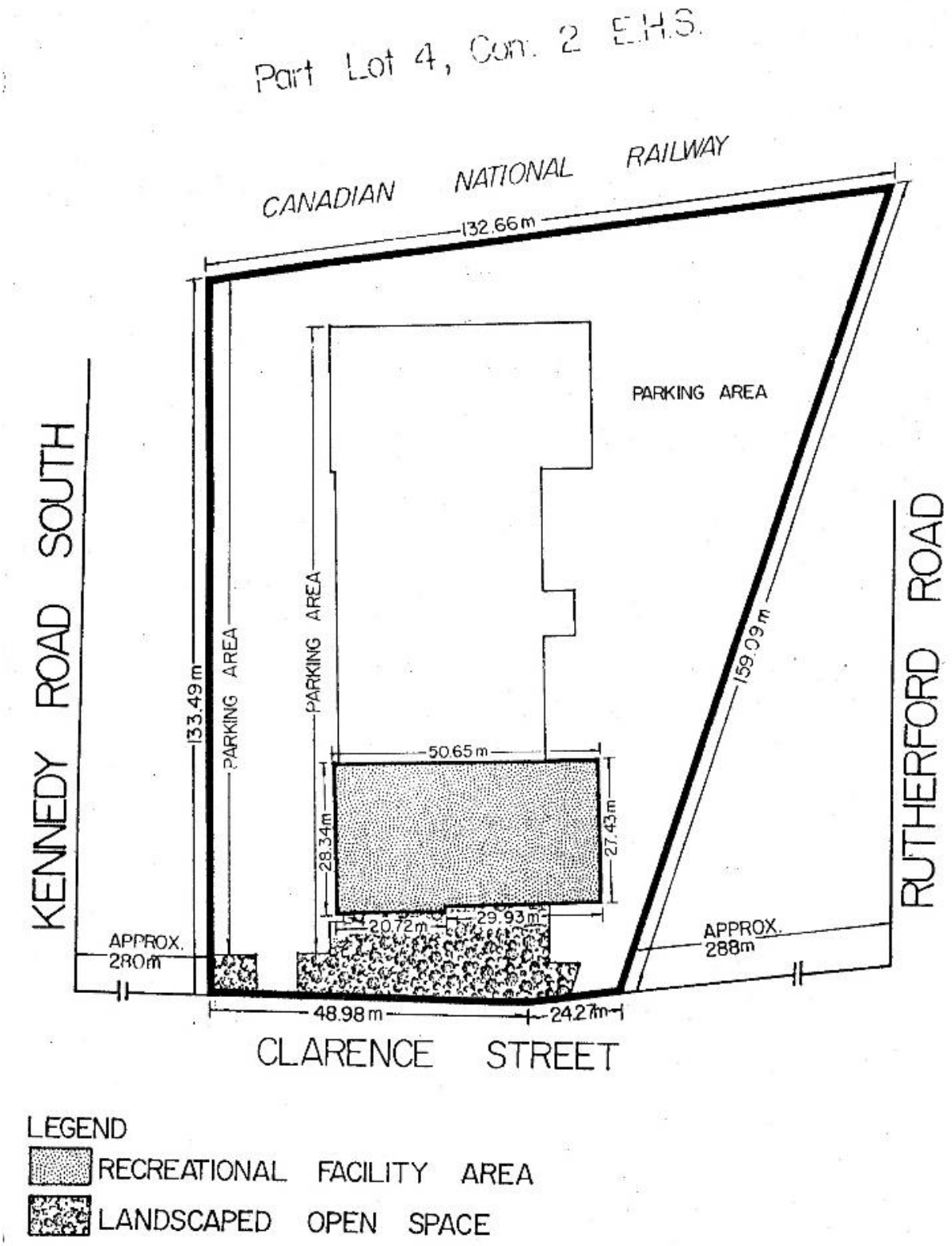
12.1363.2 The lands shall be subject to the following requirements and restrictions:

.1 a recreational facility shall be located within the area shown as Recreational Facility Area on Figure 1-Exception 1363 to this by-law;

.2 Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on Figure 1-Exception 1363 to this by-law; and,

.3 the Parking Area shall be provided and maintained in the locations shown as Parking Area on Figure 1-Exception 1363 to this by-law.

Figure 1


Part Lot 4, Con. 2 E.H.S.
CANADIAN NATIONAL RAILWAY
132.66m
PARKING AREA
KENNEDY ROAD SOUTH
RUTHERFORD ROAD
PARKING AREA
PARKING AREA
133.49m
159.09m
50.65m
28.34m
27.43m
20.72m
29.93m
APPROX. 280m
APPROX. 288m
48.98m
24.27m
CLARENCE STREET
LEGEND
RECREATIONAL FACILITY AREA
LANDSCAPED OPEN SPACE

12.1364 Exception 1364

12.1364.1 The lands shall only be used for the following purposes:

.1 a gas bar

12.1364.2 The lands shall be subject to the following requirements and restrictions:

.1 the gas bar site and related buildings and structures shall be located as shown on Figure 1-Exception 1364;

.2 the Minimum Front Yard Depth for the overhead canopy and kiosk shall be 25.0 metres;

.3 the Maximum Gross Floor Area of the gas bas kiosk shall not exceed 21.0 square metres;

.4 a minimum of 4 parking spaces for the gas bar shall be provided and located as shown on Figure 1-Exception 1364;

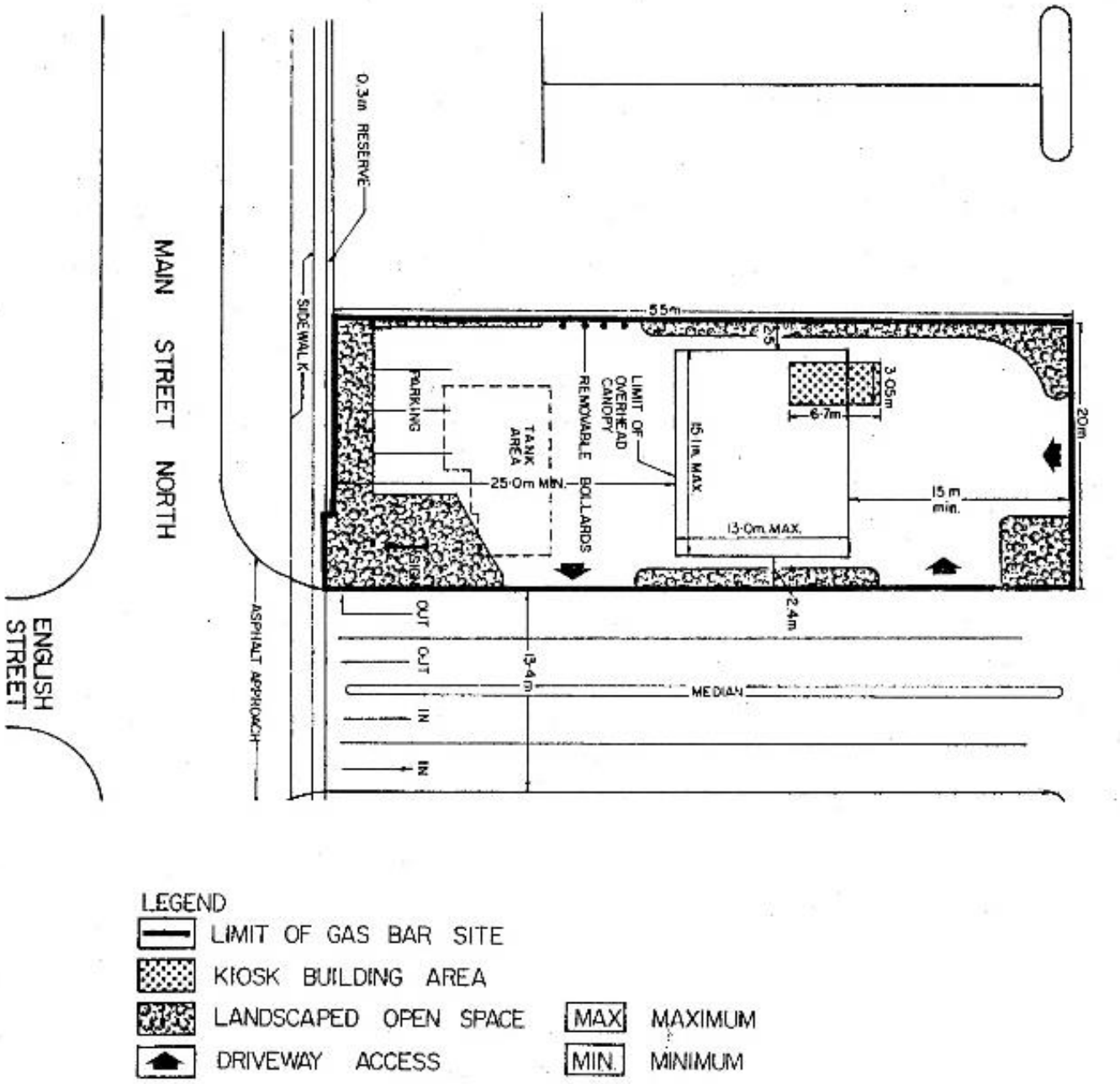
.5 Driveway Access shall be provided and located as shown on Figure 1 - Exception 1364;

.6 Landscaped Open Space shall be provided and maintained in the areas identified as Landscaped Open Space on Figure 1-Exception 1364;

.7 no outside storage or display of goods or materials shall be permitted; and,

.8 the gas bar kiosk and canopy shall be compatible in design and appearance with the existing commercial buildings (Kingspoint Plaza) on the subject property.

Figure 1


MAIN STREET NORTH
ENGLISH STREET
0.3m RESERVE
SIDEWALK
ASPHALT APPROACH
55m
2.5
3.05m
6.7m
20m
PARKING
TANK AREA
25.0m MIN.
RENOVABLE BOLLARDS
LIMIT OF OVERHEAD CANOPY
15m MAX.
13.0m MAX.
15 m min.
SIGN
2.4m
OUT
OUT
IN
IN
13.4m
MEDIAN
LEGEND
LIMIT OF GAS BAR SITE
KIOSK BUILDING AREA
LANDSCAPED OPEN SPACE
DRIVEWAY ACCESS
MAX MAXIMUM
MIN. MINIMUM

12.1365 Exception 1365

12.1365.1 The lands shall only be used for the following purposes:

.1 an office, including offices of a physician, dentist and drugless practitioner;

.2 a retail establishment having no outside storage or display of goods and materials;

.3 a dry cleaning and laundry distribution station;

.4 a personal service shop;

.5 a take-out restaurant excluding a drive-through facility.

.6 purpose accessory to the other permitted purposes.

12.1365.2 The lands shall be subject to the following requirements and restrictions:

.1 a minimum front yard depth (Peter Robertson Boulevard): 5 metres

.2 minimum exterior side yard width (Sunny Meadow Boulevard): 3 metres

.3 minimum interior side yard width: 37 metres, except for the westerly portion of the building consisting of the first 29 metres from the front lot line where the minimum interior side yard shall be 20 metres;

.4 minimum rear yard depth: 39 metres;

.5 minimum lot width: 35 metres

.6 minimum building height: 2 storeys;

.7 maximum building height: 3 storeys;

.8 minimum landscaped open space shall be 5 metres abutting the lot line along Peter Robertson Boulevard and 3 metres along all other property line, except at approved access locations;

.9 the uses permitted by Exception 1365.1 (2), (3) and (4) shall no exceed a cumulative gross floor area of 850 square metres and shall be located only at ground level;

.10 the maximum gross floor area of a take-out restaurant shall be 150 square metres;

.11 a minimum gross floor area of 650 square metres shall be used for offices of a physician, dentist and drugless practitioner;

.12 an adult video store, an adult entertainment parlour, a temporary open air market or drive through facilities shall not be permitted;

.13 all garbage and refuse storage area, including any containers for recycling materials, shall be enclosed within a building;

.14 all restaurant refuse storage shall be enclosed in a climate controlled area within the building;

12.1366 Exception 1366

12.1366.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone:

12.1366.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 17 metres

12.1367 Exception 1367

12.1367.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1367.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 321 square metres; and,

.b Corner Lot: 411 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 10.7 metres; and,

.b Corner Lot: 13.7 metres.

12.1368 Exception 1368

12.1368.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.1368.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 17 metres.

12.1369 Exception 1369

12.1369.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.1369.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 411 square metres; and,

.b Corner Lot: 501 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 13.7 metres; and,

.b Corner Lot: 16.7 metres.

.3 Minimum Rear Yard Depth: 17 metres

12.1370 Exception 1370

12.1370.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1370.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 411 square metres; and,

.b Corner Lot: 501 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 13.7 metres; and,

.b Corner Lot: 16.7 metres.

12.1371 Exception 1371

12.1371.1 The lands shall only be used for the following purposes:

.1 a religious institution

.2 a day nursery

.3 a banquet hall

.4 community club

.5 a recreation facility

.6 purposes accessory to the other permitted purposes

12.1371.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback from Hurontario Street: 3.0 metres;

.2 Minimum Setback from Oldgate Lane: 28 metres;

.3 Minimum Setback from Sweet Briar Lane: 30 metres;

.4 Minimum Interior Side Yard Setback: 15 metres;

.5 Minimum Rear Yard Setback: 53 metres;

.6 Minimum Landscaped Area: 25%;

.7 Maximum Building Height: 17 metres for the main building, excluding the spires and dome structure

.8 A minimum landscaped area of 3.0 metres shall be provided along all property boundaries except along the southerly property boundary where it abuts an I1 zone and except at approved access locations;

.9 Parking shall be provided as follows:

- .a Religious Institution: 1 parking space for every 4 seats
- .b Day Nursery: 1 parking space for each employee plus 1 parking space for each 10 children capacity
- .c Banquet Hall: 1 parking space for each 17 square metres of gross commercial floor area or portion thereof
- .d Recreation Facility: 1 parking space for each 17 square metres of gross commercial floor area or portion thereof;

.10 Maximum Gross Floor Area for the use in Exception 1371.1(1) shall be 3,400 square metres;

.11 Maximum Combined Total Gross Floor Area for the uses in 1371.1 (2), (3) and (4) shall be 3,000 square metres.

.12 For the purposes of this zoning by-law, the front lot line shall be Hurontario Street.

12.1372 Exception 1372

12.1372.1 The lands shall only be used for the following purposes:

.1 a real estate office; and,

.2 the purposes permitted in the GE zone.

12.1372.2 The lands shall be subject to the following requirements and restrictions:

.1 the real estate office shall occupy only the second floor of the building on the lot;

.2 the Gross Commercial Floor Area of the real estate office shall not exceed 360 square metres; and,

.3 the total of the gross commercial floor areas of all motor vehicle repair shops and all motor vehicle body shops shall not exceed 146 square metres.

12.1373 Exception 1373

12.1373.1 The lands shall only be used for the following purposes:

.1 single family detached dwellings;

.2 semi-detached dwellings;

.3 townhouse dwellings; and,

.4 purposes accessory to the other permitted purposes,

.5 a gatehouse and/or automated gates, if required.

12.1373.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width - 9.15 metres

.2 Maximum Number of Bedrooms in any Dwelling Unit – 2

.3 Maximum Floor Area per Dwelling Unit Above Established Grade:

- .a Single Family Detached and Semi- Detached Dwellings- 186 square metres; and,
- .b Townhouse Dwellings- 165 square metres.

.4 Maximum Building Height:

- .a Single Family Detached and Semi-Detached Dwellings: 7.5 metres
- .b Townhouse Dwellings: 10.6 metres

.5 The front face of a dwelling shall have a minimum setback distance of 4.5 metres from the limits of a private road.

.6 A porch shall have a minimum setback distance of 3.0 metres from the limits of a private road.

.7 A garage shall have a minimum setback distance of 6.0 metres from the front fact of the garage to the limits of a private road.

.8 Minimum Outdoor Living Area – 30 square metres per dwelling unit.

.9 The minimum distance between two detached dwellings shall not be less than 1.8 metres unless the reduced distance is added to the other side of the same detached dwellings, and provided that the minimum distance between detached dwellings is not less than 1.2 metres.

.10 Where the distance between the walls of two dwellings is less than 2.4 metres, no door or window above or below grade will be permitted in any such wall.

.11 No building shall be located closer than 12 metres to the Sandalwood Parkway right-of-way.

.12 No building shall be located closer than 30 metres to the Dixie Road right-of-way.

.13 A dwelling shall not be located closer than 3.0 metres to an indoor and outdoor recreation area.

.14 Parking:

.a Single Family Detached and Semi-Detached Dwelling: A minimum of two parking spaces per dwelling unit, plus a minimum of 0.25 spaces per dwelling unit devoted to visitor parking; and,

.b Multiple Family and Townhouse Dwellings; A minimum of 1.5 parking spaces per dwelling unit, plus a minimum of 0.25 spaces per dwelling unit devoted to visitor parking.

12.1373.3 for the purposes of Exception 1373:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1373.2.

.2 A Private Road For the purposes of this by-law, private road shall mean a road which is not owned and maintained by the Corporation of the City of Brampton, the Region of Peel, or by the Crown in Right of Ontario, namely, all roads within Rosedale Village. For the purposes of this by-law, the road known as Via Rosedale (including its continuation) is a road which is owned by the Corporation of the City of Brampton. Via Rosedale shall be retained in public ownership until such time that the municipality is satisfied that such road is only required to exclusively serve the Rosedale Village Community. After such determination is made, such roadway will be conveyed by the municipality back to "The Villages of Rosedale."

.3 Limits of a Private Road Shall mean the paved surface of the private road, including any associated curb or sidewalk.

12.1374 Exception 1374

12.1374.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in an Exception 1373 zone;

and,

.2 purposes accessory to the other permitted purposes;

12.1374.2 The lands shall be subject to the following requirements and restrictions:

.1 for those purposes permitted in an Exception 1373 zone, the requirements and restrictions as set out in an Exception 1373.

12.1374.3 for the purpose of Exception 1374:

.1 A Private Road For the purposes of this by-law, private road shall mean a road which is not owned and maintained by the Corporation of the City of Brampton, the Region of Peel, or by the Crown in Right of Ontario, namely, all roads within Rosedale Village. For the purposes of this by-law, the road known as Via Rosedale (including its continuation) is a road which is owned by the Corporation of the City of Brampton. Via Rosedale shall be retained in public ownership until such time that the municipality is satisfied that such road is only required to exclusively serve the Rosedale Village Community. After such determination is made, such roadway will be conveyed by the municipality back to "The Villages of Rosedale."

.2 Limits of a Private Road Shall mean the paved surface of the private road, including any associated curb or sidewalk.

12.1374.4 Holding (H):

.1 That a holding provision be placed on all lots and/or blocks that are presently subject to flooding during a Regional Storm event. This includes but is not limited to portions of the following lots and blocks: Lot 6 to 8, 17 to 26, 28 to 31, 34 to 37, 40 to 97, 99 to 116, 118 and 120 to 124; and Blocks 27, 33, 38, 39, 96, 117, 119 and 125 to 132. The holding (H) symbol shall not be removed until the Toronto and Region Conservation Authority has confirmed that the requisite works to contain the Regional Storm flows within the proposed stream corridor have been submitted for the review and approval of the TRCA, indicating the lands designated on the lots and blocks listed above are no longer subject to flood hazards.

.2 Until the holding (H) symbol is removed, the lands designated R2 (H)- Exception 1374, shall only be used for the purposes permitted in the A Zone as set out in Chapter 11 subject to the requirements and restrictions of the A Zone, and all the general provision of this by-law.

12.1375 Exception 1375

12.1375.1 The lands shall only be used for the following purposes:

.1 Commercial

- .a a retail establishment having no outside storage;
- .b a grocery store;
- .c a service shop;
- .d a personal service shop;
- .e a bank, trust company and finance company;
- .f an office;
- .g a dry cleaning and laundry distribution station;
- .h a laundromat;
- .i a dining room restaurant, a convenience restaurant, and a take-out restaurant;
- .j a printing or copying establishment;
- .k a commercial school;
- .l a place of commercial recreation but not including a billiard hall;
- .m a community club;
- .n a health or fitness centre;
- .o an animal hospital.
- .p a day nursery;

.2 Other

- .a purposes accessory to the other permitted uses.

12.1375.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth:

- .a 5.5 metres; except adjacent to a site daylight triangle at a street intersection, in which case the minimum front yard depth may be reduced to 3.5 metres when the area between the building and property limit are landscaped and not used for parking and/or driveway purposes;

.2 Minimum Interior Side Yard Width:

.a 3.0 metres, except that where the interior side yard abuts a Natural System (NS) zone, the minimum interior side yard shall be 10.0 metres;

.3 Minimum Exterior Side Yard Width:

.a 5.5 metres, except adjacent to a site daylight triangle at a street intersection, in which case the minimum exterior side yard width may be reduced to 3.5 metres when the area between the building and property limit are landscaped and not used for parking and/or driveway purposes;

.4 Minimum Rear Yard Depth:

.a 6.0 metres; except that where the interior side yard abuts a Natural System (NS) zone, the minimum interior side yard shall be 10.0 metres;

.5 Minimum Width of Landscaped Open Space abutting lot lines:

.a Front Lot Line – 5.5 metres, which may be reduced to 3.5 metres at a site daylight triangle at a street intersection, except at approved access locations;

.b Exterior Side Lot Line - 5.5 metres, which may be reduced to 3.5 metres at a site daylight triangle at a street intersection, except at approved access locations;

.c Interior Side Lot Line – 3.0 metres;

.d Rear Lot Line – 3.0 metres.

12.1375.3 for the purposes of Exception 1375:

.1 For the purpose of this Exception, Airport Road street line is the front lot line.

12.1376 Exception 1376

12.1376.1 The lands shall only be used for the following purposes:

.1 Commercial

- .a a retail establishment having no outside storage;
- .b a supermarket;
- .c a service shop;
- .d a personal service shop;
- .e a bank, trust company and finance company;
- .f an office;
- .g a dry cleaning and laundry distribution station;
- .h a laundromat;
- .i a dining room restaurant, a convenience restaurant, and a take-out restaurant;
- .j a printing or copying establishment;
- .k a commercial school;
- .l a place of commercial recreation but not including a billiard hall;
- .m a community club;
- .n a health centre;
- .o an animal hospital;
- .p a library;
- .q a day nursery;

.2 Other

- .a purposes accessory to the other permitted uses.

12.1376.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: - 5.5 metres; except adjacent to a site daylight triangle at a street intersection, in which case the minimum front yard depth may be reduced to 3.5 metres when the area between the building and property limit are landscaped and not used for parking and/or driveway purposes

.2 Minimum Interior Side Yard Width: - 3.0 metres, except that where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard shall be 6.0 metres;

.3 Minimum Exterior Side Yard Width: - 5.5 metres, except adjacent to a site daylight triangle at a street intersection, in which case the minimum exterior side yard width may be reduced to 3.5 metres when the area between the building and property limit are landscaped and not used for parking and/or driveway purposes

.4 Minimum Rear Yard Depth: 9.0 metres;

.5 Minimum Width of Landscaped Open Space abutting lot lines:

.a Front Lot Line – 5.5 metres, which may be reduced to 3.5 metres at a site daylight triangle at a street intersection, except at approved access locations;

.b Exterior Side Lot Line - 5.5 metres, which may be reduced to 3.5 metres at a site daylight triangle at a street intersection, except at approved access locations;

.c Interior Side Lot Line – 3.0 metres;

.d Rear Lot Line – 3.0 metres.

.6 Minimum Gross Commercial Floor Area devoted to the uses permitted in Exception 1376.1(1)(p) shall be 450.0 square metres.

.7 For the purpose of this Exception, the lands zoned Exception 1376 shall be treated as a single lot for zoning purposes.

12. 1376.3 for the purposes of Exception 1376:

.1 For the purpose of this Exception, Torbram Road street line is the front lot line.

12.1377 Exception 1377

12.1377.1 The lands shall only be used for the following purposes:

.1 Commercial

- .a a retail establishment having no outside storage;
- .b a service station;
- .c a personal service shop;
- .d an office;
- .e a dry cleaning and laundry distribution station;
- .f a laundromat;
- .g a dining room restaurant, a convenience restaurant, and a take-out restaurant;
- .h a printing or copying establishment;
- .i a commercial school;
- .j a place of commercial recreation;
- .k a community club;
- .l a health centre;
- .m an animal hospital.

.2 Other

- .a purposes accessory to the other permitted uses.

12.1377.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth:

- .a -5.5 metres; except adjacent to a site daylight triangle at a street intersection, in which case the minimum front yard depth may be reduced to 3.5 metres when the area between the building and property limit are landscaped and not used for parking and/or driveway purposes

.2 Minimum Interior Side Yard Width: 9.0 metres;

.3 Minimum Exterior Side Yard Width:

- .a 5.5 metres, except adjacent to a site daylight triangle at a street intersection, in which case the minimum exterior side yard width may be reduced to 3.5 metres when the area between the building and property limit are landscaped and not used for parking and/or driveway purposes

.4 Minimum Rear Yard Depth: 9.0 metres;

.5 Minimum Width of Landscaped Open Space abutting lot lines:

.a Front Lot Line – 5.5 metres, which may be reduced to 3.5 metres at a site daylight triangle at a street intersection, except at approved access locations;

.b Exterior Side Lot Line - 5.5 metres, which may be reduced to 3.5 metres at a site daylight triangle at a street intersection, except at approved access locations;

.c Interior Side Lot Line – 3.0 metres;

.d Rear Lot Line – 3.0 metres.

.6 No Drive Through facility shall be located within 30.0 metres of Torbram Road;

12.1377.3 for the purposes of Exception 1377:

.1 For the purpose of this Exception, Torbram Road street line is the front lot line.

12.1378 Exception 1378

12.1378.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone.

12.1378.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Number of Dwelling Units for land located north of Flowertown Avenue and designated R2-Exception 1378 shall be 50;

.2 the Maximum Number of Dwelling Units for lands located south of Flowertown Avenue and designated R2-Exception 1378 shall be 44;

.3 the Maximum Height of all structures shall be 2 storeys;

.4 the Minimum Distance between any structure and Chinguacousy Road shall be 14 metres;

.5 the Maximum Number of Dwelling Units which may be attached shall be 8;

.6 each dwelling unit shall have an attached garage; and,

.7 where a dwelling unit faces and obtains vehicular access directly from a municipal road the minimum setback of the dwelling unit and the attached garage shall be 6 metres.

12.1379 Exception 1379

12.1379.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone;

12.1379.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 375 square metres

.2 Minimum Lot Width:

- .a Interior Lot – 12.5 metres
- .b Corner Lot – 14.3 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25 percent of the minimum required lot area

.6 Minimum Interior Side Yard: 0.6 metres, provided that the combined total of the interior side yards on an interior lot is not less than 1.8 metres

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres

.8 Garage Door Width:

- .a maximum 5.0 metres;
- .b the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
- .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot

.9 Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.10 Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front or exterior side yard

12.1380 Exception 1380

12.1380.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone;

12.1380.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 331 square metres

.2 Minimum Lot Width:

- .a Interior Lot – 12.5 metres
- .b Corner Lot – 14.3 metres

.3 Minimum Lot Depth: 26.5 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25 percent of the minimum required lot area

.6 Minimum Interior Side Yard: 0.6 metres, provided that the combined total of the interior side yards on an interior lot is not less than 1.8 metres

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres

.8 Garage Door Width:

- .a maximum 5.0 metres;
- .b the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
- .c the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

.9 Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.10 Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front or exterior side yard.

12.1381 Exception 1381

12.1381.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone;

12.1381.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 292 square metres

.2 Minimum Lot Width:

- .a Interior Lot – 11.0 metres
- .b Corner Lot – 12.8 metres

.3 Minimum Lot Depth: 26.5 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard: 0.6 metres, provided that the combined total of the interior side yards on an interior lot is not less than 1.8 metres

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres

.8 Garage Door Width:

- .a maximum 5.0 metres;
- .b the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
- .c the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

.9 Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.10 Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front or exterior side yard.

12.1382 Exception 1382

12.1382.1 The lands shall only be used for the following purposes:

.1 either:

.a a greenhouse;

.b a retail florist shop; and,

.c a single detached dwelling attached to the greenhouse and retail florist shop;

.2 or:

.a the purposes permitted in the R1 zone.

.3 purposes accessory to the other permitted purposes

12.1382.2 The lands shall be subject to the following requirements and restrictions:

.1 shall, in respect of the purposes set out in Exception 1382.1(2)(a) and 1382.1(3), be subject to the requirements and restrictions relating to the R1 zone,

.2 shall, in respect of the other permitted purposes, be subject to the following requirements and restrictions:

.a Minimum Lot Width: 58.5 metres;

.b Minimum Lot Depth: 74.6 metres;

.c Minimum Lot Area: 0.436 hectares;

.d the minimum front and rear yard depths and side yard widths shall be as shown on Figure 1-Exception 1382;

.e any dwelling, greenhouse or retail florist shop shall be located within the area identified as Building Area on Figure 1-Exception 1382;

.f the Gross Commercial Floor Area of the retail florist shop shall not exceed 372 square metres;

.g the height of the building located within the area identified as Building Area on Figure 1-Exception 1382 shall not exceed:

.i for an attached single detached dwelling: 1 ½ storey; and,

.ii for a greenhouse and retail florist shop: 1 storey.

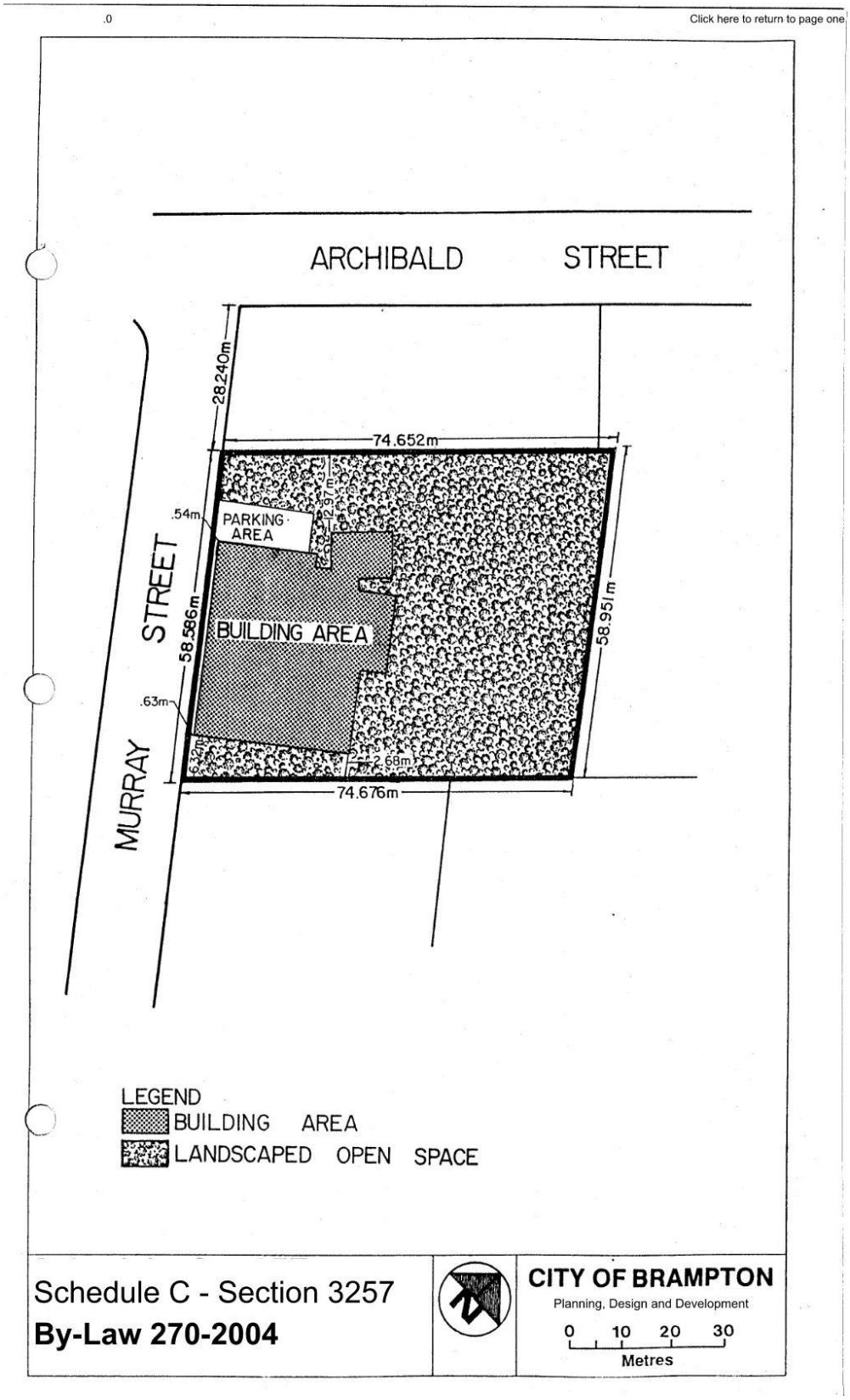
.h a minimum of 5 parking spaces shall be provided in the location identified as Parking Area on Figure 1-Exception 1382;

.i Landscaped Open Space shall be provided and maintained in the locations identified as Landscaped Open Space on Figure 1-Exception 1382;

.j all garbage and refuse containers shall be located within a buildings; and,

.k the requirements and restrictions relating to the R1 zone which are not in conflict with the ones set out in Exception 1382.2(2)

Figure 1


.0
Click here to return to page one
ARCHIBALD STREET
MURRAY STREET
28.240m
74.652m
.54m
PARKING AREA
BUILDING AREA
58.586m
58.951m
.63m
2.68m
74.676m
LEGEND
BUILDING AREA
LANDSCAPED OPEN SPACE
Schedule C - Section 3257
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0 10 20 30
Metres

12.1383 Exception 1383

12.1383.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes of the LC Zone and a home furnishing and home improvement retail warehouse, but not a supermarket, tavern, religious institution, group home or lodging house.

12.1383.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Landscaped Open Space:

- .a 4.5 metres abutting Regional Road 107, except at approved access locations.
- .b 4 metres abutting Heart Lake Road, except at approved access locations.
- .c 5 metres abutting the east property line.

.2 Minimum building setbacks:

- .a The following building setbacks shall apply to a home furnishings and home improvement retail warehouse:
  - .i 40 metres from Heart Lake Road.
  - .ii 16 metres from Bovaird Drive.
  - .iii 17 metres from the east property line.
- .b buildings containing all other permitted uses shall comply with minimum yards of the SC Zone.

.3 Parking requirement:

- .a for a home furnishing and home improvement retail warehouse, including an associated garden centre - a minimum of 650 parking spaces.
- .b for all other permitted uses - the parking requirements in accordance with the SC Zone.

.4 Maximum gross floor area for a home furnishing and home improvement retail warehouse, excluding a garden centre:

- .a 13,500 sq.m.

.5 Outdoor Storage:

- .a Outdoor storage of goods and materials is only permitted in conjunction with a home furnishing and home improvement retail warehouse.
- .b Outdoor storage shall not be located in areas required for landscaping and parking.

12.1383.3 for the purposes of Exception 1383:

.1 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or structure occupied by a single user and having a minimum gross floor area of 8,361 square metres. The predominant use permitted shall be for the sale of home furnishings and home improvement products which are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

.2 For the purposes of this Exception, all lands zoned Exception 1383 shall be interpreted as one (1) lot for zoning purposes.

12.1384 Exception 1384

12.1384.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone;

12.1384.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 162 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 6.0 metres per dwelling unit
- .b Corner Lot: 9.0 metres per dwelling unit

.3 Minimum Lot Depth: 27.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25 percent of the minimum required lot area

.6 Minimum Exterior Side Yard Width:

- .a 3.0 metres;
- .b 6.0 metres to the front of a garage facing the exterior lot line

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall where the setback may be 0.0 metres

.8 Maximum Building Height: 11.0 metres

.9 Maximum Lot Coverage: No restriction

.10 Maximum Garage Door Width:

- .a For a lot width of less than 7.0 metres, the maximum garage door width shall be 2.5 metres;
- .b For a lot width of less than 8.0 metres and greater than 7.0 metres, the maximum garage door width shall be 3.1 metres;
- .c For a lot width greater than 8.0 metres, the maximum garage door width shall be 3.7 metres;
- .d The garage door width restriction does not apply to the garage door facing the exterior side yard;
- .e The width of the interior of a garage as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

.11 Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.12 Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front or exterior side yard

.13 Maximum Dwelling Units Attached: 9

12.1385 Exception 1385

12.1385.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a a warehouse.

.2 Non-Industrial:

.a only until Dec. 8/89, a single detached dwelling.

.3 Accessory:

.a an associated office in conjunction with the purpose permitted by Exception 1385.1(1)(a); and,

.b purposes accessory to the other permitted purposes.

12.1385.2 The lands shall be subject to the following requirements and restrictions:

.1 a residential use shall be located in the residential building within the area identified as Building Area B on Figure 1-Exception 1385;

.2 and industrial or accessory use shall be located in the industrial building within the area identified as Building Area A on Figure 1-Exception 1385;

.3 the Ground Floor Area of the residential building within the area identified as Building Area B on Figure 1-Exception 1385 shall not exceed 66 square metres;

.4 the Building Height of the residential building within the area identified as Building Area B on Figure 1-Exception 1385 shall not exceed 1.5 storeys;

.5 the Ground Floor Area of the industrial building within the area identified as Building Area A on Figure 1-Exception 1385 shall not exceed 268 square metres;

.6 the Building Height of the industrial building within the area identified as Building Area A on Figure 1-Exception 1385 shall not exceed 6.1 metres;

.7 the Minimum Lot Width shall be 15.8 metres;

.8 the Minimum Lot Area shall be 1254.0 square metres;

.9 the minimum front and rear yard depths and side yard widths shall be as shown on Figure 1-Exception 1385;

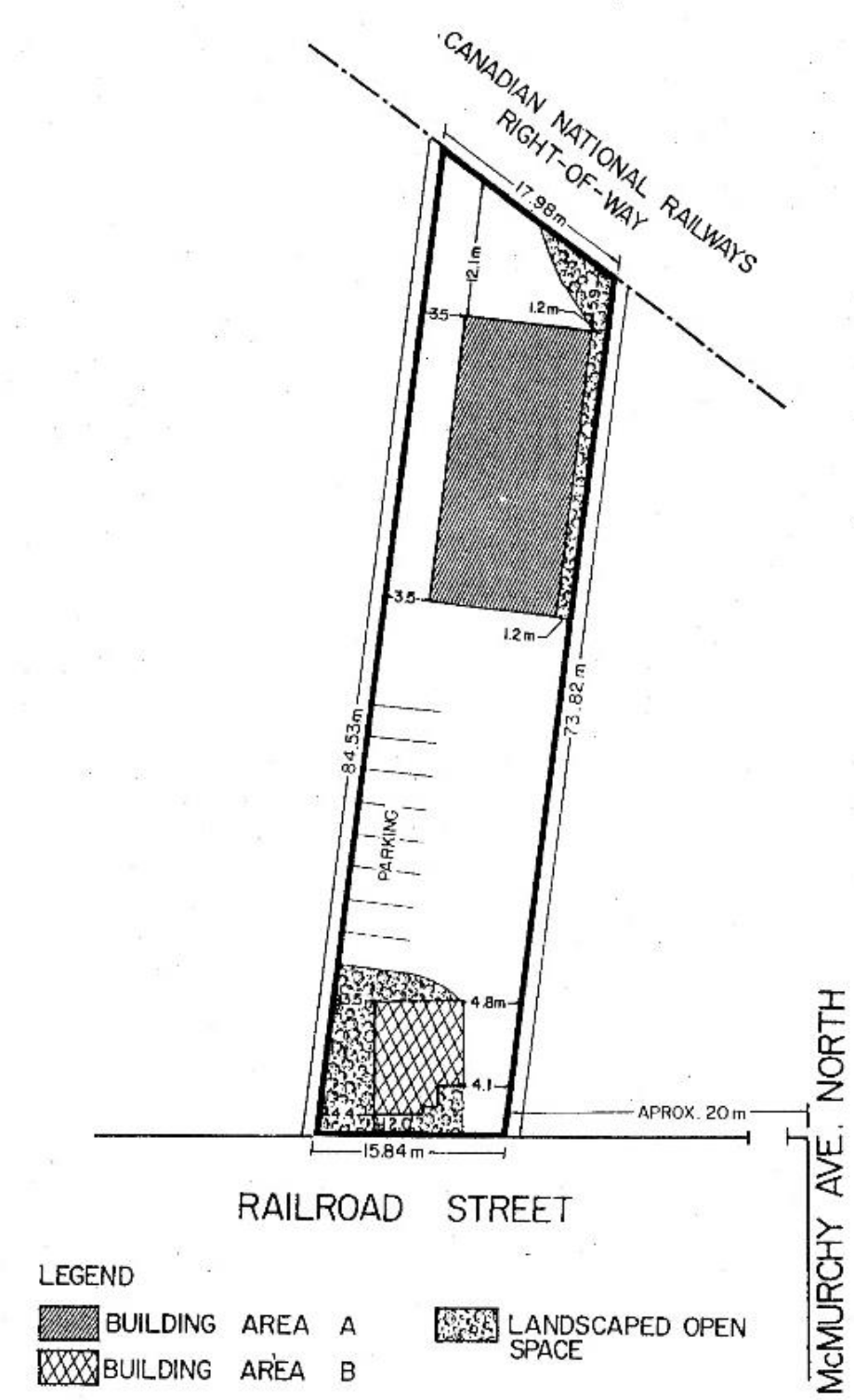
.10 Landscaped Open Space shall be provided and maintained in the locations identified as Landscaped Open Space on Figure 1-Exception 1385;

.11 a minimum of 8 parking spaces shall be provided in the locations shown on Figure 1-Exception 1385;

.12 no outside storage of materials or equipment shall be permitted; and,

.13 the storage of flammable materials or liquids such as paint, gasoline or propane shall not be permitted except for such minimal quantities as may be required in the day-to-day operation of a small renovation business.

Figure 1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12.1m
3.5
1.2m
3.5
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84.53m
73.82m
PARKING
4.8m
4.1
APROX. 20m
15.84m
RAILROAD STREET
McMURCHY AVE. NORTH
LEGEND
BUILDING AREA A
BUILDING AREA B
LANDSCAPED OPEN SPACE

12.1386 Exception 1386

12.1386.1 The lands shall be subject to the following requirements and restrictions:

.1 No building or structure may be erected, altered or used except in accordance with the regulations of Credit Valley Conservation.

12.1387 Exception 1387

12.1387.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage;

.2 a service shop;

.3 a personal service shop;

.4 a bank, trust company, finance company;

.5 an office;

.6 a dry cleaning and laundry distribution station;

.7 a laundromat;

.8 a parking lot;

.9 a dining room restaurant, a convenience restaurant, or a take-out restaurant;

.10 a printing or copying establishment;

.11 a garden centre sales establishment;

.12 a community club;

.13 a health centre;

.14 a tavern; or,

.15 purposes accessory to the other permitted purposes;

12.1387.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Commercial Floor Area of all structures, other than any area used for garbage and refuse containers, shall not exceed 2980 square metres;

.2 the Maximum Height for any structure is 1 storey;

.3 all buildings and structures, except a garbage and refuse enclosure, shall be located within the area shown as Building Area on Figure 1-Exception 1387 to this by-law;

.4 Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on Figure 1-Exception 1387 to this by-law;

.5 garbage and refuse containers for a restaurant shall be located within a climatecontrolled area within the building;

.6 garbage and refuse containers for all other uses shall be totally enclosed;

.7 an adult entertainment parlour shall not be permitted;

.8 no outside storage or display of goods shall be permitted;

.9 no amusement devices shall be permitted;

.10 access to the site shall be provided in the locations shown on Figure 1 Exception 1387 to this by-law, and shall have a minimum width of 7.6 metres;

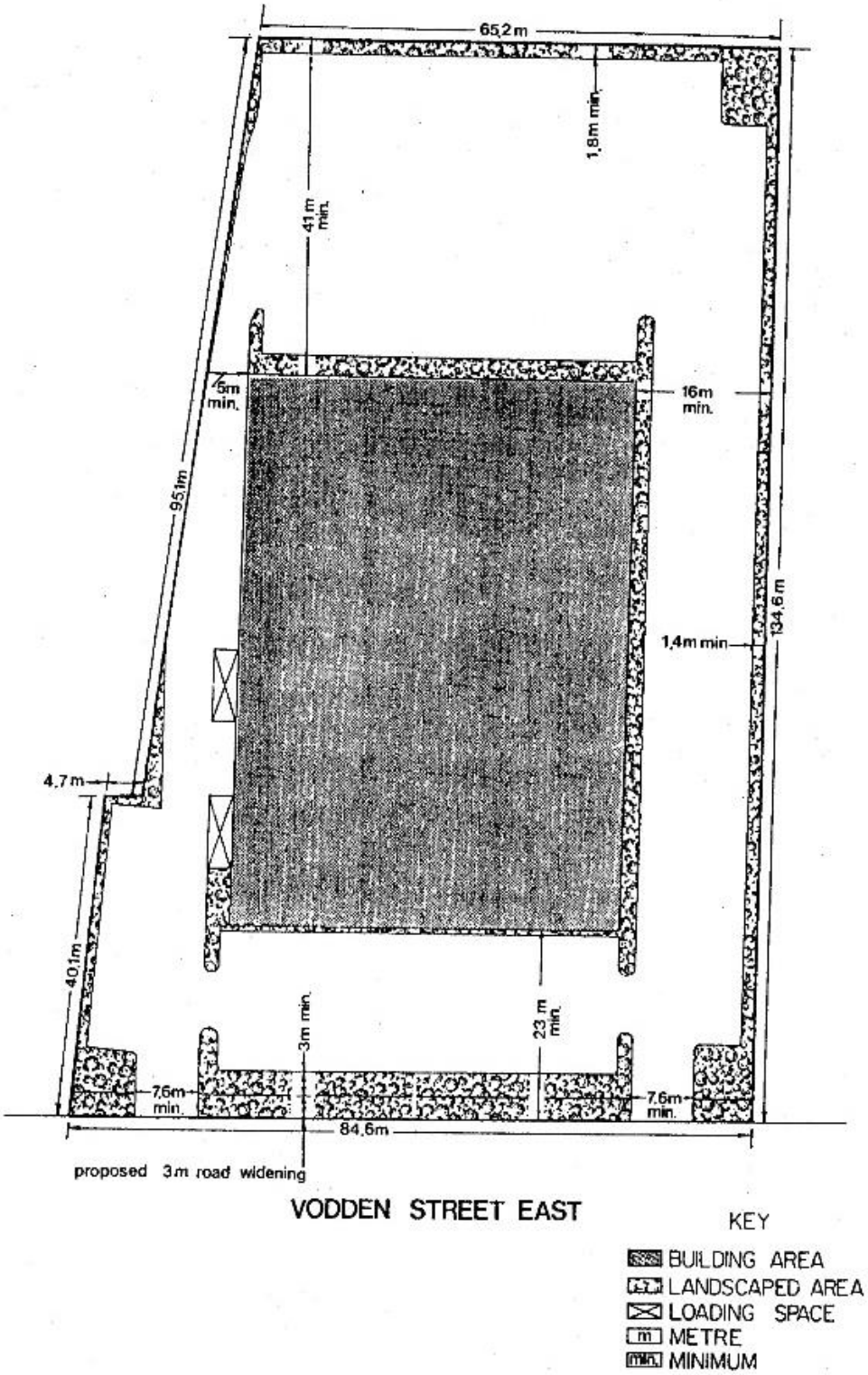
.11 loading spaces shall have access to and from a street by means of an aisle having a minimum width of 5 metres and shall be provided in the locations shown on Figure 1-Exception 1387 to this by-law; and,

.12 parking shall be provided in accordance with section 4.1 of this by-law.

12.1387.3 for the purposes of Exception 1387:

.1 Amusement Device shall mean any machine, device or contrivance used for playing any game of chance or skill or of mixed chance or skill or which is used to afford entertainment to the operator, and, without limiting the generality of the foregoing, includes what is commonly known as a pinball game, an electronic game, and a video game.

Figure 1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1.4m min
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40.1m
3m min.
23m min.
7.6m min.
7.6m min.
84.6m
proposed 3m road widening
VODDEN STREET EAST
KEY
BUILDING AREA
LANDSCAPED AREA
LOADING SPACE
m METRE
min. MINIMUM

12.1388 Exception 1388

12.1388.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone;

12.1388.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the requirements and restrictions set out in the R1 zone.

12.1389 Exception 1389

12.1389.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone;

12.1389.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum the requirements and restrictions set out in the R1 zone; and,

.2 Minimum Lot Depth: 22.0 metres

.3 Minimum Rear Yard Depth 7.5 metres which may be reduced to 6.0 metres for a lot which has a lot depth of less than 30 metres

12.1390 Exception 1390

12.1390.1 The lands shall only be used for the following purposes:

.1 Shall be used for the purposes permitted in the R1 zone.

12.1390.2 The lands shall be subject to the following requirements and restrictions:

.1 The maximum cumulative garage door width for an attached garage shall be: 5.0 metres if the minimum interior lot width is less than 12.5 metres but greater than or equal to 11.3 metres.

12.1391 Exception 1391

12.1391.1 The lands shall only be used for the following purposes:

.1 Shall be used for the purposes permitted in the R1 Zone.

12.1391.2 The lands shall be subject to the following requirements and restrictions:

.1 The maximum cumulative garage door width for an attached garage shall be: 3.7 metres if the minimum lot width for an interior dwelling unit is greater than or equal to 8.4 metres.

12.1392 Exception 1392

12.1392.1 The lands shall only be used for the following purposes:

.1 Shall be used for the purposes permitted in the R1 Zone.

12.1392.2 The lands shall be subject to the following requirements and restrictions:

.1 The maximum cumulative garage door width for an attached garage shall be: 3.7 metres if the minimum lot width for an interior dwelling unit is greater than or equal to 8.4 metres.

12.1393 Exception 1393

12.1393.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 Zone;

12.1393.2 The lands shall be subject to the following requirements and restrictions:

.1 That lot subject to this section shall be deemed to be an interior lot.

12.1394 Exception 1394

12.1394.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a LC Zone, and the following additional uses:

.a Commercial Uses:

.i Gas bar;

.ii Retail establishment;

.iii Service shop;

.iv Personal service shop;

.v Bank, trust company, and finance company;

.vi Office;

.vii Dry Cleaning and laundry distribution station;

.viii Convenience restaurant, dining room restaurant, and take out restaurant;

.ix Printing or copying establishment;

.x Commercial school;

.xi Garden centre sales establishment;

.xii Place of commercial recreation but not including a billiard hall;

.xiii Community club;

.xiv Health and fitness centre;

.xv Custom workshop;

.xvi Motor vehicle sales establishment;

.xvii Motor vehicle repair shop;

.xviii Motor vehicle washing establishment;

.xix Swimming pool sales and service establishment;

.xx Retail warehouse;

.xxi Large retail warehouse;

.xxii Home furnishing and home improvement retail warehouse;

.xxiii Convenience store;

.xxiv Banquet hall;

.xxv Private school;

.xxvi Day nursery or daycare centre;

.xxvii Animal hospital; and

.xxviii Purposes accessory to other permitted.

.b Industrial uses:

.i The manufacturing, cleaning, packaging, repairing or assembly of goods, foods or materials within an enclosed building, excluding a motor vehicle body shop as a principal or accessory use;

.ii Warehouse; and

.iii Purposes accessory to the other permitted uses.

.c Other:

.i Stormwater management pond or related facilities.

12.1394.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum gross leasable floor area for commercial uses, excluding offices: a total of 19,000 square metres on all lands zoned Exception 1394.

.2 Minimum Lot Area: 4,050 square metres (1.0 acre).

.3 Minimum Landscaped Open Space: 6 metres from the Regional Road 50 and Castlemore Road lot lines, except at approved access locations, and 3 metres from all other lot lines abutting lands not zoned Exception 1394.

.4 Minimum building setback: 6 metres abutting the Regional Road 50 and Castlemore Road lot lines and 4.5 metres abutting all other lot lines.

.5 Outdoor Storage:

.a Outdoor storage is only permitted for goods and materials offered for sale and only in conjunction with a garden centre sales establishment, motor vehicle sales establishment, retail warehouse, large retail warehouse, home furnishing and home improvement retail warehouse.

.b Outdoor storage shall not be located in areas required for landscaping and parking.

.c All garbage and refuse storage, including any containers for the storage of recyclable materials, and all loading areas shall be screened from public rights-of-way.

.d No outdoor storage shall be located within 30m of Regional Road 50.

12.1394.3 for the purposes of Exception 1394:

.1 Land zoned Exception 1394 shall be considered one lot for minimum building setback, minimum landscaping, minimum parking and maximum gross leasable floor area requirements and restrictions.

.2 Large Retail Warehouse shall mean a building or structure occupied by a single user and having a minimum gross floor area of 8,361 square metres. The predominant use permitted shall be for the sale of food and non-food products displayed and stored in a warehouse format. The total gross floor area devoted to the preparation, storage and display of food products shall not exceed 45 percent of the total gross floor area of the entire building to a maximum of 5,017 square metres.

.3 Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres, and shall not exceed a maximum gross floor area of 8,360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

.4 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets, and floor coverings, landscape and garden supplies and plumbing fixtures.

12.1395 Exception 1395

12.1395.1 The lands shall only be used for the following purposes:

.1 the purposes permitted within the GE Zone; and,

.2 office uses not associated with a permitted industrial use on the same lot

12.1395.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the following requirements and restrictions with respect to the office use permitted in Exception 1395.1(2):

- .a shall have a maximum gross floor area of 1858 sq. m (20, 000 sq. ft);
- .b shall only be located in the second floor of the building; and
- .c medical offices or offices for a drugless practitioner shall not be permitted.

12.1396 Exception 1396

12.1396.1 The lands shall only be used for the following purposes:

.1 notwithstanding the provisions of Section 8.1.A, in addition to the uses permitted in the GE Zone, the lands may be used for a Non-Hazardous Solid Waste Processing Use with no outdoor storage.

12.1397 Exception 1397

12.1397.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R3L zone; and

.2 "Skylight apartment dwelling"

12.1397.2 The lands shall be subject to the following requirements and restrictions:

.1 "Skylight Apartment Dwelling" shall be subject to the following requirement and restrictions:

.2 For the purposes of this section, Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not townhouse.

.a Maximum number of dwelling units: 150

.b Minimum lot area: No requirement

.c Minimum Lot Width: 150 metres

.d Minimum Lot Depth: No requirement

.e Buildings must be setback a minimum 4.5 metres from all lot lines

.f Maximum Building Height: 4 storeys (excluding rooftop mechanical enclosures)

.g Maximum Lot Coverage: 40%

.h Minimum Landscaped Open Space: 35% of the Lot area

.i Minimum Parking Requirement:

.i 1-bedroom dwelling unit: 1.2 spaces per dwelling unit

.ii 2-bedroom dwelling unit: 1.4 spaces per dwelling unit

.iii 3-bedroom dwelling unit: 1.5 spaces per dwelling unit

.iv Visitor: 0.2 spaces per dwelling unit

.j for the purposes of this section, the lot line abutting Bramalea Road shall be the Front Lot Line.

.k Maximum Floor Space Index : 1.0

12.1398 Exception 1398

12.1398.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the LC zone;

12.1398.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 100 metres

.2 Minimum building setback shall be 4 metres from all lot lines, except where the lot line abuts a residential zone, the minimum setback shall be 7.5 metres

.3 Maximum Building Height: 3 storeys

.4 A 3.0 metre wide landscaped strip is required along all property lines, except at the approved access points.

.5 All garbage and refuse containers related to restaurants shall be enclosed within a climate-controlled room within the building.

.6 The minimum setback of a hydro transformer from any lot line shall be 2.0 metres.

.7 The maximum gross floor area for office uses shall not exceed 40% of the total gross floor area of all buildings within this zone.

.8 Drive-thru facilities shall not be located adjacent to public roads or within 5 metres of a residential zone.

12.1399 Exception 1399

12.1399.1 The lands shall only be used for the following purposes:

.1 shall only be used for the parking of motor vehicles in connection with the use of the abutting lands to the east (zoned GC-Exception 1728).

12.1399.2 The lands shall be subject to the following requirements and restrictions:

.1 the parking spaces on this parcel of land shall not be counted or included when calculating the number of parking spaces available for or in connection with a use on any abutting lands.

12.1400 Exception 1400

12.1400.1 The lands shall only be used for the following purposes:

.1 uses permitted in an R1 Zone.

12.1400.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a 450 square metres for lots abutting onto Hurontario Street;
- .b 535 square metres for all other lots;

.2 Minimum Lot Width: 15.0 metres;

.3 Minimum Lot Depth: 24.5 metres;

.4 Minimum Interior Side Yard Width:

- .a 1.2 metres for 1 storey;
- .b 1.5 metres for 2 storeys;
- .c 1.8 metres for lots, which have a lot width of 18.0 metres or greater;

.5 Minimum Front Yard Setback:

- .a 4.5 metres to the dwelling;
- .b 6.0 metres to the garage door;

12.1400.3 for the purposes of exception 1400:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which do not conflict with those set out in exceptions 1400.1 and 1400.2.

12.1401 Exception 1401

12.1401.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling.

12.1401.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 150 square metres per dwelling

.2 Minimum Lot Width:

- .a corner lot: 7.0 metres
- .b interior: 6.0 metres

.3 Minimum Front Yard Depth from front wall of a dwelling unit to a private road: 3.0 metres

.4 Minimum Rear Yard Depth: 7.5 metres

.5 Minimum Exterior Side Yard Width: 2.0 metres

.6 Minimum Interior Side Yard Width: 1.2 metres

.7 Minimum Building Height: 2 storeys

.8 Maximum Lot Coverage: none

.9 Minimum Landscaped Open Space:

- .a Other than approved driveway locations, the areas of the front and side yard of a dwelling shall only be used as a landscaped open space;
- .b Each dwelling unit shall have a minimum of 30 square metres of landscaped open space in its rear yard.

.10 Garage Control:

- .a The maximum garage door width per dwelling unit shall be 2.5 metres.
- .b The aforementioned maximum garage door width may be increased by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the lot line than the ground floor main entrance of the dwelling unit;
- .c No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of its dwelling unit.
- .d These requirements do not apply to the garage door facing a flankage lot line

.11 Fencing shall be permitted in the front yard as a landscaping element only.

12.1401.3 for the purposes of exception 1401:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in exception 1401.2.

12.1402 Exception 1402

12.1402.1 The lands shall only be used for the following purposes:

.1 a religious institution

.2 purposes accessory to the other permitted purpose.

12.1402.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 9.0 metres

.2 Minimum Rear Yard Depth: 4.0 metres

.3 Minimum South Interior Side Yard Width: 80 metres

.4 Minimum North Interior Side Yard Width: 7.5 metres

.5 Minimum landscaped open space: 3.0 metres abutting all lot lines except at approved access locations

.6 Maximum Building Height: 2 storeys

.7 Minimum Number of Parking Spaces: 165

.8 Maximum Worship Floor Area: 526 square metres

.9 Maximum Gross Floor Area: 2,823 square metres.

12.1403 Exception 1403

12.1403.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone

12.1403.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 129 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot – 6 metres per dwelling unit
- .b Corner Lot – 9 metres per dwelling unit

.3 Minimum Lot Depth: 21.5 metres per dwelling unit

.4 Minimum Front Yard Depth:

- .a 4.0 metres to the dwelling unit
- .b 6.0 metres to the garage door

.5 Minimum Rear Yard Depth: 6.0 metres

.6 Minimum Interior Side Yard: 1.2 metres

.7 Minimum Exterior Side Yard Width: 2.0 metres to the townhouse dwelling

.8 Maximum Building Height: 12.0 metres

.9 Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front yard or 1.5 metres into exterior side yard

.10 Garage Control:

- .a The maximum garage door width per dwelling unit shall be 2.5 metres. This may be increased by 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of its dwelling unit
- .c Requirements (a) and (b) do not apply to a garage door facing a flankage lot line

.11 Fencing: Fencing shall not be permitted in the front yard or within 1 metre of the exterior side lot line

.12 Minimum Landscaped Open Space: Other than permitted driveways, encroachments and accessory structures the front, rear and side yards of a dwelling shall only be used as landscaped open space.

12.1403.3 for the purposes of Exception 1403:

.1 a private road shall mean a road established as a common element

.2 a road established as a common element condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street.

12.1404 Exception 1404

12.1404.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.1404.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a Corner Lot: 1.8 metres wider than the minimum Interior Lot Width.

.2 Minimum Exterior Side Yard Width: 3.0 metres

.3 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres

.4 Minimum Rear Yard Depth: 7.25 metres

.5 Maximum Building Height: 11.0 metres

.6 When abutting a TransCanada Pipe Line right-of-way, the minimum building setback shall be 7.0 metres

.7 A swimming pool shall be set back a minimum of 3.0 metres from the TransCanada Pipeline right-of-way

.8 When abutting a Natural System (NS) zone, the minimum building setback shall be 9.0 metres, including swimming pool

12.1405 Exception 1405

12.1405.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.1405.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 3.0 metres

.2 Minimum Lot Area: 270 square metres

.3 Minimum Lot Depth: 18.0 metres

.4 Minimum setback to a dwelling unit from a street: 4.5 metres

.5 Minimum setback to the front of a garage: 6.0 metres

.6 Minimum setback to the westerly property boundary: 7.25 metres

.7 Minimum setback to the southerly property boundary: 1.2 metres

.8 A garage is permitted to face the flankage lot line.

12.1406 Exception 1406

12.1406.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.1406.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a Corner Lot: 1.8 metres wider than the minimum Interior Lot Width.

.2 Minimum Exterior Side Yard Width: 3.0 metres

.3 Minimum Rear Yard Depth: 7.25 metres

.4 Maximum Building Height: 11.0 metres

.5 When abutting a TransCanada Pipe Line right-of-way, the minimum building setback shall be 7.0 metres

.6 A swimming pool shall be set back a minimum of 3.0 metres from the TransCanada Pipeline right-of-way

.7 When abutting a Natural System (NS) zone, the minimum building setback shall be 9.0 metres, including swimming pools.

12.1407 Exception 1407

12.1407.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.1407.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a Corner Lot: 1.8 metres wider than the minimum Interior Lot Width.

.2 Minimum Exterior Side Yard Width: 3.0 metres

.3 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres

.4 Minimum Rear Yard Depth: 7.25 metres

.5 Maximum Building Height: 11.0 metres

.6 When abutting a Natural System (NS) zone, the minimum building setback shall be 9.0 metres, including swimming pools.

12.1408 Exception 1408

12.1408.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1-x zone

12.1408.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a Corner Lot: 1.8 metres wider than the minimum Interior Lot Width.

.2 Minimum Lot Depth: 15.0 metres

.3 Minimum Exterior Side Yard Width: 3.0 metres

.4 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres

.5 Minimum Rear Yard Depth: 5.5 metres

.6 Maximum Building Height: 11.0 metres

12.1409 Exception 1409

12.1409.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.1409.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Dwelling Unit Width: 5.6 metres

.2 Minimum Rear Yard Depth: 7.25 metres

.3 Maximum Building Height: 11.0 metres

.4 When abutting a TransCanada Pipe Line right-of-way, the minimum building setback shall be 7.0 metres

.5 A swimming pool shall be set back a minimum of 3.0 metres from the TransCanada Pipeline right-of-way

.6 When abutting a Natural System (NS) zone, the minimum building setback shall be 9.0 metres, including swimming pools.

12.1410 Exception 1410

12.1410.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.1410.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Dwelling Unit Width: 5.6 metres

.2 Minimum Rear Yard Depth: 7.25 metres

.3 Maximum Building Height: 11.0 metres

.4 When abutting a Natural System (NS) zone, the minimum building setback shall be 9.0 metres.

12.1411 Exception 1411

12.1411.1 The lands shall only be used for the following purposes:

.1 a convenience restaurant; and,

.2 the purposes permitted in the GE zone.

12.1411.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Commercial Floor Area of the convenience restaurant shall not exceed 102 square metres; and,

.2 a minimum of 50 parking spaces shall be provided on the site.

12.1412 Exception 1412

12.1412.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in a GC zone;

.2 a dry cleaning and laundry establishment, using only non-toxic, non-flammable materials; and,

.3 one billiard hall in conjunction with a dining room restaurant or convenience restaurant.

.4 movie theatres

12.1412.2 The lands shall be subject to the following requirements and restrictions:

.1 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats

12.1413 Exception 1413

12.1413.1 The lands shall only be used for the following purposes:

.1 one automated fuel dispensing operation only;

.2 public warehouse;

.3 one caretaker residence only;

.4 outside storage of a maximum of 23 boats and recreational vehicles in good condition; and,

.5 purposes accessory to other permitted purposes.

12.1413.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 18 metres

.2 Minimum Interior Side Yard Width: 7.6 metres

.3 Minimum Landscaped Open Space: 350 square metres in the front yard

.4 the Gross Floor Area for buildings used for public warehouse purposes shall not exceed 3,010 square metres.

.5 the Gross Floor Area for a caretaker residence shall not exceed 178 square metres.

.6 a minimum of 25 parking spaces shall be provided.

12.1413.3 for the purposes of Exception 1413:

.1 Automated Fuel Dispensing Facility shall mean a building or place where gasoline, diesel and other motor vehicle fuel are kept for sale by the operation of a key or a credit card but where no repairs or other automotive services are performed.

12.1414 Exception 1414

12.1414.1 The lands shall only be used for the following purposes:

.1 retail establishment,

.2 service shop,

.3 personal service shop,

.4 bank, trust company, or finance company,

.5 office,

.6 drycleaning and laundry distribution station,

.7 laundromat,

.8 dining room restaurant, convenience restaurant, takeout restaurant, and

.9 animal hospital.

12.1414.2 The lands shall be subject to the following requirements and restrictions:

.1 no use other than a bank, trust company or financial institution shall be located within 40 metres of the lot line abutting Lakespring Gate.

.2 A drive-through facility used with a restaurant is not permitted.

.3 Minimum Landscaped Open Space:

- .a 6 metres abutting Lakespring Gate, Sandalwood Parkway, and Torbram Road, except at approved access locations.
- .b 3 metres abutting the interior side property line.

.4 Minimum building setbacks:

- .a 6 metres from Lakespring Gate, Sandalwood Parkway, and Torbram Road.
- .b 11 metres from the interior side property line.

.5 Maximum building height: 1 storey

.6 Minimum lot area: 1 hectare

.7 No outdoor storage is permitted.

12.1415 Exception 1415

12.1415.1 The lands shall only be used for the following purposes:

.1 a senior citizen residence

12.1415.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback from Hurontario Street: 5.0 metres

.2 Minimum Setback from Old gate Lane: 27 metres, except at the bulb of the cul-de-sac where the minimum setback may be reduced to 15 metres from the property line;

.3 Minimum Interior Side Yard Setback: 15 metres;

.4 Minimum Setback to lands zoned I1 – Exception 1416: 1.0 metre;

.5 Maximum Lot Coverage: 33%;

.6 Minimum Landscaped Area: 25%;

.7 A minimum landscaped area of 3.0 metres shall be provided along all property boundaries except at approved access locations and except abutting lands zoned I1 – Exception 1416 where the minimum landscaped area shall be 1.0 metre;

.8 Maximum Floor Space Index:1.3

.9 Maximum Number of Units within a Senior Citizen Residence: 94 units;

.10 Maximum Height of a Senior Citizen Residence: 4 storeys, except for the rear 8.0 metres of the senior citizen residence facing Oldgate Lane which shall have a maximum height of 2 storeys;

.11 Parking shall be provided as follows: Senior Citizen Residence: 0.66 space per unit

12.1415.3 for the purposes of Exception 1415:

.1 For the purposes of this zoning by-law, the lands zoned I1 – Exception 1371 and R3L – Exception 1415 shall be treated as one property.

.2 SENIOR CITIZEN RESIDENCE shall mean a building owned and operated by a government agency, or by a non-profit and non-commercial organization, primarily for the housing of senior citizens, containing only one or two bedroom dwelling units, in which each one bedroom dwelling unit has a gross floor area of not more than sixty-five (65) square metres and each two bedroom dwelling unit has a gross floor area of not more than eighty-three decimal five (83.5) square metres.

12.1416 Exception 1416

12.1416.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in an I1 zone

.2 purposes accessory to the permitted purposes of I1 – 1371 and R3L - 1415

12.1416.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 0 metres

.2 Minimum Interior Side Yard Width: 2.0 metres

.3 Minimum Rear Yard Depth: 2.0 metres

.4 Minimum Parking: 4 space

12.1417 Exception 1417

12.1417.1 The lands shall only be used for the following purposes:

.1 A place of worship or religious institution

.2 A library only in conjunction with a place of worship

.3 Purposes accessory to other permitted purposes

12.1417.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setbacks for the Main Building:

- .a From a street lot line – 7.5 metres,
- .b From all other lot lines - the greater of 3.0 metres or the horizontal distance equal to half the height of the building;

.2 Minimum Setbacks for Accessory Buildings:

- .a From a street lot line – the greater of 7.5 metres or the horizontal distance equal to half the height of the building;
- .b From all other lot lines – 3.0 metres

.3 Minimum Landscaped Open Space:

- .a 3.0 metres from all lot lines abutting a street, except at approved access locations;
- .b 2.0 metres from all other lot lines

12.1418 Exception 1418

12.1418.1 The lands shall only be used for the following purposes:

.1 uses permitted in LC – Exception 1890; and

.2 a convenience restaurant.

12.1418.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Front Yard Depth: 4.5 metres

.2 Minimum Interior Side Yard Width to the westerly lot line 2.0 metres

.3 Minimum Rear Yard Depth: 7.5 metres

.4 Maximum Building Height: 1 storey

.5 A Minimum 7.8 metre wide Landscaped Strip shall be provided along the rear property line.

.6 Minimum Front Yard Landscaped Strip: 4.0 metres, except at approved access locations

.7 All garbage and refuse containers shall be enclosed within a climate-controlled room within the building.

.8 For the purposes of this zone, taverns are not permitted

.9 For the purposes of this zone, the lot line, which abuts Mayfield Road shall be deemed the Front Lot Line;

12.1418.3 for the purposes of Exception 1418:

.1 Notwithstanding any other provision of this Zoning By-law, to the contrary, the lands zoned LC – Exception 1418, LC – Exception 1890 and LC – Exception 1891, shall be treated as a single lot for zoning purposes.

.2 Shall also be subject to the requirements and restrictions of the LC zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1418.2.

12.1419 Exception 1419

12.1419.1 The lands shall only be used for the following purposes:

.1 uses permitted in LC zone;

.2 a Private School;

.3 a Commercial School;

.4 a Day Nursery.

.5 no drive-through facilities shall be permitted

12.1419.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Front Yard Depth: 6.0 metres

.2 Minimum Rear Yard Depth: 6.0 metres

.3 Minimum Exterior Side Yard Width: 4.5 metres

.4 Minimum Interior Side Yard Width 6.0 metres

.5 Maximum Building Height: 2 storeys

.6 Minimum Front Yard Landscaped Strip: 6.0 metres, except at the approved access location

.7 Minimum Rear Yard Landscape Strip: 3.0 metres

.8 Maximum Exterior Side Yard Landscape Strip: 6.0 metres except at the approved access location

.9 Minimum Interior Side Yard Landscape Strip: 3.0 metres

.10 A hydro transformer shall be setback a minimum of 1.2 metres from the front lot line.

.11 All garbage and refuse containers shall be enclosed within a climate-controlled room within the buildings.

.12 Parking shall be provided at a rate of 1 space per 23 square metres of Gross Floor Area.

.13 Maximum Gross Floor Area for all buildings on site shall not exceed 4,347.0 square metres.

12.1419.3 for the purposes of Exception 1419:

.1 Shall also be subject to the requirements and restrictions of the LC zone and all the General Provisions of this by-law, which are not in conflict with the ones set out in Exception 1419.1 and 1419.2.

12.1420 Exception 1420

12.1420.1 The lands shall only be used for the following purposes:

.1 only one of either a single detached dwelling or a multiple residential dwelling containing no more than 3 dwelling units;

.2 a home occupation within a single detached dwelling; and,

.3 purposes accessory to the other permitted purposes.

12.1420.2 The lands shall be subject to the following requirements and restrictions:

.1 the Lot Area shall not be less than 0.54 hectares;

.2 the Lot Depth shall not be less than 194 metres;

.3 the Minimum Side Yard Width shall be as shown on Figure 1- Exception 1420 to this by-law;

.4 the Front Lot Line shall be the lot line abutting Main Street North;

.5 a dwelling shall be located only within the area shown as DWELLING BUILDING AREA on Figure 1- Exception 1420 to this by-law;

.6 an accessory building shall be located only within the area shown as ACCESSORY BUILDING AREA on Figure 1- Exception 1420 to this by-law;

.7 the Gross Floor Area shall not be less than 770 square metres;

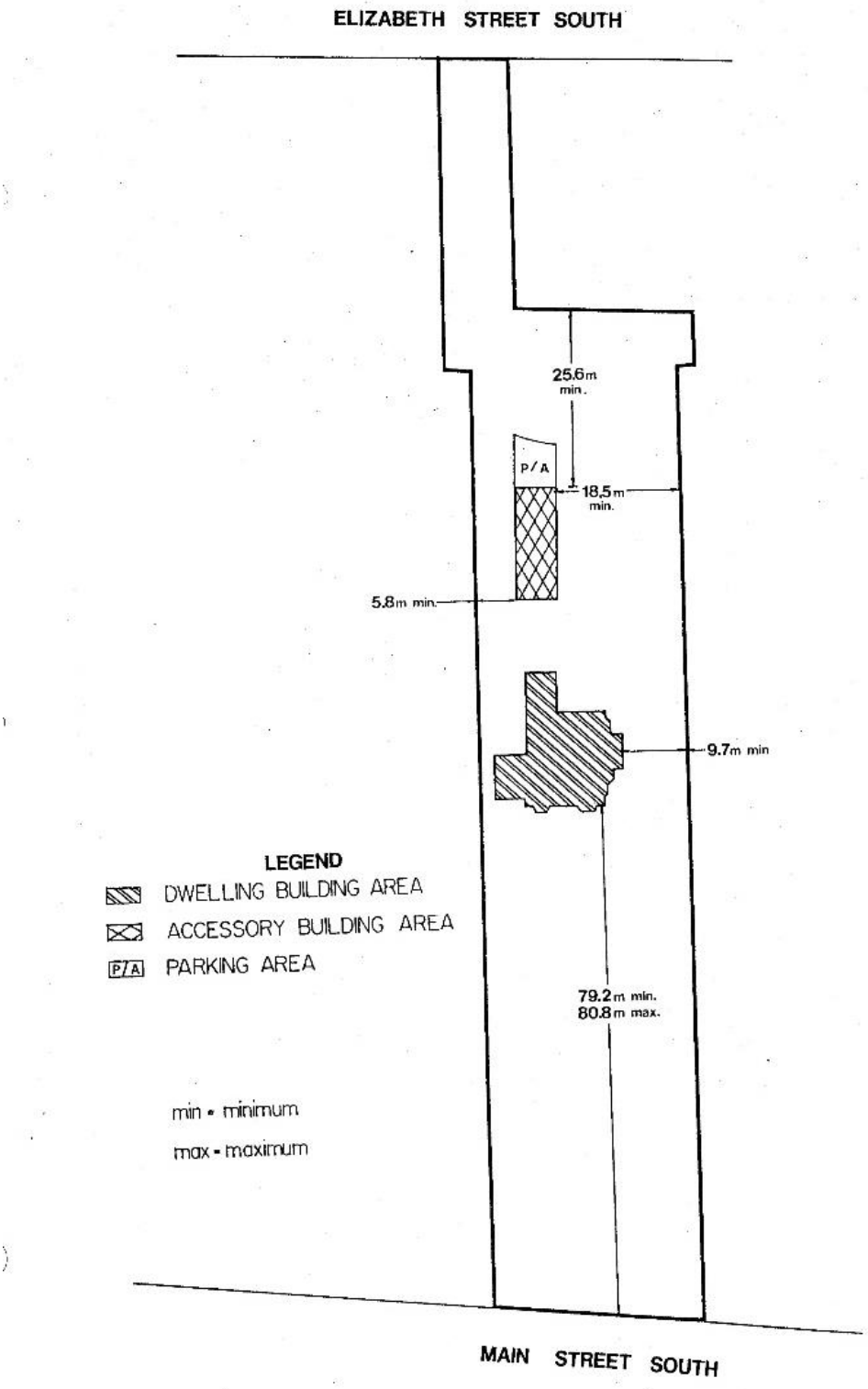
.8 the Gross Floor Area of the accessory building shall not exceed 134 square metres;

.9 the dwelling shall not exceed a height of 3 storeys;

.10 the accessory building shall not exceed a height of 1 storey; and,

.11 parking spaces shall be located only within the areas shown as ACCESSORY BUILDING AREA and PARKING AREA on Figure 1- Exception 1420 to this by-law.

Figure 1


ELIZABETH STREET SOUTH
25.6m min.
P/A
18.5m min.
5.8m min.
9.7m min
LEGEND
DWELLING BUILDING AREA
ACCESSORY BUILDING AREA
P/A PARKING AREA
79.2m min.
80.8m max.
min = minimum
max = maximum
MAIN STREET SOUTH

12.1421 Exception 1421

12.1421.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage

.2 a grocery store

.3 a service shop

.4 a personal service shop

.5 a bank, trust company, or finance company

.6 an office

.7 a dry cleaning and laundry distribution station

.8 a laundromat

.9 a parking lot

.10 a dining restaurant, a take-out restaurant

.11 an animal hospital

.12 a religious institution

.13 a library

.14 purposes accessory to other permitted purposes

12.1421.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 10 metres

.2 Minimum Interior Side Yard Width: 9 metres

.3 Minimum Exterior Side Yard Width: 3.2 metres

.4 Minimum Rear Yard Depth: 3.2 metres

.5 Minimum distance to the Visibility Triangle: 2 metres

.6 Minimum Required Parking: 1 parking space for each 22 square metres of commercial floor area, except for a religious institution which parking shall be provided in accordance with section 4.1 of this by-law

.7 Except for approved access locations, landscaped open space shall be provided as follows:

.a a minimum 3.0 metre wide abutting Charolais Boulevard lot line;

.b a minimum 6.0 metre wide abutting Chinguacousy Road lot line

.8 All garbage and refuse storage, including any containers for the storage of recyclable materials shall be enclosed and screened

.9 All restaurant refuse storage shall be enclosed in a climate controlled area within the building

.10 All rooftop units shall be screened.

.11 Outside storage of goods and materials shall not be permitted.

12.1422 Exception 1422

12.1422.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1423 Exception 1423

12.1423.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1424 Exception 1424

12.1424.1 The lands shall be subject to the following requirements and restrictions:

.1 The minimum front yard depth shall be 4.5 metres and 5.5 metres to the front of the garage;

.2 The minimum rear yard depth shall be 6.5 metres;

.3 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.4 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any required front yard, exterior side yard or rear yard.

12.1425 Exception 1425

12.1425.1 The lands shall be subject to the following requirements and restrictions:

.1 The minimum rear yard depth shall be 7.0 metres;

.2 The minimum exterior side yard width shall be 4.0 metres;

.3 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;

.4 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1426 Exception 1426

12.1426.1 The lands shall be subject to the following requirements and restrictions:

.1 The minimum rear yard depth from the attached garage shall be 1.5 metres;

.2 The minimum exterior side yard depth shall be 4.0 metres;

.3 A 3-car garage may face the flankage lot line with a setback of 5.5 metres.

.4 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 2.4 metres into the required front yard, exterior side yard or rear yard;

.5 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1427 Exception 1427

12.1427.1 The lands shall be subject to the following requirements and restrictions:

.1 The minimum rear yard depth shall be 6.0 metres.

.2 Notwithstanding any other provision of the By-law, a dwelling unit for display purposes shall be permitted.

12.1428 Exception 1428

12.1428.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1429 Exception 1429

12.1429.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1430 Exception 1430

12.1430.1 The lands shall be subject to the following requirements and restrictions:

.1 A 3-car garage may face the flankage lot line with a setback of 5.5 metres.

.2 The minimum rear yard depth from the attached garage shall be 1.5 metres

12.1431 Exception 1431

12.1431.1 The lands shall be subject to the following requirements and restrictions:

.1 Notwithstanding any other provision of the by-law, a maximum of 50% of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3-car garage facing the street provided that no more than 2 abutting lots facing a street have a 3-car garage and that the related driveways of those 2 lots are not paired together, all in accordance the approved Architectural Guidelines for the community;

.2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;

.3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1432 Exception 1432

12.1432.1 The lands shall be subject to the following requirements and restrictions:

.1 the width of the side yard abutting a reserve shall not be less than 1.2 metres, and the width of the reserve shall not be included in determining the width of the side yard.

12.1433 Exception 1433

12.1433.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum front yard depth shall be 4.5 metres and 6.0 metres to the front of the garage but in the case of a 3 bay garage, the front yard setback for one of the garage bays may be reduced to 5.0 metres;

.2 Minimum rear yard depth shall be 7.0 metres;

.3 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;

.4 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1434 Exception 1434

12.1434.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1435 Exception 1435

12.1435.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1436 Exception 1436

12.1436.1 The lands shall be subject to the following requirements and restrictions:

.1 The maximum interior garage width may be up to 1.2 metres wider than the permitted maximum cumulative garage door width;

.2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;

.3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1437 Exception 1437

12.1437.1 The lands shall be subject to the following requirements and restrictions:

.1 The maximum interior garage width may be up to 1.2 metres wider than the permitted maximum cumulative garage door width;

.2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;

.3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1438 Exception 1438

12.1438.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a LC Zone.

12.1438.2 The lands shall be subject to the following requirements and restrictions:

.1 A Convenience Restaurant shall not be permitted.

.2 No drive-through facility shall be permitted.

.3 Minimum Interior Side Yard Width shall be 6.0 metres, except where the side yard abuts a commercial zone, the Minimum Interior Side Yard Width shall be 0.0 metres.

.4 Minimum Landscaped Open Space Strip shall be 3.0 metres wide abutting a residential zone.

.5 Minimum Landscaped Open Space Strip shall be 0.0 metres, where the lot line abuts a commercial zone

.6 A hydro transformer shall be setback a minimum of 1.2 metres from the front lot line.

12.1439 Exception 1439

12.1439.1 The lands shall only be used for the following purposes:

.1 single detached dwellings;

.2 purposes accessory to the other permitted purposes; and,

.3 a home occupation.

12.1439.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 460 square metres; and,
- .b Corner Lot: 560 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 14 metres; and,
- .b Corner Lot: 17 metres;

.3 Minimum Interior Side Yard Width:

- .a 1.2 metres, plus 0.6 metres for each additional storey or part thereof above two storeys; and,
- .b the minimum distance between dwellings shall not be less than 2.4 metres.

12.1440 Exception 1440

12.1440.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in R1 zone;

12.1440.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 3.5m

12.1441 Exception 1441

12.1441.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a LC zone.

12.1441.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 9 metres;

.2 Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a residential zone, the minimum interior side yard shall be 9 metres;

.3 Maximum Building Height: 1 storey;

.4 Minimum Landscaped Open Space: 10 percent of the lot area;

.5 Landscaped Area: a landscaped area having a minimum width of 3.0 metres (which may be considered as part of the required landscaped open space) shall be provided and maintained along those portions of the lot lines which abut either a residential zone or a street;

.6 Driveway Width: the driveway shall have a minimum width of 7.6 metres and maximum width of 10.5 metres;

.7 Driveway Location: there shall only be one driveway access from a public highway, this access to be from the public highway known as Major Wm. Sharpe Drive, and the centre line of the driveway access shall be a minimum of 27 metres and a maximum of 28 metres from the northerly property line;

.8 a masonry wall, 2.0 metres in height, shall be erected along those portions of the lot lines which abut a residential zone;

.9 garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;

.10 garbage and refuse containers for all other uses shall be totally enclosed and shall not be located closer than 9 metres to any residential zone;

.11 an adult entertainment parlour shall not be permitted;

.12 no outside storage or display of goods shall be permitted; and,

.13 no amusement devices shall be permitted.

12.1441.3 for the purposes of Exception 1441:

.1 Amusement Device shall mean any machine, device or contrivance used for playing any game of chance or skill, or of mixed chance or skill, or which is used to afford entertainment or amusement to the operator, and, without limiting the generality of the foregoing, includes what is commonly known as a pinball game, an electronic game, and video game.

.2 Landscaped Area shall mean open space which is used exclusively for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and may include driveways and walkways which provide direct access from a street.

12.1442 Exception 1442

12.1442.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.2 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1443 Exception 1443

12.1443.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1444 Exception 1444

12.1444.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.2 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1445 Exception 1445

12.1445.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.2 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1446 Exception 1446

12.1446.1 The lands shall be subject to the following requirements and restrictions:

.1 Notwithstanding any other provision of the by-law, a maximum of 50% of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3-car garage facing the street provided that no more than 2 abutting lots facing a street have a 3-car garage and that the related driveways of those 2 lots are not paired together, all in accordance the approved Architectural Guidelines for the community;

.2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.3 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1447 Exception 1447

12.1447.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.2 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

.3 Notwithstanding any other provision of the by-law, a maximum of 50% of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3-car garage facing the street provided that no more than 2 abutting lots facing a street have a 3-car garage and that the related driveways of those 2 lots are not paired together, all in accordance the approved Architectural Guidelines for the community;

12.1448 Exception 1448

12.1448.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum lot depth shall be 20 metres;

.2 Minimum front yard depth shall be 4.5 metres to the main wall and 6.0 metres to the front of the garage but in the case of a 3 bay garage, the front yard setback for one or two of the garage bays may be reduced to 5.0 metres;

.3 Minimum rear yard depth shall be 4.5 metres;

.4 If the garage doors face an interior side lot line rather than the street then the garage may project beyond the front face of a porch or the dwelling into the front yard provided the minimum front yard setback of 4.5 metres is complied with.

.5 Unenclosed porches and balconies, with or without foundations and cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.6 Bay windows , with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1449 Exception 1449

12.1449.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metres into any front yard, exterior side yard or rear yard.

12.1450 Exception 1450

12.1450.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard

.2 Bay window, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1451 Exception 1451

12.1451.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundation and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard

.2 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney element, cornices and roof eaves, may project a maximum 1.0 metre into any front yard, exterior side yard or rear yard.

12.1452 Exception 1452

12.1452.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1453 Exception 1453

12.1453.1 The lands shall be subject to the following requirements and restrictions:

.1 The front of the garage shall be setback a minimum of 3.6 metres from the front wall of the dwelling or 8.1 metres from the front lot line.

.2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard

.3 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

12.1454 Exception 1454

12.1454.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum rear yard depth shall be 6.0 metres;

.2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.3 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1455 Exception 1455

12.1455.1 The lands shall be subject to the following requirements and restrictions:

.1 Notwithstanding any other provision of the by-law, a maximum of 50% of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3-car garage facing the street provided that no more than 2 abutting lots facing a street have a 3-car garage and that the related driveways of those 2 lots are not paired together, all in accordance the approved Architectural Guidelines for the community;

.2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.3 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1456 Exception 1456

12.1456.1 The lands shall only be used for the following purposes:

.1 Commercial

- .a a retail establishment having no outside storage
- .b a convenience store
- .c a service shop
- .d a personal service shop
- .e a bank, trust company, or finance company
- .f an office
- .g a dry cleaning and laundry distribution station
- .h a laundromat
- .i a dining room restaurant, a convenience restaurant, a take-out restaurant
- .j a supermarket
- .k a day nursery
- .l purposes accessory to other permitted purposes

.2 Institutional

- .a a religious institution
- .b purposes accessory to other permitted purposes

12.1456.2 The lands shall not be permitted:

.1 a gas bar

.2 an adult entertainment parlour

.3 an adult videotape store

.4 a pool hall

.5 an amusement arcade

.6 a temporary open market

.7 a motor vehicle repair shop

.8 a motor vehicle body shop

12.1456.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum front yard depth: 3.0m

.2 Minimum interior side yard width: 3.0m

.3 Minimum exterior side yard width: 3.0m

.4 Minimum rear yard depth: 3.0m

.5 Maximum building height: 1 storey

.6 A 3.0m wide landscaped open space area shall be provided abutting all streets, except at approved access locations. The landscape open space strip may include any 0.3 metre reserve that abuts the street.

.7 All garbage and refuse storage, including any containers for the storage of recyclable materials shall be enclosed within a building.

.8 All restaurant refuse storage shall be enclosed in a climate controlled area within the building

.9 All rooftop units shall be entirely screened.

.10 Outside storage of goods and materials shall not be permitted.

.11 Only one (1) convenience restaurant shall be permitted and shall have a maximum gross leasable floor area of 265 square metres.

.12 Only one (1) supermarket shall be permitted and shall have a maximum gross leasable floor area of 929 square metres.

.13 For purposes of calculating the loading space requirements of Section 4.6, loading spaces shall only be required for a retail establishment or a supermarket in excess of 600 square metres.

.14 A drive-through facility shall only be permitted in conjunction with a bank, trust company or finance company.

12.1457 Exception 1457

12.1457.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an I1 zone;

12.1457.2 The lands shall be subject to the following requirements and restrictions:

.1 A minimum landscaped open space buffer of 9 metres in width shall be provided adjacent to lands zoned Natural System (NS)

.2 A minimum landscaped buffer of 3 metres in width shall be provided along the frontage of the property, except at approved access locations.

12.1458 Exception 1458

12.1458.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.1458.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 308 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 28 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.0 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.

.9 The following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 metres
  - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
  - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
  - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 The driveway width shall not exceed the width of the garage.

.12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.

.13 Notwithstanding the front, side and rear yard requirements, where a lot line abuts a daylight or visibility triangle larger than 10 metres by 10 metres, the minimum yard setback to that lot line for a building not exceeding 2 storeys in height shall be 1.5 metres and subject to a maximum encroachment permitted in the General Provisions of this zoning by-law.

.14 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.1459 Exception 1459

12.1459.1 The lands shall be subject to the following requirements and restrictions:

.1 The front garage shall be setback a minimum of 3.64 metres from the front wall of the dwelling;

.2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front, exterior yard or rear yard.

12.1460 Exception 1460

12.1460.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1461 Exception 1461

12.1461.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1462 Exception 1462

12.1462.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1463 Exception 1463

12.1463.1 The lands shall only be used for the following purposes:

.1 purposes permitted in a R1 zone;

.2 only as an accessory purpose to a primary residential use:

- .a a retail establishment having no outside storage;
- .b a convenience store;
- .c a service shop;
- .d a personal service shop;
- .e an art gallery;
- .f an office

12.1463.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard

.2 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 Commercial uses accessory to a primary residential use shall be limited to 50% of the building's gross floor area;

.4 Accessory commercial uses shall not be permitted outdoor storage of garbage or outdoor storage/display of goods and materials;

.5 No more than two parking spaces shall be provided for accessory commercial uses;

.6 Parking areas may be located in a driveway and an interior side yard or rear yard, in which case a 3 metre wide landscaped buffer area will be provided between the parking area and the interior side or rear lot lines.

12.1464 Exception 1464

12.1464.1 The lands shall only be used for the following purposes:

.1 uses permitted by a GC Zone;

.2 a retirement home

12.1464.2 The lands shall be subject to the following requirements and restrictions:

.1 The maximum gross floor area of all buildings and structures shall be 26,600 square metres.

.2 The maximum gross commercial floor area of uses permitted by Exception 1464.1(1) shall be 12,500 square metres, of which a supermarket shall not exceed 5,600 square metres.

.3 The maximum number of residential units within a retirement home shall be 163.

.4 Minimum front yard depth: 6.0m

.5 Minimum exterior side yard width: 8.0m

.6 Minimum interior side yard width: 9.0m

.7 Minimum rear yard depth: 5.0m

.8 Maximum rear yard depth for a retirement home: 10.0m

.9 Any portion of a building above two storeys shall be setback a minimum of 18 metres from the interior lot line.

.10 Maximum building height:

- .a Commercial buildings: 2 storeys
- .b Office buildings: 3 storeys, to a maximum height of 12 metres
- .c Retirement Home: 6 storeys, except within 18 metres of a residential zone, in which case a maximum of two storeys shall be permitted.

.11 Any building located within 10 metres of the rear lot line shall have a minimum height of two storeys.

.12 Minimum Landscape Open Space:

- .a a 3.0m wide landscaped strip shall be provided along the interior lot line.
- .b a 6.0m wide landscaped strip shall be provided along the front and exterior lot lines, except at approved access locations.
- .c a 5.0m wide landscaped strip shall be provided along the rear lot line.

.13 Parking and loading shall be provided in accordance with the following:

.a Retirement Home: 0.40 spaces per unit, of which a minimum of 26 spaces shall be provided underground.

.b Loading: 1 space for every 2,350 sq. m. or portion thereof of gross commercial floor area, and shall not be located facing a residential area.

.14 All garbage and refuse storage, including any containers for the storage of recyclable materials shall be enclosed within a building.

.15 All rooftop units shall be screened.

.16 Outside storage shall not be permitted.

.17 All lands zoned GC –Exception 1464 shall be treated as a single lot for zoning purposes.

12.1465 Exception 1465

12.1465.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the GC zone; excluding a motor vehicle or boat sales establishment, a service station, gas bar a convenience restaurant or laundromat;

.2 An art gallery;

.3 A convenience store or grocery store;

.4 A furniture and appliance store;

.5 A department store;

.6 A home furnishings and home improvement retail warehouse;

12.1465.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum front yard depth 3 metres

.2 Minimum exterior side yard width 3 metres

.3 Minimum rear yard depth 8 metres

.4 Minimum 6 metre wide landscaped open space area along Mississauga Road except at approved driveway accesses;

.5 Minimum 3 metre wide landscaped open space area along Royalwest Drive except at approved driveway accesses;

.6 Minimum 6 metre wide landscaped open space area along Williams Parkway except at approved driveway accesses;

.7 Minimum 3 metre landscaped open space area between commercial and non-commercial areas;

.8 Provided they are sufficiently screened; loading spaces may be permitted along an exterior side yard, excluding a side yard abutting Mississauga Road;

.9 Shall be required to have a supermarket with a minimum gross floor area of 4,645 square metres;

.10 A drive through facility shall only be permitted in association with a bank;

.11 Outdoor areas for the display and sales of goods and products shall only be permitted in association with the home furnishings and home improvement retail warehouse, and the department store, subject to the following:

.a Shall only be permitted facing Mississauga Road, but not within 20 metres of Williams Parkway or on required parking spaces or landscaped areas.

.b Notwithstanding Exception 1465.2(11)(a) shall be permitted within required parking areas facing Mississauga Road, from April 1st to August 31st, and shall be restricted to a

maximum size of 929 sqm for each of the home furnishings and home improvement retail warehouse, and a department store.

.12 A motor vehicle repair shop shall only be permitted in conjunction with the department store, subject to the following:

.a Shall not be permitted within 100 metres of the rear property line

.b Shall not be permitted facing Mississauga Road

.c Shall not be permitted facing Royalwest Drive.

12.1465.3 for the purposes of Exception 1465:

.1 Shall also be subject to the requirements and restrictions relating to the GC Zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1465.2.

.2 Notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned GC - Exception 1465 shall be treated as a single lot for zoning purposes;

.3 For the purposes of this by-law a Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical and lighting fixtures, building supplies, carpets and floor coverings, landscape and garden supplies, plants, bathroom, kitchen and plumbing supplies/fixtures.

.4 For the purposes of this by-law a Department Store shall mean a retail commercial establishment where a wide range of merchandise is sold, including but not limited to: general merchandise, drugs and medicines, food, wine, lottery products, and garden centre; and where a wide range of services may be provided, including but not limited to: photographic services, a dining room or take-out restaurant, optical services, medical, dental and pharmaceutical services, banking, financial and real estate services, telecommunications services, a children's amusement facility, a travel agency, personal services and a motor vehicle repair shop

12.1466 Exception 1466

12.1466.1 The lands shall be subject to the following requirements and restrictions:

.1 the Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1467 Exception 1467

12.1467.1 The lands shall be subject to the following requirements and restrictions:

.1 The maximum cumulative garage door width for an attached garage shall not exceed 5.05 metres.

.2 A balcony or porch with or without a cold cellar may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres including eaves and cornices.

.3 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of section 6.13.

.4 The minimum lot width for the dwelling unit on the north side of Templehill closest to Dixie Road shall be 11.0 metres.

.5 The four lots on the north side of Templehill Road closest to Dixie Road shall permit dwelling units for display purposes subject to the following:

.a A dwelling unit for display purposes, or a portion thereof, shall permit a temporary sales office for a maximum period of 5 years from the enactment of this by-law.

.b A temporary parking lot for a sales office shall be permitted on the lot closest to Dixie Road on the north side of Templehill Road for a maximum period of 5 years from the enactment of the by-law.

12.1468 Exception 1468

12.1468.1 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres including eaves and cornices.

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of section 6.13.

.3 The minimum lot width for the dwelling unit closest to Dixie Road shall be 6.8 metres.

.4 The maximum cumulative garage door width shall be 3.1 metres.

12.1469 Exception 1469

12.1469.1 The lands shall be subject to the following requirements and restrictions:

.1 The minimum front yard depth shall be 4.0 metres and 6.0 metres to the front of the garage.

.2 The minimum exterior side yard width shall be 4.0 metres and 6.0 metres to the front of a garage.

.3 A detached garage shall not exceed a gross floor area of 42 square metres.

.4 The minimum interior side yard shall be 0.0 metres on a lot with an attached garage facing the flankage lot line.

.5 A minimum rear yard depth shall be 0.6 metres on a lot with an attached garage facing the flankage lot line.

.6 A minimum landscaped open space area of 42 square metres shall be provided in the exterior side yard and no accessory structures shall be permitted in this area where an attached garage faces the flankage lot line.

.7 The maximum cumulative garage door width shall be 5.5 metres on a lot with a garage facing a flankage lot line.

.8 A balcony or porch with or without a cold cellar may project into the minimum front yard depth or exterior side yard width by a maximum of 2.4 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard.

.9 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of section 3.10.

12.1470 Exception 1470

12.1470.1 The lands shall be subject to the following requirements and restrictions:

.1 No more than 9 dwelling units shall be attached.

.2 A balcony or porch with or without a cold cellar may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres including eaves and cornices.

.3 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of the by-law.

12.1471 Exception 1471

12.1471.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes in the R2 zone and the following additional uses.

.a Rear lane townhouse dwelling; and

.b Back to back townhouse dwelling; and

.c Townhouse dwelling

12.1471.2 The lands shall be subject to the following requirements and restrictions:

.1 Rear lane townhouse dwellings shall be subject to the following requirements and restrictions:

.a Minimum Lot Area – 96 square metres per dwelling;

.b Minumum Lot Width – 6 metres per dwelling unit;

.c Minimum Setback to Front Lot Line – 3 metres to a dwelling

.d A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylight triangle eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.e Minimum Interior Side Yard Width - 1.5 metres

.f Minimum Exterior Side Yard Width – 2 metres;

.g Minimum Rear Yard Depth – 6 metres;

.h Maximum Building Height – 12.5 metres

.i Minimum number of visitor parking spaces - 0.25 spaces per dwelling unit

.2 Back to Back townhouse dwellings shall be subject to the following requirements and restrictions:

.a Minimum Lot Area — 96 square metres per dwelling;

.b Minimum Lot Width — 6.0 metres per dwelling unit;

.c A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylight triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.d Minimum Interior Side Yard Width — 1.5 metres;

.e Minimum Exterior Side Yard Width — 2.0 metres;

.f Minimum Rear Yard Depth — 0.0 metres;

.g Maximum Building Height — 12.5 metres;

.h Minimum Front Yard Depth — 3.0 metres;

.i Minimum number of visitor parking spaces — 0.25 spaces per dwelling unit;

.j For back to back townhouse dwellings, a maximum of 18 dwelling units may be attached in a contiguous structure, provided the structure is only 9 units wide and 2 units deep

.3 Townhouse dwellings shall be subject to the following requirements and restrictions:

.a Minimum Lot Area — 96 square metres per dwelling;

.b Maximum Building Height — 12.5 metres;

.c Minimum number of visitor parking spaces — 0.25 spaces per dwelling unit

12.1472 Exception 1472

12.1472.1 The lands shall be subject to the following requirements and restrictions:

.1 A minimum rear yard depth of 4.5 metres

12.1472.2 Holding (H):

.1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1473 Exception 1473

12.1473.1 Holding (H):

.1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place

12.1474 Exception 1474

12.1474.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 Zone

12.1474.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without a cold cellar and foundations may project a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 4 metres and chimney elements may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1475 Exception 1475

12.1475.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 Zone

12.1475.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without a cold cellar and foundations may project a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 4 metres and chimney elements may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1476 Exception 1476

12.1476.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 Zone

12.1476.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without a cold cellar and foundations may project a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 4 metres and chimney elements may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1477 Exception 1477

12.1477.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.1477.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 4 metres and chimney elements may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1478 Exception 1478

12.1478.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.1478.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth of 15.0 metres.

.2 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard.

.3 Bay windows, with or without foundations, to a maximum width of 4 metres and chimney elements may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1479 Exception 1479

12.1479.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.1479.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard

.2 Bay windows, with or without foundations, to a maximum width of 4 metres and chimney elements may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1480 Exception 1480

12.1480.1 The lands shall only be used for the following purposes:

.1 Single detached dwelling;

.2 Retail establishment with no outside storage;

.3 Convenience Store;

.4 Personal service shop;

.5 Bank and finance company;

.6 Office (excluding medical, dental & drugless practitioner);

.7 Dining room restaurant;

.8 Public or private school;

.9 Day nursery;

.10 Golf course clubhouse; and,

.11 Uses accessory to the above permitted purposes.

12.1480.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width of 20 metres;

.2 Minimum Interior Side Yard Width of 2.75 metres;

.3 Minimum Rear Yard Depth of 4.0 metres;

.4 Minimum Landscaped Open Space of 5%;

.5 Maximum Gross Floor Area of 220 square metres;

.6 Maximum number of 11 parking spaces; and,

.7 Minimum number of 11 parking spaces."

12.1481 Exception 1481

12.1481.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in a R1 zone

.2 Only as an accessory purpose to the primary residential use:

- .a a retail establishment having no outside storage;
- .b a convenience store;
- .c a service shop;
- .d a personal service shop;
- .e an art gallery

12.1481.2 The lands shall be subject to the following requirements and restrictions:

.1 Notwithstanding any other provision of the by-law, a maximum of 50% of the dwelling units on lots having a width of less than 19.8 metres shall be permitted to have a 3-car garage facing the street provided that no more than 2 abutting lots facing a street have a 3-car garage and that the related driveways of those 2 lots are not paired together, all in accordance with the approved Architectural Guidelines for the community;

.2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.3 Bay windows, with or without foundations to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

.4 Commercial uses accessory to a primary residential use shall be limited to 50% of the buildings gross floor area;

.5 Accessory commercial uses shall not be permitted outdoor storage of garbage or outdoor storage/display of goods and materials;

.6 No more than 2 parking spaces shall be provided for commercial uses;

.7 Parking areas may be located in a driveway and an interior side yard or rear yard, in which case a 3 metre landscaped buffer area will be provided between the parking area and the interior side or rear lot lines.

12.1482 Exception 1482

12.1482.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.2 Bay windows, with or without foundations to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

12.1482.2 Holding (H):

.1 While the Holding (H) symbol is in place on a temporary sanitary service pumping station is permitted;

.2 The Holding (H) symbol shall not be removed until the temporary pumping station is satisfactorily decommissioned and the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel.

12.1483 Exception 1483

12.1483.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in R1 zone.

12.1483.2 The lands shall be subject to the following requirements and restrictions:

.1 No above grade or below grade pools shall be permitted in the rear yard.

12.1484 Exception 1484

12.1484.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in R1 zone.

12.1484.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum exterior side yard setback shall be 2.75m.

12.1485 Exception 1485

12.1485.1 The lands shall be subject to the following requirements and restrictions:

.1 The minimum rear yard depth shall be 4.5 metres;

.2 No accessory buildings, structures, detached garages and swimming pools are permitted within the rear yard, the minimum required side yard or minimum required front yard;

.3 Any fence may not exceed 1 metre in height within the minimum required rear yard and may not exceed 1.5 metres in height in the minimum required front yard;

.4 Any garage may project into the front yard any distance beyond a porch or front wall of a dwelling provided the minimum front yard depth of 6 metres for a garage is complied with;

.5 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.6 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1486 Exception 1486

12.1486.1 The lands shall be subject to the following requirements and restrictions:

.1 If the garage doors face an interior side lot line rather than the street then the garage may project beyond the front face of a porch or the dwelling into the front yard provided the minimum front yard setback of 4.5 metres is complied with;

.2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.3 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1487 Exception 1487

12.1487.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1487.2 The lands shall be subject to the following requirements and restrictions:

.1 a 2.0 metre high masonry wall shall be erected along those portions of the lot lines which abut a Highway Commercial zone.

12.1488 Exception 1488

12.1488.1 The lands shall only be used for the following purposes:

.1 Industrial

.a The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop as a principal use and a motor vehicle body shop as a principal or accessory use;

.b A utility installation;

.c A printing establishment.

.2 Non-Industrial

.a A day nursery;

.b A recreation facility or structure;

.c An office;

.d A retail establishment;

.e A supermarket;

.f A dining room restaurant or a take-out restaurant;

.g A drive through facility associated with a bank;

.h A motor vehicle sales establishment;

.i A service shop;

.j A banquet hall;

.k A community club;

.l A bank, trust company and finance company;

.m A dry cleaning establishment;

.n A health centre or fitness centre; and,

.o A commercial, technical or recreational school.

.3 Accessory

.a Purposes accessory to the other permitted purposes.

12.1488.2 The lands shall be subject to the following requirements and restrictions:

.1 Setback of Building(s):

.a Industrial Uses: A minimum setback of 18.0 metres for all buildings from Queen Street and Ebenezer Road;

.b Non-Industrial Uses: The minimum building setback shall be 3.0 metres from Cherrycrest Drive, except for buildings along Queen Street and Ebenezer Road, in which case the minimum building setback shall be 6.0 metres;

.c No building shall be located within 6.0 metres of an "OS" Zone.

.2 Minimum Landscaped Open Space, (except at approved driveway locations):

.a Industrial Uses: 9.0 metres along Ebenezer Road, Queen Street;

.b Non-Industrial Uses: 6.0 metres along Ebenezer Road and Queen Street;

.c Along all other public roads, and lands zoned "Open Space (OS)": 3.0 metres;

.3 Outside Storage: No outside storage shall be permitted, except for:

.a motor vehicles for sale in association with a motor vehicle sales establishment; or,

.b seasonal goods associated with a Non-Industrial Use is permitted but such storage shall not be located within a yard abutting Ebenezer Road, Queen Street, or an "Open Space (OS)" Zone; and

.c notwithstanding the above, such storage shall not occupy any required parking space or landscaped area.

.4 Minimum Building Area: Non-Industrial buildings, excluding a specialty food or and grocery stores, shall be restricted to a minimum building area of 697 square metres (7,500 square feet).

.5 Minimum Gross Leasable Commercial Floor Area: Units within those non-industrial buildings shall have a minimum Gross Leasable Commercial Floor Area of 232 square metres (2,500 square feet).

.6 Minimum Lot Area: 0.30 hectares;

.7 Maximum Building Height:

.a Industrial Uses: 1 storey, except for an ancillary office building in which case the maximum building height shall be 3 storeys;

.b Non-Industrial Uses: 3 storeys;

.8 Loading Doors: Buildings that abut Ebenezer Road shall not have overhead doors on a building wall facing Ebenezer Road. Buildings that abut Queen Street shall not have overhead doors on a building wall facing Queen Street. All overhead doors shall be adequately screened;

.9 Screening:

.a All waste disposal facilities, including containers for recyclable materials, shall be screened from Ebenezer Road, Queen Street, and an "Open Space (OS)" zone;

.b All rooftop units shall be screened in their entirety;

.10 All restaurant refuse storage shall be enclosed in a climate-controlled area within the building; and,

.11 An adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

12.1489. Exception 1489

12.1489.1 The lands shall be subject to the following requirements and restrictions:

.1 No building shall be located within 6.0 metres of an OS Zone.

12.1490 Exception 1490

12.1490.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.2 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

.3 On lots greater than 14 metres wide, the maximum interior garage width shall be the greater of:

.a 50% of the dwelling unit width; or

.b 5.6 metres;

12.1490.2 Holding (H):

.1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1491 Exception 1491

12.1491.1 The lands shall be subject to the following requirements and restrictions:

.1 The front of the garage shall be setback a minimum of 1 metre from the front wall of the dwelling or 5.5 metres from the front lot line;

.2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.3 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

.4 On lots greater than 14 metres wide, the maximum interior garage width shall be the greater of:

.a 50% of the dwelling unit width; or,

.b 5.6 metres;

12.1491.2 Holding (H):

.1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1492 Exception 1492

12.1492.1 The lands shall be subject to the following requirements and restrictions:

.1 The minimum rear yard depth shall be 5 metres;

.2 No accessory buildings, structures, detached garage and swimming pools are permitted within the rear yard , the minimum required side yard or minimum required front yard;

.3 Any fence may not exceed 1.2 metres in height in the minimum required rear yard and may not exceed 1.5 metres in height in the minimum required front yard;

.4 Any garage may project into the front yard any distance beyond a porch or front wall of a dwelling provided the minimum front yard depth of 6 metres for a garage is complied with;

.5 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.6 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

.7 On lots greater than 14 metres wide, the maximum interior garage width shall be the greater of:

.a 50% of the dwelling unit width; or,

.b 5.6 metres;

12.1492.2 Holding (H):

.1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1493 Exception 1493

12.1493.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.2 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

12.1493.2 Holding (H):

.1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1494 Exception 1494

12.1494.1 The lands shall be subject to the following requirements and restrictions:

.1 The minimum rear yard depth shall be 5 metres;

.2 No accessory buildings, structures, detached garage and swimming pools are permitted within the rear yard, the minimum required side yard or minimum required front yard;

.3 Any fence may not exceed 1.2 metres in height in the minimum required rear yard and may not exceed 1.5 metres in height in the minimum required front yard;

.4 Any garage may project into the front yard any distance beyond a porch or front wall of a dwelling provided the minimum front yard depth of 6 metres for a garage is complied with;

.5 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.6 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard

12.1494.2 Holding (H):

.1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1495 Exception 1495

12.1495.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.2 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

12.1495.2 Holding (H):

.1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1496 Exception 1496

12.1496.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum interior side yard shall be 1.2 metres for the first storey or part thereof plus 0.3 metres for each additional storey or part thereof;

.2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.3 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

12.1496.2 Holding (H):

.1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel.

12.1497 Exception 1497

12.1497.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum lot depth shall be 20 metres;

.2 Minimum interior side yard shall be 1.5 metres for the first storey or part thereof plus 0.3 metres for each additional storey or part thereof;

.3 Minimum rear yard depth shall be 5 metres;

.4 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.5 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

12.1497.2 Holding (H):

.1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1498 Exception 1498

12.1498.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum lot depth shall be 28 metres;

.2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.3 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

12.1498.2 Holding (H):

.1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1499 Exception 1499

12.1499.1 The lands shall only be used for the following purposes:

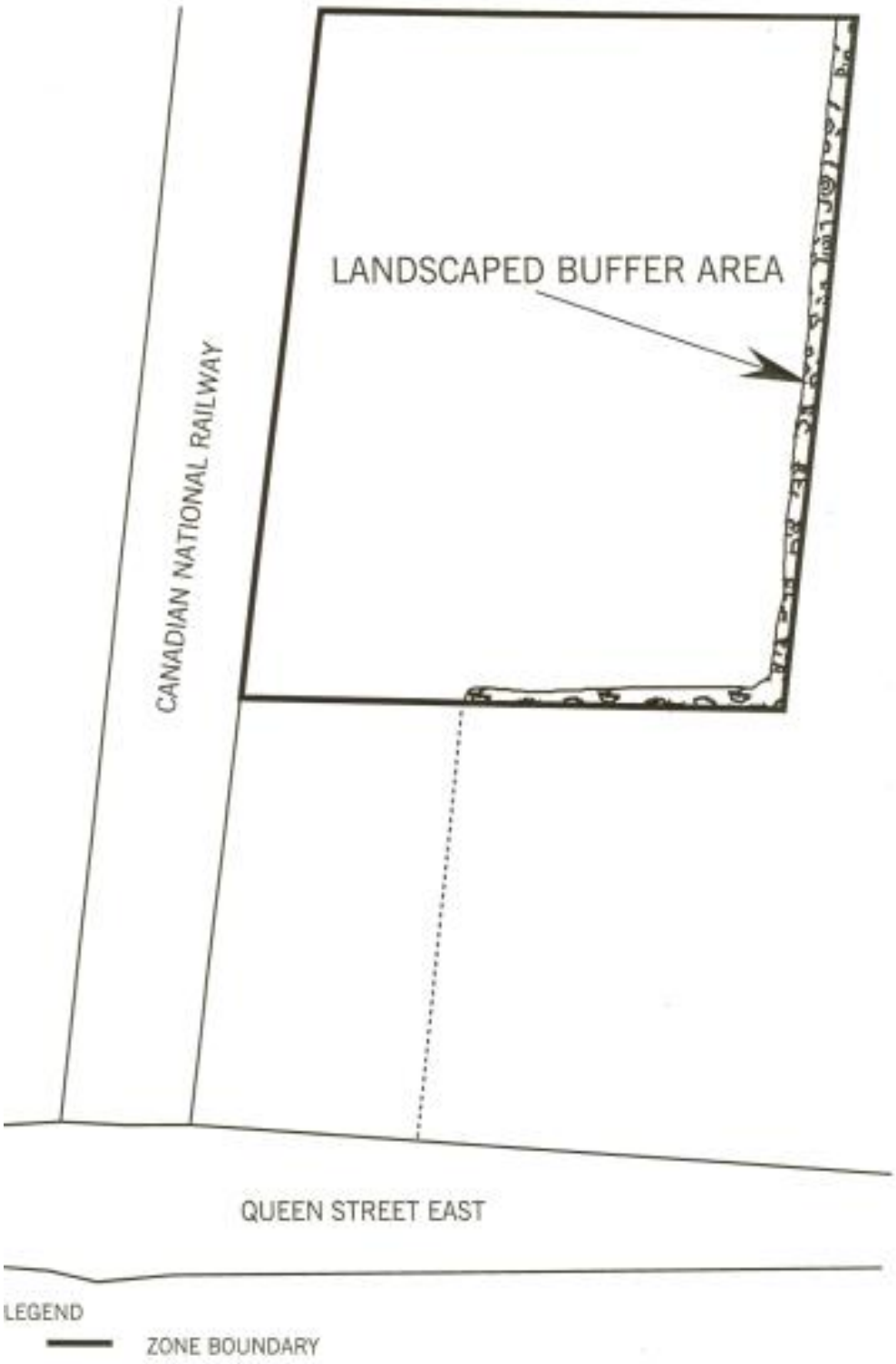
.1 the outdoor storage of automobiles

12.1499.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Landscaped Buffer Area having a minimum width of 12.0 metres, containing a 2.0 metre high berm shall be provided and maintained in those areas shown outlined on Figure 1; and,

.2 the storage of automobiles shall only be permitted at grade level and shall not exceed the height of the landscaped open space berm required by Exception 1499.2(1);

Figure 1


LANDSCAPED BUFFER AREA
CANADIAN NATIONAL RAILWAY
QUEEN STREET EAST
LEGEND
ZONE BOUNDARY

12.1500 Exception 1500

12.1500.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1500.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 830 square metres;

.2 Minimum Lot width: 26 metres; and,

.3 Minimum Lot Depth: 25.5 metres.

12.1501 Exception 1501

12.1501.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in LC zone of this by-law.

12.1501.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Commercial Floor Area of all structures, other than any area used for garbage and refuse containers, shall not exceed 980 square metres;

.2 the Height of all structures shall not exceed 1 storey;

.3 all buildings and structures, except a garbage and refuse enclosure, shall be located within the area shown as Building Area on Figure 1-1501 to this by-law;

.4 Landscape Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on Figure 1-1501 to this by-law;

.5 garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;

.6 garbage and refuse containers for all other uses shall be totally enclosed and located to the rear of the building;

.7 an adult entertainment parlour shall not be permitted;

.8 no outside storage or display of goods shall be permitted;

.9 no amusement devices shall be permitted;

.10 access to the site shall be provided in the locations shown on Figure 1-1501 to this by-law, and shall have a minimum width of 7.6 metres;

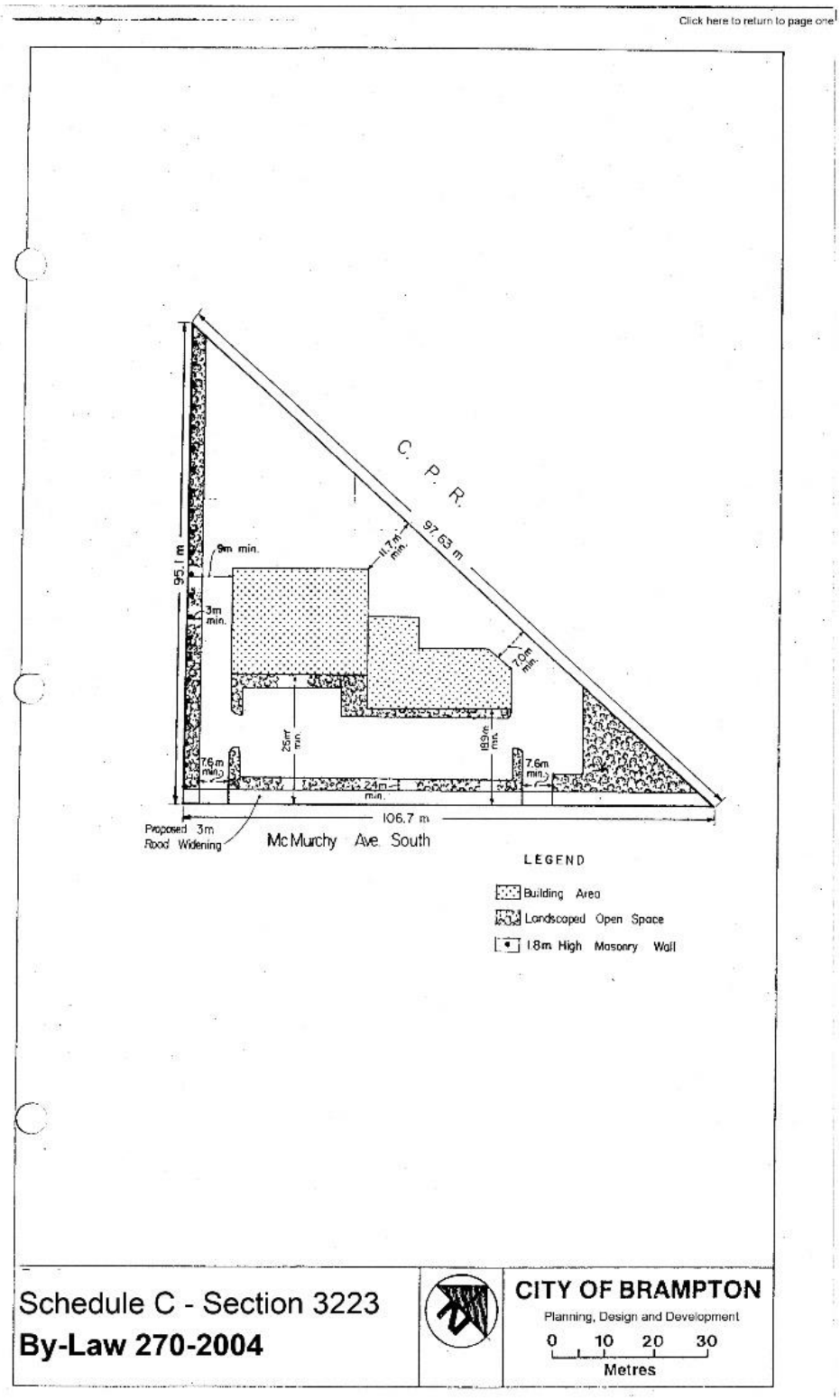
.11 a masonry wall 1.8 metres in height shall be erected and maintained in the location shown on Figure 1-1501 to this by-law; and,

.12 parking and loading spaces shall be provided in accordance with section 4.1 and 4.6 this by law.

12.1501.3 for the purposes of Exception 1501:

.1 Amusement Device shall mean any machine, device or contrivance used for playing any game of chance or skill or of mixed chance or skill or which is used to afford entertainment or amusement to the operator, and, without limiting the generality of the foregoing, includes what is commonly known as a pinball game, an electronic game, and a video game.

Figure 1


Click here to return to page one
C. P. R.
97.63 m
95.1 m
9m min.
11.7m min.
3m min.
7.0m min.
25m min.
18.3m min.
7.6m min.
24m min.
7.6m min.
106.7 m
Proposed 3m Road Widening
McMurchy Ave. South
LEGEND
Building Area
Landscaped Open Space
1.8m High Masonry Wall
Schedule C - Section 3223
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0 10 20 30
Metres

12.1502 Exception 1502

12.1502.1 The lands shall only be used for the following purposes:

.1 shall, until 30 October 1987, only be used for the following purposes:

- .a an office, other than:
  - .i an office for a physician, dentist or drugless practitioner, or
  - .ii a real estate office,
- .b a bank, trust company or finance company.

.2 shall, after 30 October 1987, only be used for the following purposes:

- .a a bank, trust company or finance company.

12.1502.2 The lands shall be subject to the following requirements and restrictions:

.1 the side yard widths, rear yard depth and lot width shall be as shown on Figure 1 - Exception 1502;

.2 all buildings shall be located within the area shown as Building Area on Figure 1 - Exception 1502;

.3 the Maximum Gross Commercial Floor Area of the building shall be 160 square metres;

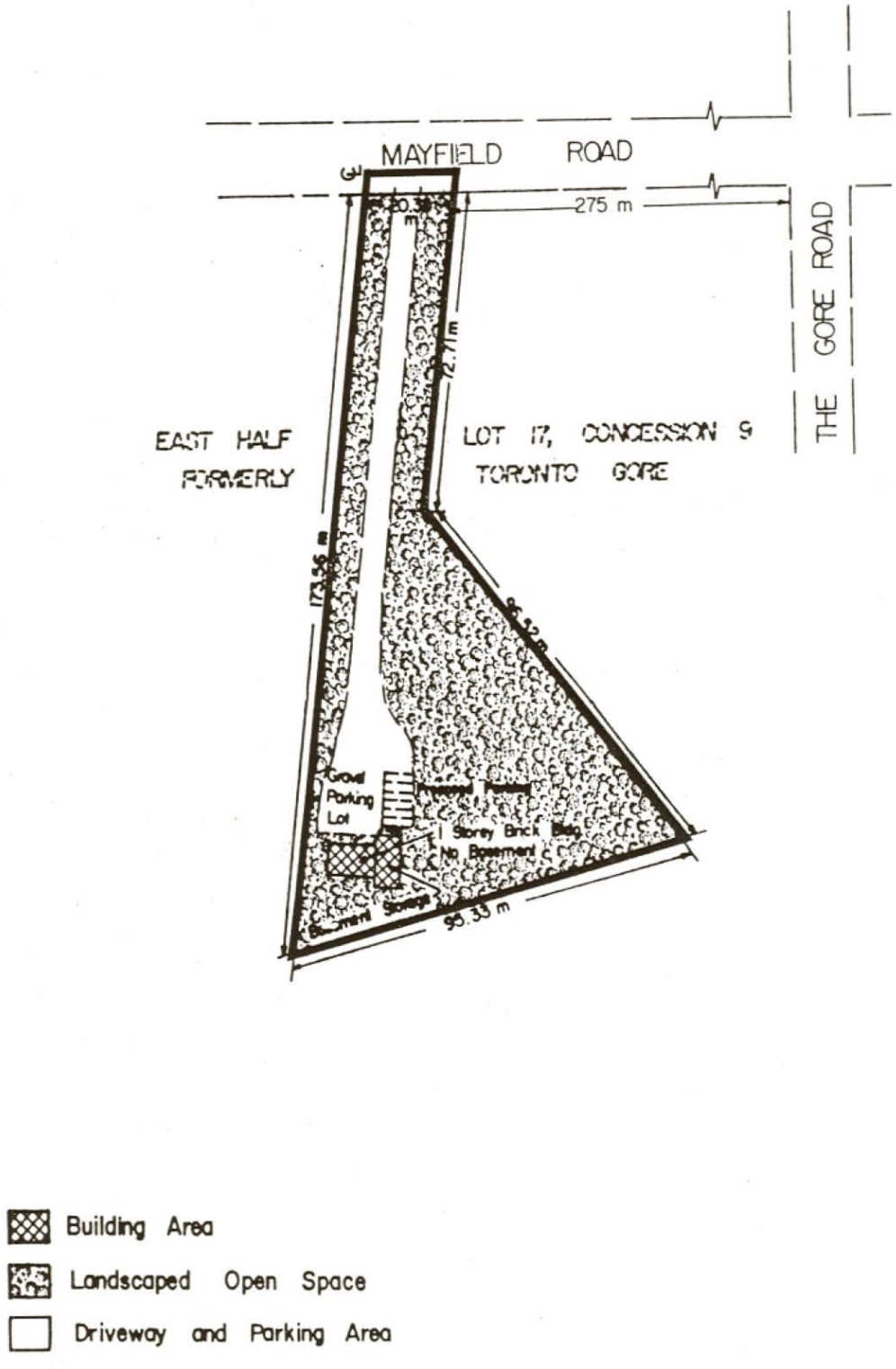
.4 Landscaped Open Space shall be provided and maintained in the locations shown as landscaped Open Space on Figure 1 - Exception 1502;

.5 a minimum of six parking spaces shall be provided in the locations shown as Driveway and Parking Area on Figure 1 - Exception 1502;

.6 all garbage and refuse containers shall be located within the building, and

.7 no outside storage or display of goods or vehicles shall be permitted.

Figure 1


MAYFIELD ROAD
275 m
THE GORE ROAD
EAST HALF
FORMERLY
LOT 17, CONCESSION 9
TORONTO GORE
Gravel Parking Lot
1 Storey Brick Bldg
No Basement
Storage
Basement
Building Area
Landscaped Open Space
Driveway and Parking Area

12.1503 Exception 1503

12.1503.1 The lands shall only be used for the following purposes:

.1 a photographer's studio;

.2 only one dwelling unit; and,

.3 purposes accessory to the other permitted purposes.

12.1503.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Floor Area shall not exceed 330 square metres;

.2 the Maximum Building Height shall not exceed 2 storeys;

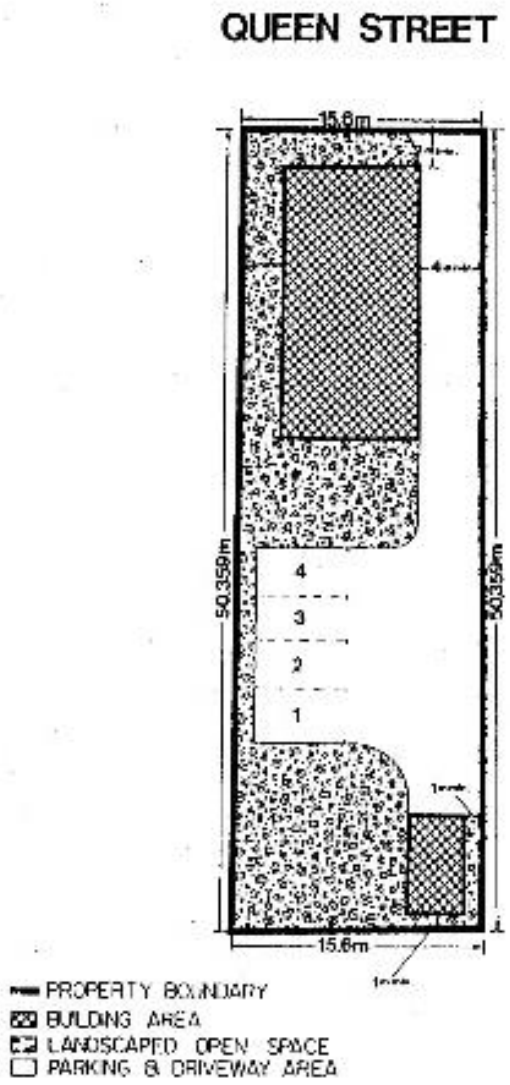
.3 all buildings and structures shall be located within the area shown as Building Area on Figure 1-Exception 1503 to this by-law;

.4 Landscaped Open Space shall be provided and maintained in the location shown as Landscaped Open Space on Figure 1- Exception 1503 to this by-law;

.5 a minimum of 4 parking spaces shall be provided and shall be located within the area shown as Parking and Driveway Area on Figure 1-Exception 1503 to this by-law; and,

.6 only one driveway leading to the parking area shall be permitted, and it shall have a minimum width of 4 metres.

Figure 1


QUEEN STREET W.
15.6m
50.359m
50.359m
4
3
2
1
15.6m
PROPERTY BOUNDARY
BUILDING AREA
LANDSCAPED OPEN SPACE
PARKING & DRIVEWAY AREA

12.1504 Exception 1504

12.1504.1 The lands shall only be used for the following purposes:

.1 a gas bar;

.2 a service station;

.3 a convenience restaurant, and

.4 purposes accessory to the other permitted purposes.

12.1504.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 14 metres

.2 Maximum Gross Commercial Floor Area of all buildings and structures: 250 square metres

.3 Maximum Building Height: 1 storey

.4 Minimum Number of Parking Spaces:

- .a for convenience restaurant 1 parking space for each 6.0 square metres of gross commercial floor area or portion thereof
- .b for gas bar 1 parking space for each 23 square metres of gross commercial floor area or portion thereof

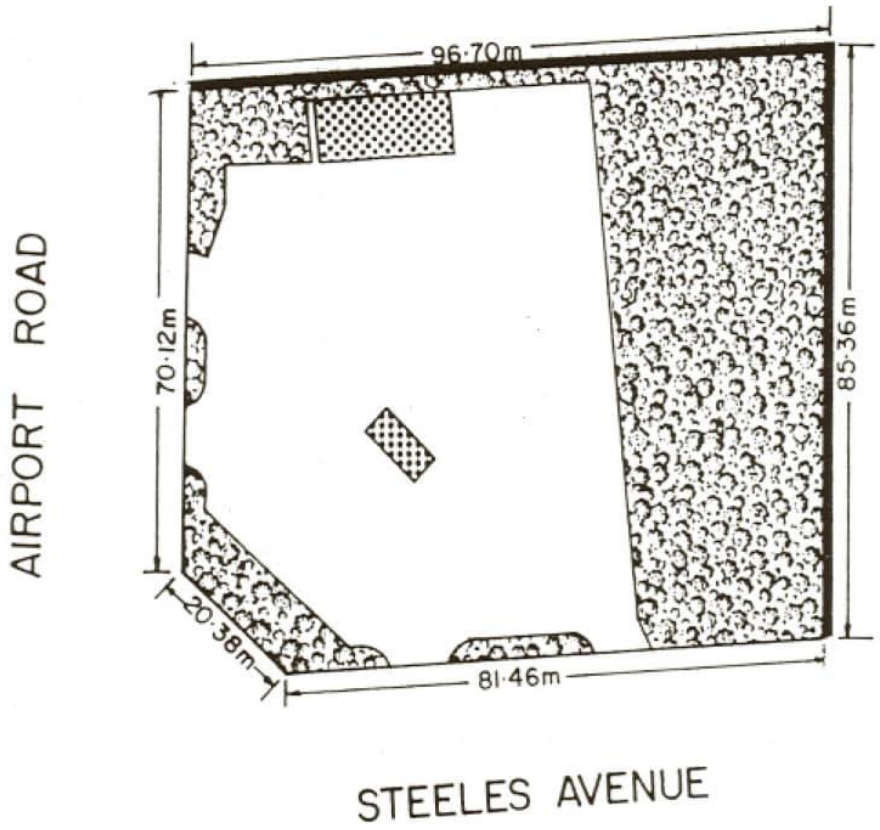
.5 all buildings and structures shall be located in the areas identified as Building Area on Figure 1 - Exception 1504;

.6 Landscaped Open Space shall be provided and maintained in the areas identified as landscaped Open Space on Figure 1 - Exception 1504;

.7 no outside storage or display of goods, materials or machinery shall be permitted, and

.8 no amusement devices or adult entertainment facilities shall be permitted.

Figure 1


96·70m
AIRPORT ROAD
70·12m
85·36m
20·38m
81·46m
STEELES AVENUE
BUILDING AREA
LANDSCAPED OPEN SPACE

12.1505 Exception 1505

12.1505.1 The lands shall only be used for the following purposes:

.1 a restaurant;

.2 a recreation club, which may include one dwelling unit for a resident manager;

.3 outdoor recreation facilities associated with the recreation club; and

.4 purposes to the other permitted purposes.

12.1505.2 The lands shall be subject to the following requirements and restrictions:

.1 Restaurant and Recreation Club

.a only permitted within the development envelope as shown on Figure 1-Exception 1505;

.b Maximum Combined Gross Floor Area: 1000 square metres; and

.c Maximum Height of any building: 10 metres.

.2 Off-Street Parking

.a only permitted within the development envelope as shown on Figure 1 - Exception 1505;

.b 1 parking space per 5 square metres of restaurant use;

.c 8 parking spaces per bocce court;

.d 3 parking spaces for each tennis, squash, handball or racquetball court;

.e 1 parking space per 20 square metres of office floor space;

.f 10 parking spaces per swimming pool;

.g 1 parking space per 10 square metres of floor space devoted to other education, recreation, lounge or meeting room uses;

.h each parking space shall have unobstructed access to an aisle leading to a driveway;

.i aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

Angle of Parking	Minimum Aisle Width
0° to less than 55°	4 metres
55° to less than 75°	5.5 metres
75° to 90°	6.5 metres

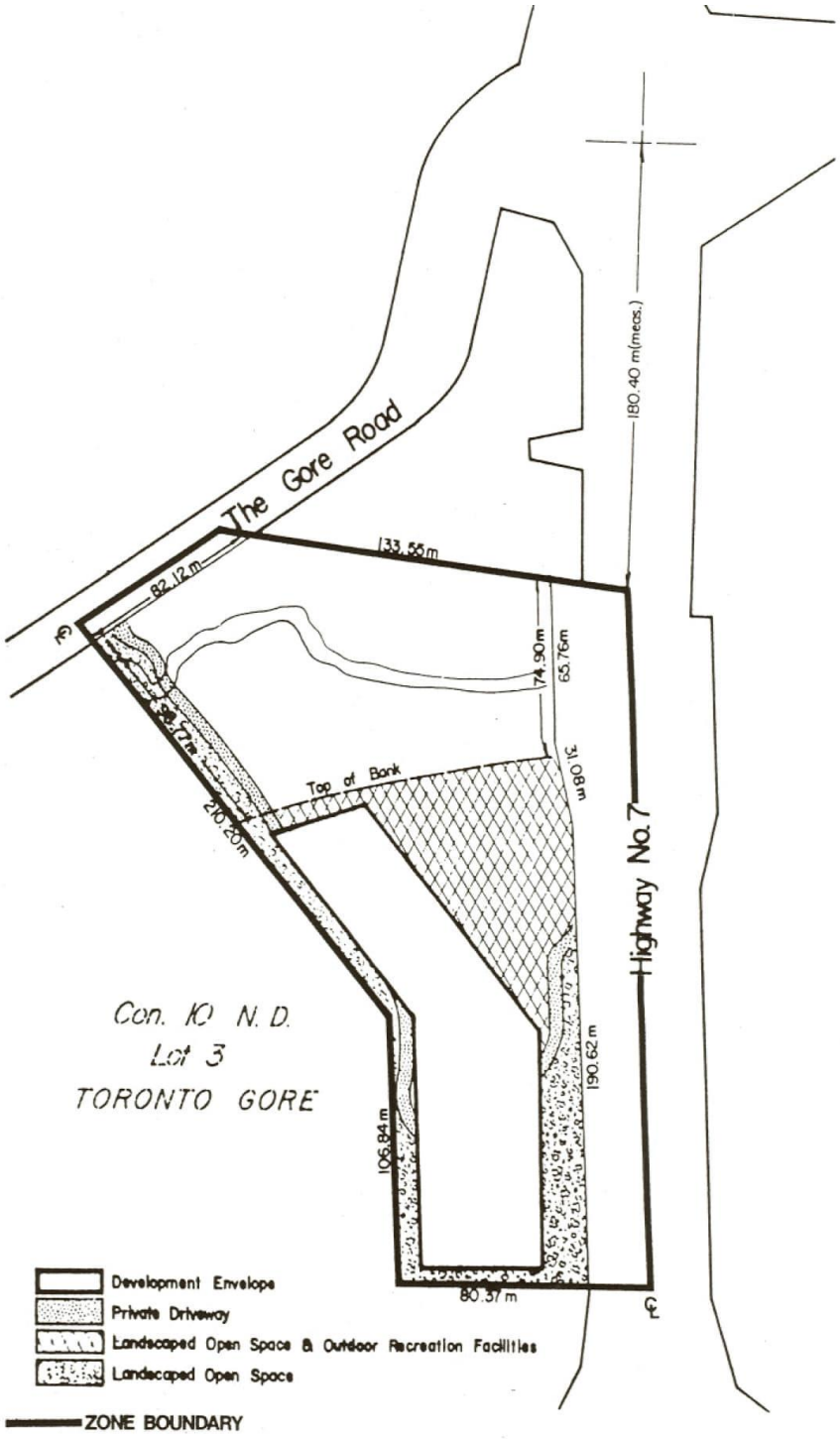
.j every parking space shall be either a parallel parking space measuring 2.7 metres by 7.0 metres, or an angled parking space measuring 2.9 metres by 5.8 metres.

.3 a private driveway is permitted outside the development envelope only as shown on Figure 1 - Exception 1505, and anywhere within the development envelope.

.4 Landscaped Open Space shall be provided as shown on Figure 1 - Exception 1505.

.5 outdoor recreational facilities are only permitted within the development envelope and within the landscaped open space and outdoor recreation facilities area, as shown on Figure 1- Exception 1505.

Figure 1


The Gore Road
133.55m
82.12m
180.40 m(meas.)
74.90m
65.76m
31.08m
Top of Bank
210.20m
Highway No. 7
Con. 10 N.D.
Lot 3
TORONTO GORE
106.84m
190.62m
80.37m
Development Envelope
Private Driveway
Landscaped Open Space & Outdoor Recreation Facilities
Landscaped Open Space
ZONE BOUNDARY

12.1506 Exception 1506

12.1506.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purpose of a fire hall.

12.1506.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.2 hectares

.2 Minimum Lot Width: 30 metres

.3 Minimum Lot Depth: 45.7 metres

.4 Minimum Side Yard Width: 3 metres

.5 Minimum Rear Yard Depth: 12 metres

.6 Minimum Street Setback: 32 metres from centre line of a public highway

.7 Minimum Parking: 5 spaces per bay

12.1507 Exception 1507

12.1507.1 The lands shall only be used for the following purposes:

.1 shall only be used for a community centre.

.2 shall be subject to the requirements and restrictions relating to the I2 zone.

12.1508 Exception 1508

12.1508.1 The lands shall only be used for the following purposes:

.1 a pharmacy,

.2 an office and storage space associated with the pharmacy

.3 purposes accessory to the other permitted purposes.

12.1508.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Commercial Floor Area of the pharmacy shall not exceed 70 square metres;

.2 the Gross Commercial Floor Area of the office and storage space shall not exceed 80 square metres;

.3 the Maximum Building Height shall not exceed 10.5 metres;

.4 Landscaped Open Space shall be provided and maintained in the locations shown on Figure 1 - Exception 1508;

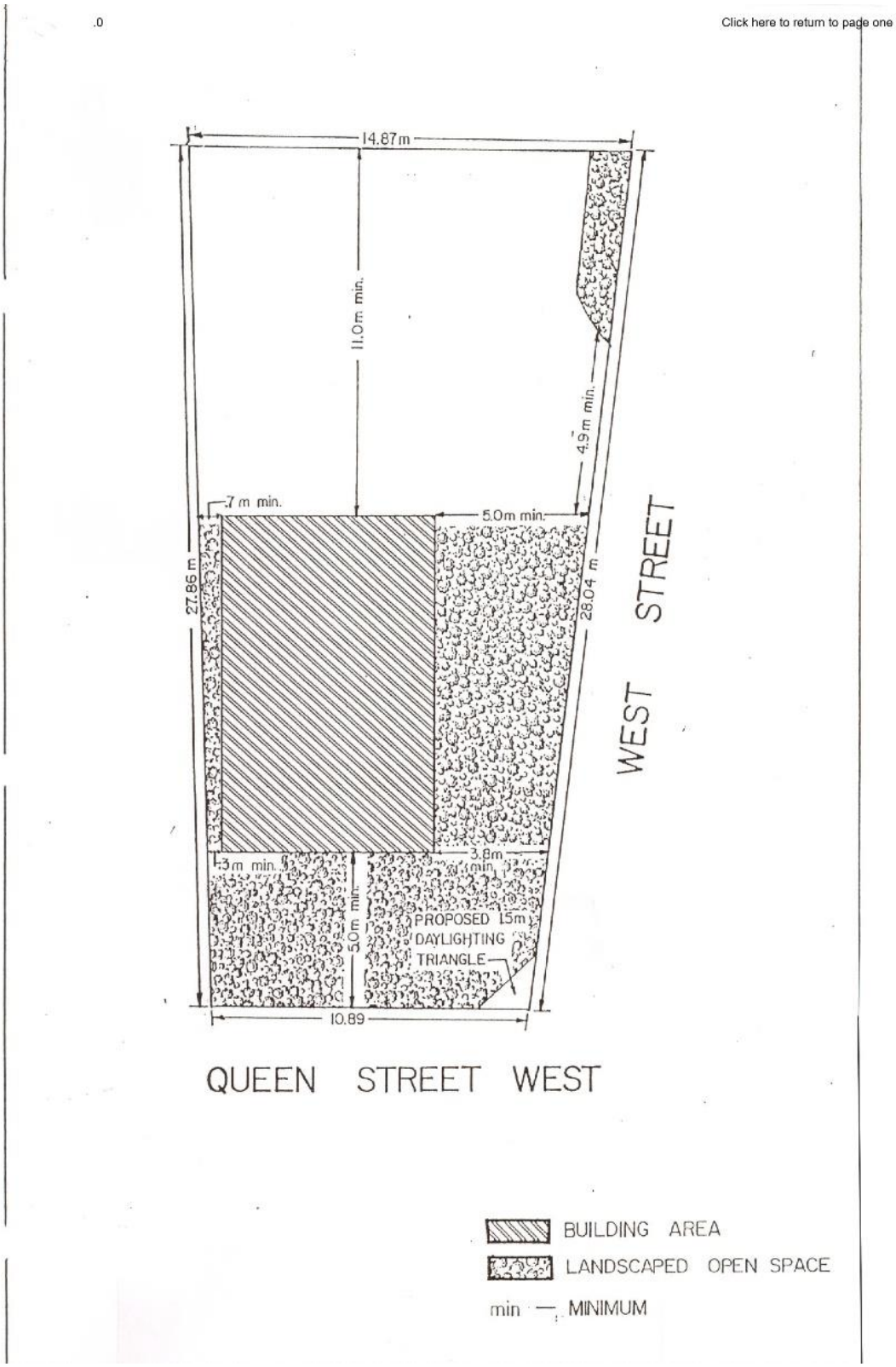
.5 all buildings and structures shall be located within the area shown as Building Area on Figure 1 - Exception 1508;

.6 a minimum of 4 parking spaces shall be provided;

.7 the width of a driveway leading to any parking area shall be a minimum of 4.9 metres, and

.8 a loading area shall not be required.

Figure 1


.0
Click here to return to page one
14.87m
11.0m min.
4.9m min.
.7m min.
5.0m min.
27.86 m
28.04 m
WEST STREET
3m min.
3.8m min.
5.0m min.
PROPOSED 15m DAYLIGHTING TRIANGLE
10.89
QUEEN STREET WEST
BUILDING AREA
LANDSCAPED OPEN SPACE
min — MINIMUM

12.1509 Exception 1509

12.1509.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in an RE Zone.

12.1509.2 The lands shall be subject to the following requirements and restrictions:

.1 the minimum lot width and minimum yard depths shall be as shown on Figure 1 - Exception 1509.

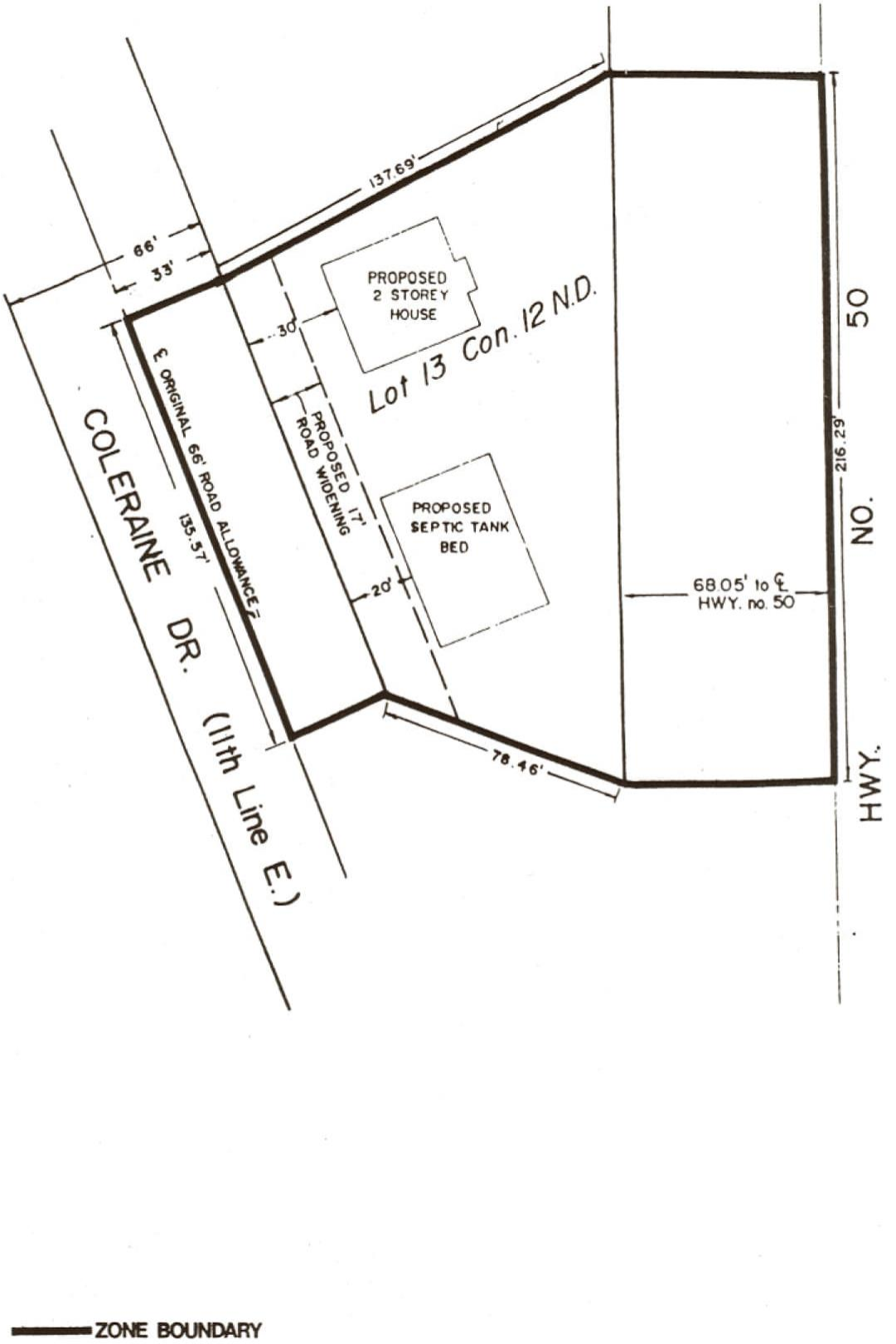
.2 Minimum Lot Area: 1350 square metres

.3 Minimum Ground Floor Area:

- .a One Storey: 150 square metres
- .b Greater than one storey: 97.5 square metres

.4 Access: from Coleraine Drive

Figure 1


137.69'
66'
33'
PROPOSED
2 STOREY
HOUSE
30'
Lot 13 Con. 12 N.D.
℄ ORIGINAL 66' ROAD ALLOWANCE
PROPOSED 17'
ROAD WIDENING
PROPOSED
SEPTIC TANK
BED
20'
135.57'
COLERAINE DR. (11th Line E.)
68.05' to ℄
HWY. no. 50
216.29'
50
NO.
HWY.
78.46'
ZONE BOUNDARY

12.1510 Exception 1510

12.1510.1 The lands shall only be used for the following purposes:

.1 shall only be used for dry industrial uses, but not for any use which is obnoxious by reason of the noise or vibration created or the emission of dust, dirt, objectionable odours or gases.

12.1510.2 The lands shall be subject to the following requirements and restrictions:

.1 dry industrial operations shall only be permitted within an enclosed building; and

.2 outdoor storage of goods, materials or machinery shall not be permitted.

.3 Landscaped Open Space with a minimum width of 4.6 metres shall be provided and shall occupy an area indicated as Landscaped Open Space on Figure 1-Exception 1510.

.4 development shall only be permitted in conformity with the following site development standards:

.a Minimum Lot Area: 0.8 metres

.b Minimum Lot Frontage: 40 metres measured in a straight line from points on the side lot lines which are 18 metres from the front lot line

.c Minimum Front Yard Depth: 18 metres

.d Minimum Side Yard Width: 8 metres

.e Maximum Lot Coverage of all Buildings and Structures: 50% of the lot area

.f Maximum Building Height: 10 metres

A tower, cupola, steeple or other roof structure which is used only as an ornament or to house the mechanical equipment of any building shall be disregarded in calculating the height of the building.

.g Off-Street Parking:

.i at least one parking space on the same lot for each 55 square metres of gross floor area. (This parking space shall be used only for vehicles of employees, vehicles of customers and vehicles required in connection with the main use of the lot).

.ii every parking space shall be either a parallel parking space measuring 2.7 metres by 7.0 metres, or angled parking space measuring 2.9 metres by 5.8 metres.

.h Front Yard Use: Where the floor area of the main building on the premises is greater than 200 metres, no fence shall be permitted in the front yard and no truck loading facilities shall be provided in the front yard.

.i Minimum Rear Yard Depth: 7 metres, but none if abutting a rail line and 15 metres if abutting a street, a 0.3 metre reserve or a Residential or Institutional Zone

.j Off Street Loading

.i Number of Loading Spaces Required:

1. 280 square metres: none
2. 280 square metres to 1860 square metres: 1
3. each additional 1860 square metres: 1

.ii no loading space within the front yard;

.iii each loading space shall have an unobstructed ingress and egress of not less than 6 metres in width to and from a public street.

12.1510.3 for the purposes of Exception 1510:

.1 Landscaped Open Space shall mean open space on a lot which is used for the growth, maintenance and preservation of grass, flowers, trees, shrubs and other vegetation.

.2 Loading Space shall mean an unencumbered area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area:

.a is provided for the temporary parking of one (1) commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle;

.b consists of a space measuring a minimum of 7.5 metres long and 3.6 metres wide and having a minimum vertical clearance of 4.3 metres;

.c is not upon or partly upon any street or lane;

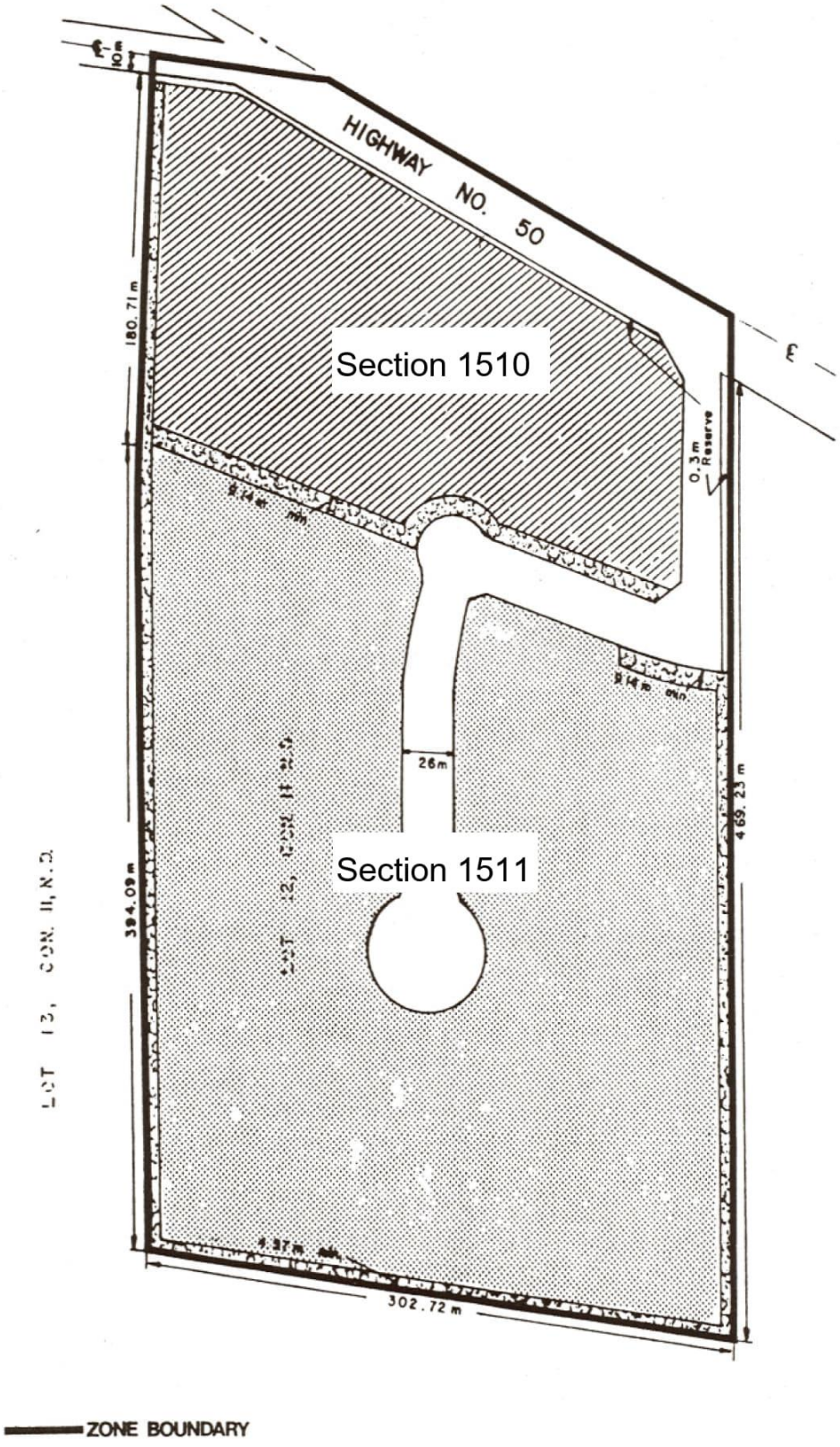
.d is accessible from a street or lane by means of driveways, aisles, manoeuvring areas or similar areas, no part of which shall be used for the temporary parking or storage of motor vehicles.

.3 Lot Area shall mean the total horizontal area enclosed within the lot lines of a lot. In the case of a corner lot having a street line rounding at the corner of a radius of 7.5 metres or less, the lot area of such lot shall be calculated as if the lot lines were produced to their point of intersection.

.4 Parking Space shall mean a rectangular area accessible from a driveway or aisle for the temporary storage of motor vehicles but shall not include any part of a driveway or aisle.

.5 Dry Industrial Use shall mean any establishment involving repairing, servicing, processing, manufacturing, storing or shipping which does not require any water for cooling, manufacturing, processing or equipment washing, and water is merely to serve the domestic needs of the employees.

Figure 1


HIGHWAY NO. 50
Section 1510
Section 1511
0.3m Reserve
180.71m
394.09m
469.23m
302.72m
26m
ZONE BOUNDARY

12.1511 Exception 1511

12.1511.1 The lands shall only be used for the following purposes:

.1 shall only be used for dry industrial uses, but not for any use which is obnoxious by reason of the noise or vibration created or the emission of dust, dirt, objectionable odours or gases.

12.1511.2 The lands shall be subject to the following requirements and restrictions:

.1 dry industrial uses may involve the storage of goods and materials in the open including a bulk storage yard, truck terminal and contractors' yards and the storage of building supplies, heavy equipment and heavy machinery storage; and

.2 any area used for outside storage shall be surfaced and maintained with either concrete, asphalt, crushed stone or other hard surface and dustless materials.

.3 Landscaped Open Space with a minimum width of 4.6 metres shall be provided and shall occupy an area indicated as Landscaped Open Space on Figure 1 - Exception 1511.

.4 development shall only be permitted in conformity with the following site development standards:

- .a Minimum Lot Area: 0.8 hectares.
- .b Minimum Lot Width: 40 metres measured in a straight line from points on the side lot lines which are 18 metres from the front lot line.
- .c Minimum Front Yard Depth: 18 metres.
- .d Minimum Side Yard Width: 8 metres.
- .e Maximum Lot Coverage of all buildings and structures: 50% of the lot
- .f Maximum Building Height: 10 metres

  A tower, cupola, steeple or other roof structure which is used only as an ornament or to house the mechanical equipment of any building shall be disregarded in calculating the height of the building.
- .g Off-Street Parking:
  - .i at least one parking space on the same lot for each 55 square metres of gross floor area. This parking space shall be used only for vehicles of employees, vehicles of customers and vehicles required in connection with the main use of the lot.
  - .ii every parking space shall be either a parallel parking space measuring 2.7 metres by 7.0 metres, or angled parking space measuring 2.9 metres by 5.8 metres.
- .h Front Yard Use: where the floor area of the main building on the premises is greater than 200 metres, no open storage shall be permitted between the main building and the street

line, no fence shall be permitted in the front yard and no truck loading facilities shall be provided in the front yard.

.i Off-Street Loading:

.i 280 square metres of Floor Area – No loading space required.

.ii 280 square metres to 1860 square metres of Floor Area – 1 loading space required.

.iii Each additional 1860 square metres of Floor Area – 1 loading space required.

.iv no loading space within the front yard; and

.v each loading space shall have an unobstructed ingress and egress of not less than 6 metres in width to and from a public street.

12.1511.3 for the purposes of Exception 1511:

.1 Landscaped Open Space shall mean open space on a lot which is used for the growth, maintenance and preservation of grass, flowers, trees, shrubs and other vegetation.

.2 Loading Space shall mean an unencumbered area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area:

.a is provided for the temporary parking of one (1) commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle;

.b consists of a space measuring a minimum of 7.5 metres long and 3.6 metres wide and having a minimum vertical clearance of 4.3 metres;

.c is not upon or partly upon any street or lane; and

.d is accessible from a street or lane by means of driveways, aisles, manoeuvring areas or similar areas, no part of which shall be used for the temporary parking or storage of motor vehicle.

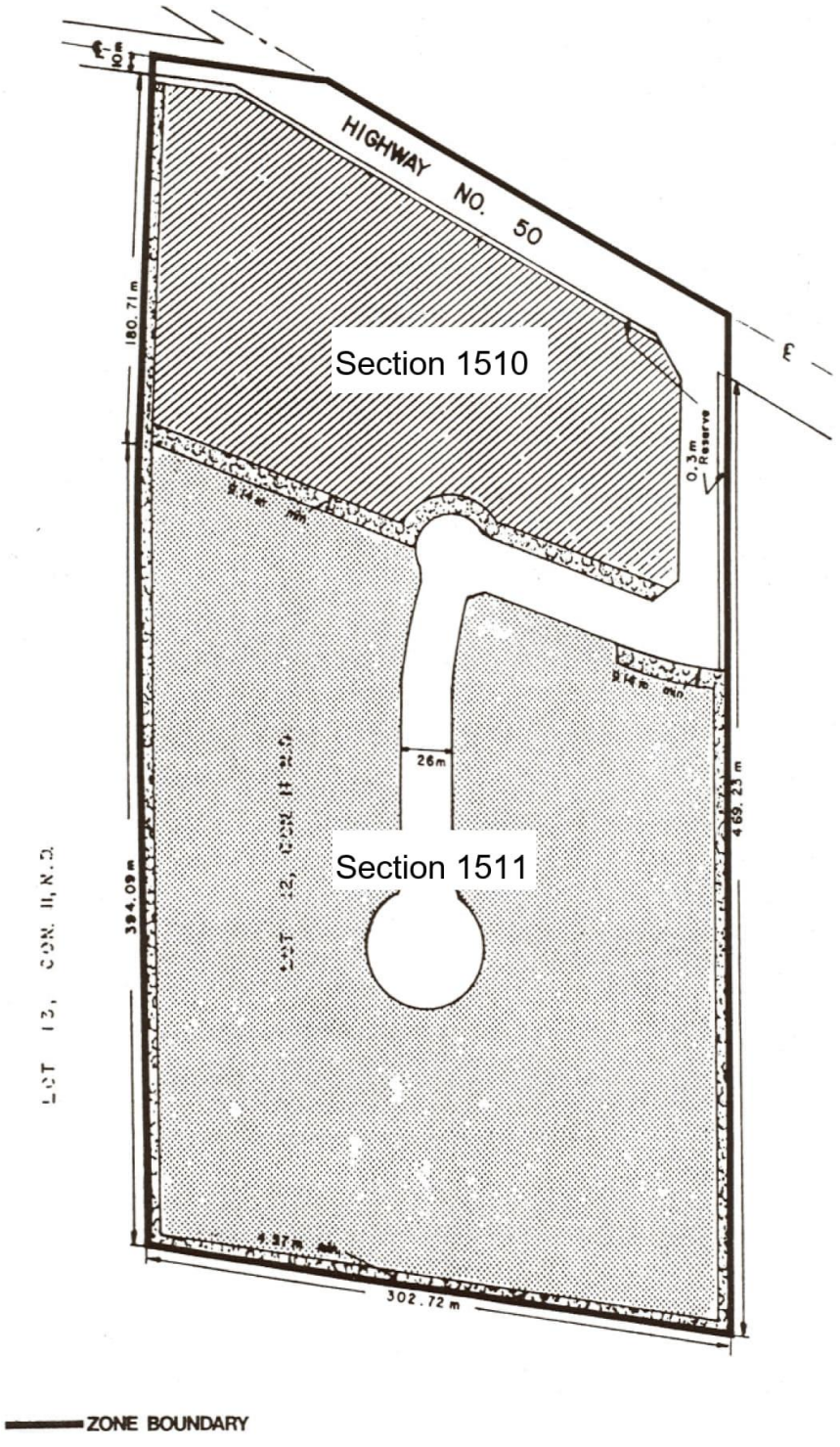
.3 Lot Area shall mean the total horizontal area enclosed within the lot lines of a lot. In the case of a corner lot having a street line rounding at the corner of a radius of 7.5 metres or less, the lot area of such lot shall be calculated as if the lot lines were produced to their point of intersection.

.4 Parking Space shall mean a rectangular area accessible from a driveway or aisle for the temporary storage of motor vehicles but shall not include any part of a driveway or aisle.

.5 Bulk Storage Yard shall mean a place where land is used for the storage in the open of goods and materials such as coal, lumber, building supplies, construction equipment and the like, but does not include salvage, junk or scrap yards.

.6 Dry Industrial Use shall mean any establishment involving repairing, servicing, processing, manufacturing, storing or shipping which does not require any water for cooling, manufacturing, processing or equipment washing, and water is merely to serve the domestic needs of the employees.

Figure 1


HIGHWAY NO. 50
Section 1510
Section 1511
180.71 m
0.3 m Reserve
26m
394.09m
469.23 m
302.72 m
ZONE BOUNDARY

12.1512 Exception 1512

12.1512.1 The lands shall only be used for the following purposes:

.1 the warehousing and storage of goods and products and materials within an enclosed building:

.2 the manufacture and assembly of the following products:

- .a clothing and finished textile or fabric products;
- .b printing and bookbinding and lithographing;
- .c die castings involving the use of plastics and light metals including aluminum zinc;
- .d light manufacturing of tubing, pipes, tools and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;

.3 shops for the repair or manufacturing of small goods and wares;

.4 business, professional and administrative offices connected with another permitted purpose;

.5 exhibition and conference halls;

.6 radio, television broadcasting and transmission facilities;

.7 one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;

.8 any use by a public body of the same general character as the other permitted purposes;

.9 purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the industrial use.

12.1512.2 The lands shall be subject to the following requirements and restrictions:

.1 The Minimum Front Yard Depth shall be 25 metres;

.2 the Minimum Lot Area shall be 2,000 square metres;

.3 Minimum Side Yard Width

- .a the minimum side yard width on each side of the building constructed thereon shall be 8 metres;
- .b for any lot having a front lot line length in excess of 50 metres, the minimum side yard width on each side of the building constructed thereon shall be 8 metres or fifteen (15%) of the length of the said front lot line, whichever is more, up to a maximum side yard width requirement of 30 metres;

.4 the Maximum Coverage of buildings and structures shall not exceed fifty percent (50%) of the lot area;

.5 the Minimum Rear Yard Depth shall be 20 metres;

.6 the required front yard, and all required side yards, from the front lot line to the rear wall of the rearmost building, shall be landscaped, such landscaping to consist of paved driveways and parking areas, lawns and planting strips, provided however that paved areas shall not exceed fifty percent (50%) of the area of the required front yard or the area of the required side yards.

.7 Outdoor truck loading facilities:

- .a no outdoor truck loading facilities are permitted in the front yard;
- .b if the building depth is less than 60 metres, no outdoor truck loading facilities are permitted within the front half of the building depth;
- .c if the building depth is greater than 60 metres, no outdoor truck loading facilities are permitted within the first 30 metres of the building depth;

.8 at least one parking space for each 55 square metres of gross floor area shall be provided on the same lot, and such parking space shall be used only for vehicles of employees, vehicles of customers, and vehicles required in connection with the main use of the lot;

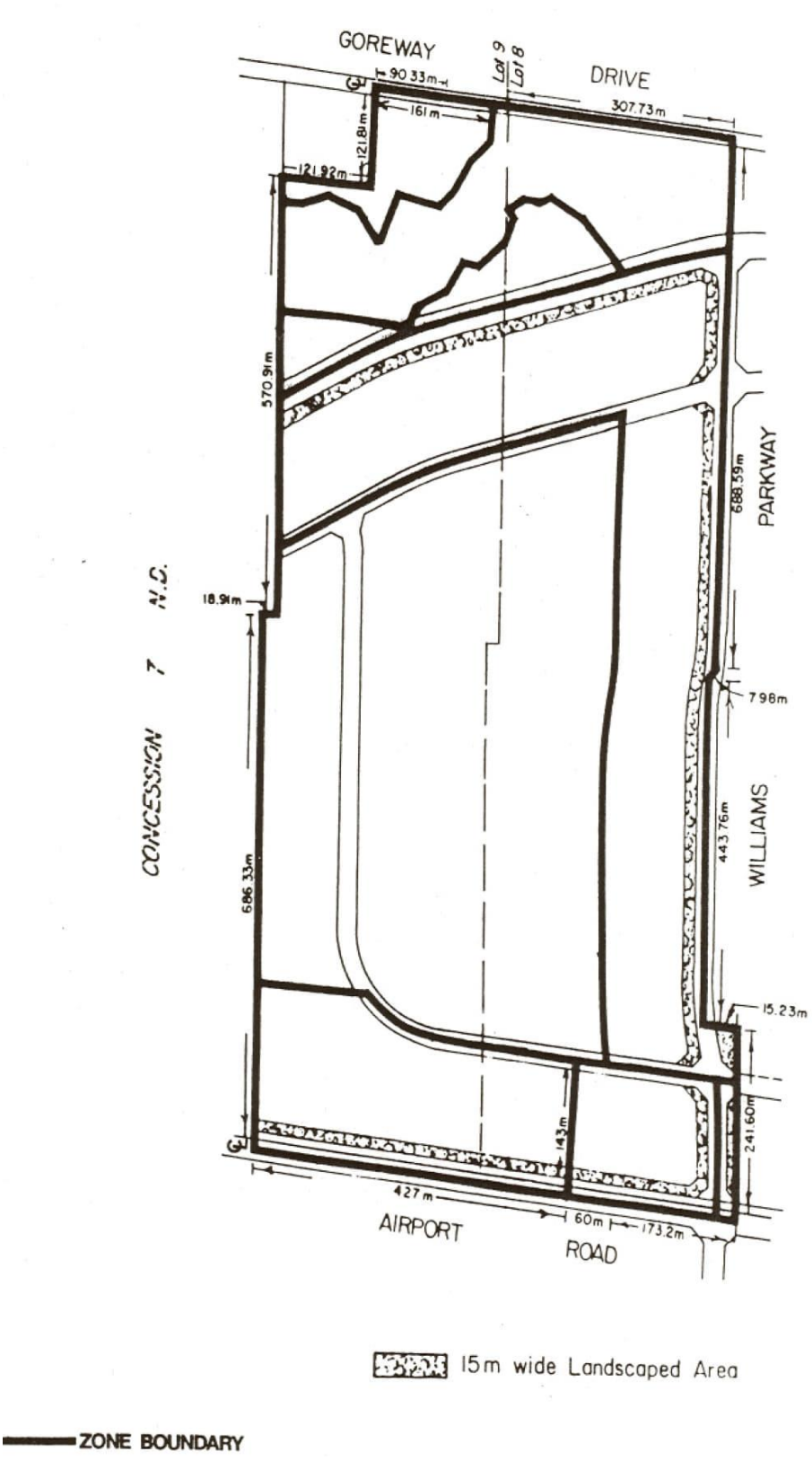
.9 all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:

- .a two storeys in height, for manufacturing uses;
- .b five storeys in height, for office space;

.10 outside storage of goods, material and equipment shall not be permitted;

.11 a Landscaped Open Space of a minimum of 15 metres in width shall be provided and maintained along Airport Road, Williams Parkway and the proposed Arterial Road, as shown on Figure 1 - Exception 1512.

Figure 1


GOREWAY
DRIVE
Lot 9
Lot 8
90.33m
161m
121.81m
121.92m
307.73m
570.91m
688.59m
PARKWAY
18.91m
CONCESSION 7 N.S.
7.98m
443.76m
WILLIAMS
686.33m
15.23m
241.60m
143m
427m
60m
173.2m
AIRPORT
ROAD
15m wide Landscaped Area
ZONE BOUNDARY

12.1513 Exception 1513

12.1513.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by Exception 1512.1;

.2 the manufacturing, assembly, storage and distribution of semi-finished and finished products;

.3 dry cleaning plants, laundry and dyeing establishments, excluding any dangerous uses;

.4 dairy products plants and bakeries;

.5 a builder's supply yard or a contractor's yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yards;

.6 any purposes accessory to the other permitted purposes.

12.1513.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth shall be:

- .a 15 metres for a building less than 8 metres in height above grade,
- .b 18 metres for a building less than 10 metres but greater than 8 metres in height above grade,
- .c 21 metres for a building less than 12 metres but greater than 10 metres in height above grade,
- .d 24 metres for a building less than 15 metres but greater than 22 metres in height above grade;

.2 Minimum Lot Area shall be 2,000 square metres;

.3 Minimum Rear Yard Depth shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no rear yard shall be required;

.4 minimum side yard width shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no side yard shall be required;

.5 the required front yard, and all required side yards, from the front lot line to the rear wall of the rearmost building, shall be landscaped, such landscaping to consist of paved driveways and parking areas, lawns and planting strips, provided however that paved areas shall not exceed fifty (50%) of the area of the required front yard or the area of the required side yards.

.6 no truck loading facility or hydro electric transformer shall be located within the front yard or closer to the street than any part of the front wall of the building;

.7 outside storage of goods, material and equipment is permitted subject to the following conditions:

.a the storage area shall not be located in the front yard, or in any required side yard which abuts a street, or on any portion of the lot required for parking, and shall not be closer to any side lot line, except in the rear yard, than the required setback for a building, provided, however, that where the rear yard abuts a street, the storage area shall not be located closer to any rear lot line than the required setback for a building from the rear lot line;

.b the storage area is enclosed by a fence or wall not less than 2.4 metres in height, constructed of metal, wood or masonry, which is effective in screening the storage area from the street, provided that no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or easement;

.c where the storage area abuts a street or land zoned for purposes other than industrial, a landscaped strip 2 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s);

.8 the provisions of Exception 1513.2(7) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:

.a the total area so used does not exceed five percent (5%) of the lot area, and

.b such area is not closer to any street than the minimum distance from the street required for buildings and structures;

.9 all manufacturing and processing operations other than:

.a the moving of goods and materials in and out of buildings and structures;

.b associated minor preparatory and finishing work, and

.c associated assembly of components too large to be assembled within the buildings and structures, shall be carried out within buildings and structures;

.10 no building shall have more than four storeys for a manufacturing use or five storeys for an office use, exclusive of mechanical or elevator areas;

.11 for the purposes permitted by Exception 1513.1(1), the parking requirements as described under Exception 1512.2(8) shall apply;

.12 for all other purposes, as permitted by Exceptions 1513.1 (2) to (6), at least one parking space for each 70 square metres of gross floor area shall be provided on the same lot, and such parking spaces shall be used only for the vehicles of employees and customers, and for vehicles required in connection with the main use of the lot.

12.1514 Exception 1514

12.1514.1 The lands shall only be used for the following purposes:

.1 one only of a bank or a trust company savings office or a similar financial institution;

.2 offices, other than the offices for medical, dental and similar practitioners;

.3 a dining room restaurant, a convenience restaurant, a take-out restaurant;

.4 a retail store selling new merchandise only, barber shop, beauty parlour, shoe shine parlour, service or repair shop, tailor shop, postal station, self-service laundry, a laundry or dry cleaning distribution station, snack bar, ice cream parlour, photographer's or artist's studio, or a bake shop;

.5 a service station, a gas bar and a motor vehicle washing establishment.

12.1514.2 The lands shall be subject to the following requirements and restrictions:

.1 not more than 465 square metres of gross floor area shall be used for any one particular commercial use.

.2 the Maximum Building Height shall be two (2) storeys, except that, for buildings fronting onto Automatic Road, the maximum building height shall be three (3) storeys.

.3 one loading space shall be provided for each 2,000 square metres of gross commercial floor area;

.4 parking spaces for commercial uses shall be provided in accordance with the following requirements:

.a bank, trust companies or financial institutions: 1 parking space for each 15 square metres of gross floor area or portion thereof.

.b personal service shop: 1 parking space for each 19 square metres of gross floor area or portion thereof.

.c furniture, furniture, appliances or floor coverings: 1 parking space for each 62 square metres of gross floor area or portion thereof.

.d stores, offices, other than office of medical, dental and similar:1 parking space for each 31 square metres of gross floor area or portion thereof.

.e practitioners, dining room restaurants and taverns:1 parking space for each 4.6 square metres of gross commercial floor area or portion thereof.

.f mixed service restaurant: 1 parking space for each 3.7 square metres of gross floor area or portion thereof.

.g take-out restaurant: 1 parking space for each 3.7 square metres of gross floor area or portion thereof.

.h all other commercial: 1 parking space for each 19 square metres of gross floor area or portion thereof.

.5 Curb service, drive-in service, or any similar activity shall not be permitted.

.6 Minimum Lot Width: 45 metres

.7 Minimum Lot Depth: 45 metres

.8 Minimum Front Yard: 15 metres

.9 Minimum Side Yard Width: 8 metres

.10 Minimum Rear Yard Depth: 8 metres

.11 Maximum Building Height: 2 storeys

.12 at least twenty (20) percent of the area of the lot shall be landscaped open space, free of all parking, driveway and paved areas.

.13 subject to Exception 1514.2(14), landscaped open space with a minimum width of 15 metres shall be provided and maintained along Airport Road, Williams Parkway and the proposed Arterial Road, as shown on Figure 1 - EXCEPTION 1512.

.14 For a service station, the landscaped open space along Williams Parkway may be reduced to a minimum width of 5 metres, and, along Airport Road, to a minimum of 10 metres.

.15 For the lands designated LC- Exception 1514, one right-in, right-out driveway access on Airport Road and two right-in, right-out driveway accesses on Williams Parkway shall be permitted through the required landscaped open space.

.16 an adult entertainment parlour shall not be permitted.

12.1514.3 for the purposes of Exception 1514:

.1 a service station, a gas bar, and a motor vehicle washing establishment shall be subject to the requirements and restrictions contained in GC Zone which are not in conflict with the ones set out in Exception 1514.2.

.2 Lot Width shall mean the straight line distance between the side lot lines, but:

.a where such lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between points on the side lot lines measured on a line 6 metres back from the front lot line,

.b where such lot lines are not parallel but converge towards the rear lot line, the lot width shall be the straight line distance between points on the side lot lines measured on a line 18 metres back from the front lot line,

.c in the case of a corner lot having a street line rounding at the corner lot a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.

12.1515 Exception 1515

12.1515.1 The lands shall only be used for the following purposes:

.1 shall only be used for single detached dwellings and purpose accessory thereto.

12.1515.2 The lands shall be subject to the following requirements and restrictions:

.1 shall, in respect of part of Lot 1, Registered Plan M-345, be subject to the following requirements and restrictions:

- .a Minimum Lot Width: 72.0 metres
- .b Minimum Lot Area: 0.49 hectares

.2 shall in respect of part of Lot 2, Registered Plan M-345, be subject to the following requirements and restrictions:

- .a Minimum Lot Width: 67.0 metres
- .b Minimum Lot Area: 0.78 hectares

.3 shall, in respect of part of Lot 13, Registered Plan M-345, be subject to the following requirements and restrictions:

- .a Minimum Lot Width: 72.0 metres
- .b Minimum Lot Area: 1.0 hectares

.4 shall, in respect of part of Lot 14, Registered Plan M-345, be subject to the following requirements and restrictions:

- .a Minimum Lot Width: 90.0 metres
- .b Minimum Lot Area: 0.64 hectares

12.1516 Exception 1516

12.1516.1 The lands shall only be used for the following purposes:

.1 shall only be used for the following purposes, subject to the requirements and restrictions relating to the PE zone:

.a a motel, and

.b the purposes permitted in an PE zone.

12.1517 Exception 1517

12.1517.1 The lands shall only be used for the following purposes:

.1 Commercial

.a a garden centre;

.b a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;

.c only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;

.d a parking lot;

.e a dining room restaurant, a convenience restaurant; a take out restaurant;

.f a taxi or bus station;

.g a banquet facility;

.h a community club;

.i a tool and equipment rental establishment;

.j a gas bar

.k a service station;

.l a motor vehicle washing establishment;

.m an animal hospital;

.n a retail establishment having no outside storage;

.o a health centre;

.p a service shop;

.q a personal service shop;

.r a dry cleaning and laundry distribution station;

.s a bank, trust company or finance company;

.t an office;

.u a retail warehouse;

.v a radio or television broadcasting and transmission establishment; and

.w a recreation facility or structure.

.2 Industrial

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, food, or materials within an enclosed building;

.b a printing establishment; and

.c a warehouse.

.3 Non-Commercial

.a a crisis care facility.

.4 Accessory

.a purposes accessory to other permitted uses.

12.1517.2 The lands shall be subject to the following requirements and restrictions:

.1 no outside storage or display of goods shall be permitted;

.2 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;

.3 all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed;

.4 an adult video store or an adult entertainment parlour shall not be permitted;

.5 the uses permitted in Exception 1517.1(1)(t) shall be restricted to a maximum gross commercial floor area of 930 square metres;

.6 the uses permitted in Exception 1517.1(1)(n) shall be restricted to 15% of the total gross commercial floor area to a maximum of 1,395 square metres;

.7 the Maximum Gross Commercial Floor Area devoted to the sale of food within any retail establishment shall not exceed 930 square metres;

.8 for the uses permitted in Exception 1517.1(1)(e) the following shall apply:

.a a maximum of two restaurants shall be permitted on a lot;

.b when a restaurant is located in an industrial mall, a maximum of one restaurant shall be permitted in the industrial mall; and

.c shall have a maximum gross commercial area of 465 square metres per restaurant;

.9 a 12 metre wide landscaped area shall be provided along Goreway Drive and Highway #7 and a 3.5 metre wide landscaped open space shall be provided along an NS zone; and

.10 all buildings and structures shall be set back a minimum of 14 metres from the right-of-way of Highway #7.

12.1517.3 for the purposes of Exception 1517:

.1 Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 1,860 square metres and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

.2 Crisis Care Facility shall mean a place where short-term temporary accommodation is provided for persons in emergency situations

12.1518 Exception 1518

12.1518.1 The lands shall only be used for the following purposes:

.1 a woodworking plant engaged in the manufacturing of finished wood products

.2 limited retail sales of finished wood products manufactured on the premises with an area of not more than ten (10) percent of the gross floor area

.3 agricultural use.

12.1518.2 The lands shall be subject to the following requirements and restrictions:

.1 off-street parking shall be provided on the basis of one parking space for each 93 square metres of gross floor area and one additional parking space for each 18.5 square metres of retail floor area

.2 one driveway access shall be permitted only to Coleraine Drive, and no access shall be permitted to King's Highway Number 50

12.1519 Exception 1519

12.1519.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the RE Zone

12.1519.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.8 hectares

12.1520 Exception 1520

12.1520.1 The lands shall only be used for the following purposes:

.1 agricultural use;

.2 a single detached dwelling;

.3 a home occupation; and

.4 purposes accessory to the other permitted purposes.

12.1520.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 4 hectares; and

.2 on a lot greater than 2 hectares in size, an accessory building having a ground floor area greater than 75 square metres shall only be of wood or metal frame construction with wood or metal cladding.

12.1521 Exception 1521

12.1521.1 The lands shall only be used for the following purposes:

.1 Industrial

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

.b a warehouse; and,

.c a printing establishment; and,

.2 Non-Industrial

.a only in conjunction with an industrial use permitted in Exception 1521.1(1) a corporate office building;

.b only in conjunction with an industrial mall, one of the following:

.i one dining room restaurant; or,

.ii one convenience restaurant; or,

.iii one take-out restaurant;

.c only in conjunction with an industrial mall, an office use, excluding a real estate office or an office for medical, health care, or dental practitioners;

.d only in conjunction with an industrial mall;

.i a retail establishment, having no outside storage and excluding a supermarket;

.ii a service shop;

.iii a community club;

.iv a health centre;

.v a custom workshop;

.vi an animal hospital;

.vii a day nursery;

.viii a dry cleaning and laundry establishment;

.ix a radio or television broadcasting and transmission establishment;

.x a recreation facility or structure;

.xi a religious institution, including an associated place of public assembly; and,

.xii a crisis care facility; and,

.e only in conjunction with an industrial mall;

.i a bank, trust company or financial institution;

.ii banquet facility; and,

.iii a commercial, technical or recreational school.

.3 Accessory

.a an ancillary educational purpose;

.b an ancillary office use operated in connection with a particular purposes permitted by Exception 1521.1(1), provided that the total gross floor area of the office is not more than 50 percent of the total gross floor area of the particular industrial use;

.c an ancillary retail outlet operated in connection with a particular use permitted by Exception 1521.1(1), provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and,

.d purposes accessory to the other permitted purposes.

12.1521.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Gross Commercial Floor Area devoted to those restaurant type uses permitted in Exception 1521.1(2)(b) shall be restricted to 5% of the gross floor area of the entire building, to a maximum of 465 square metres;

.2 Maximum Gross Commercial Floor Area devoted to those office type uses permitted in Exception 1521.1(2)(c) shall be restricted to 5% of the gross floor area of the entire building, to a maximum of 465 square metres;

.3 Maximum Gross Commercial Floor Area devoted to those commercial and institutional type uses permitted in Exception 1521.1(2)(d) shall be restricted to 5% of the gross floor area of the entire building, to a maximum of 465 square metres;

.4 Landscaped Open Space having minimum widths of 9.0 metres and 6.0 metres shall be provided and maintained along Airport Road and Intermodal Drive, respectfully, except at approved driveway locations; and,

.5 an adult entertainment parlour, an adult video store or adult book store shall not be permitted.

12.1521.3 for the purposes of exception 1521:

.1 Front Lot Line shall mean the lot line nearest and parallel to Intermodal Drive.

.2 Crisis Care Facility shall mean a place where short-term temporary accommodation is provided for persons in emergency situations.

12.1522 Exception 1522

12.1522.1 The lands shall only be used for the following purposes:

.1 a motor vehicle repair shop;

.2 purposes accessory to a motor vehicle repair shop;

.3 the purposes permitted in an A zone.

12.1522.2 The lands shall be subject to the following requirements and restrictions:

.1 a motor vehicle repair shop shall be located only within the area shown as Building Area on Figure 1 - Exception 1522;

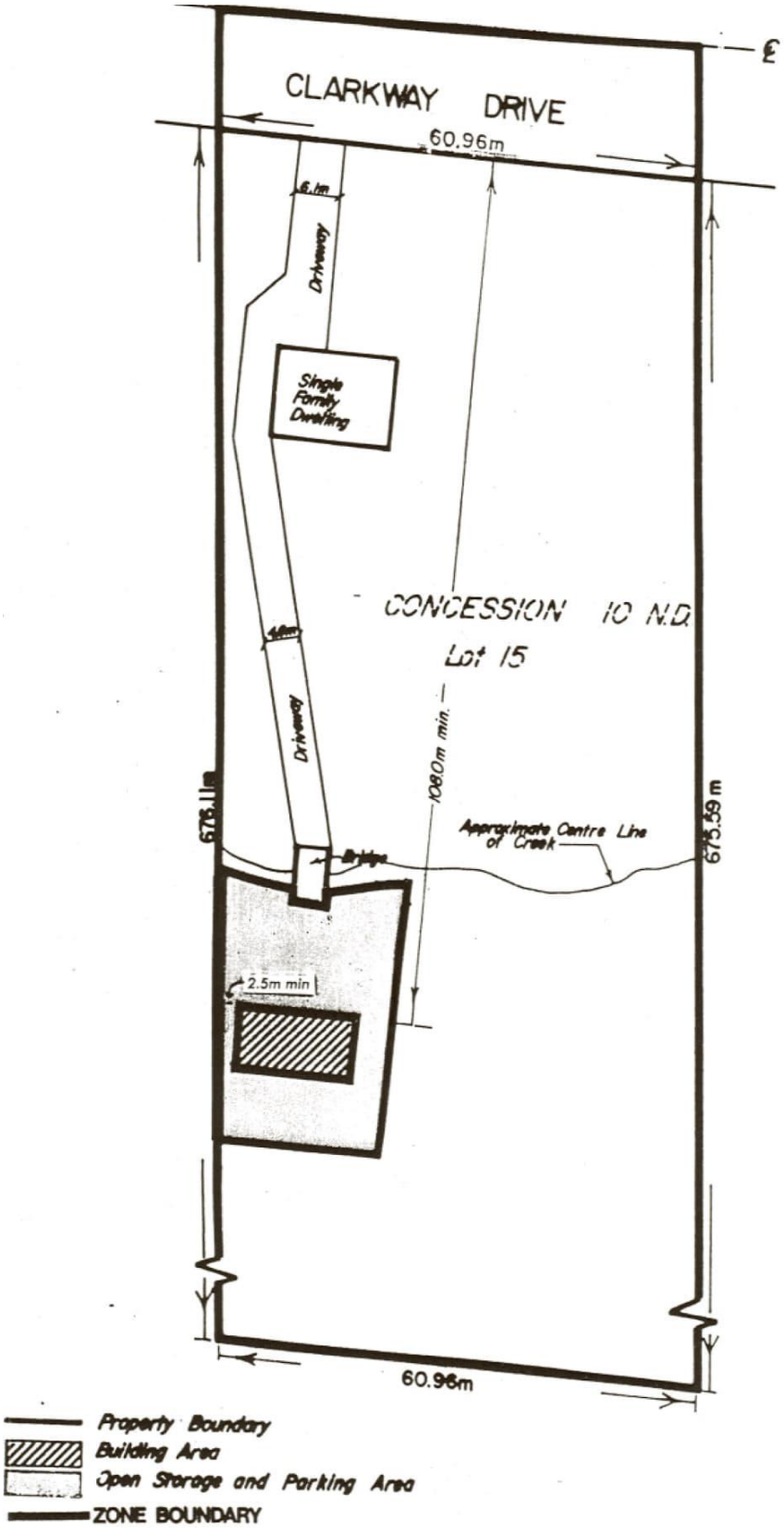
.2 the Gross Floor Area of the motor vehicle repair shop shall not exceed 117 square metres;

.3 outdoor storage and parking of vehicles shall be permitted only in the area designated as OPEN STORAGE AND PARKING AREA on Figure 1 - Exception 1522, provided that outside storage shall be permitted only to the rear of the Building Area;

.4 access to the motor vehicle repair shop shall be permitted only by the DRIVEWAY as shown on Figure 1 - Exception 1522; and

.5 the motor vehicle repair shop shall no longer be permitted as a use after March 31, 1986.

Figure 1


CLARKWAY DRIVE
60.96m
6.1m
Driveway
Single Family Dwelling
CONCESSION 10 N.D.
Lot 15
Driveway
1080m min.
Approximate Centre Line of Creek
Bridge
675.59 m
2.5m min
60.96m
Property Boundary
Building Area
Open Storage and Parking Area
ZONE BOUNDARY

12.1524 Exception 1524

12.1524.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a retail establishment having no outside storage;
- .b a supermarket;
- .c a service shop;
- .d personal service shop;
- .e bank, trust company, finance company;
- .f an office;
- .g a dry cleaning and laundry distribution station;
- .h a laundromat;
- .i a parking lot;
- .j a dining room restaurant;
- .k a service station;
- .l a printing or copying establishment;
- .m a commercial school;
- .n a garden centre sales establishment;
- .o a temporary open air market;
- .p a community club;
- .q a health centre;
- .r a tavern;
- .s a taxi or bus station;
- .t a theatre; or
- .u a custom workshop.

.2 Accessory:

- .a purposes accessory to the other permitted purposes.

12.1524.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings shall be located within the area shown as BUILDING AREA on Figure 1- Exception 1524;

.2 minimum front yard depth, rear yard depth and side yard width shall be as shown on Figure 1- Exception 1524;

.3 the total Gross Leasable Commercial Floor Area of all buildings shall not exceed 3884 square metres;

.4 Maximum Building Height shall not exceed two storeys;

.5 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1- Exception 1524;

.6 the Minimum Number of Parking Spaces to be provided:

.a for a supermarket not less than 189 spaces; and,

.b for all other permitted uses in accordance with the requirements of section 4.1.

.7 driveways shall be located as shown on Figure 1- Exception 1524;

.8 no entertainment appealing to, or designed to appeal to, erotic or sexual appetites or inclinations shall be permitted in a dining room restaurant;

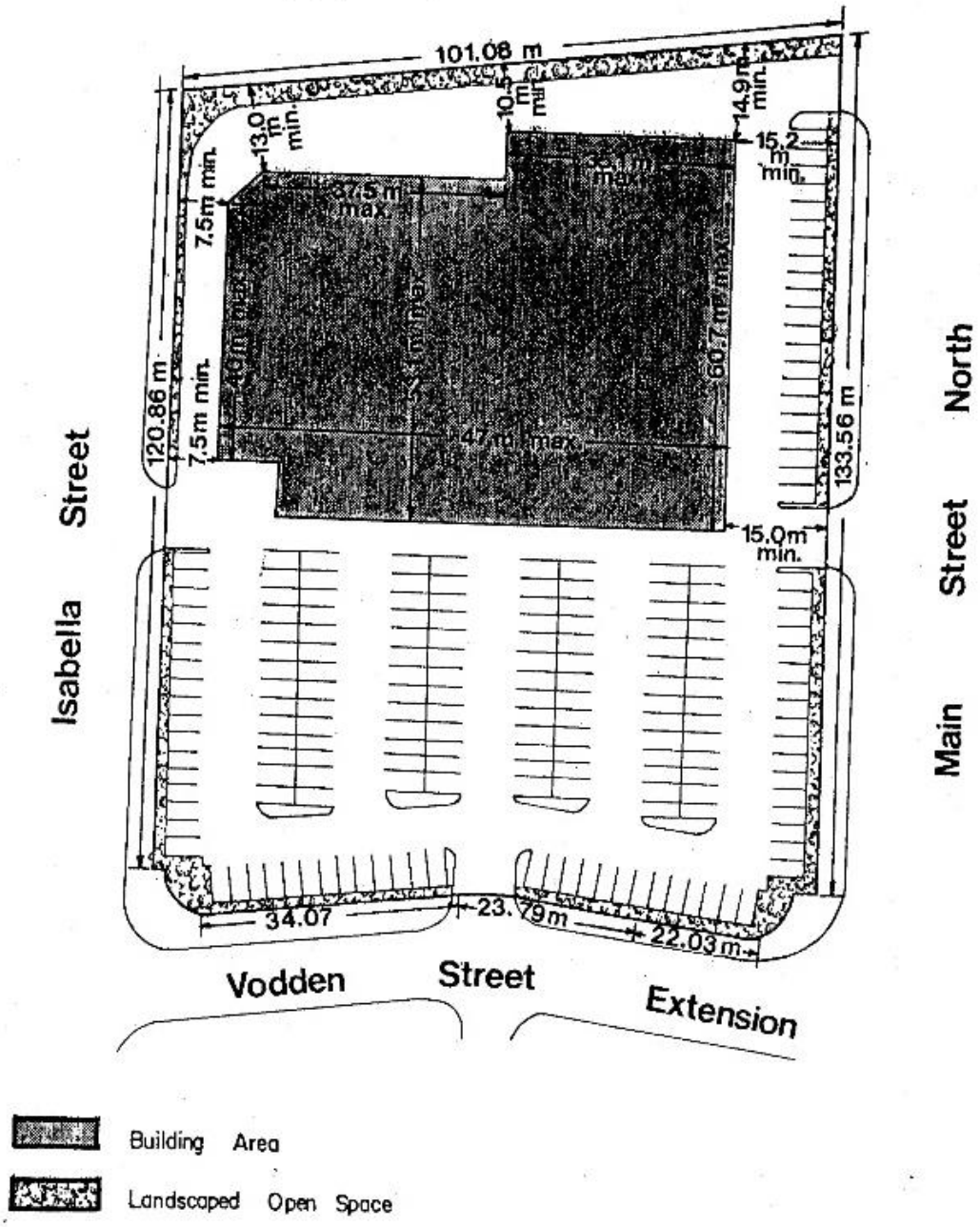
.9 garbage and refuse containers shall be located only within a building;

.10 garbage and refuse containers for a dining room restaurant shall be located within a climate controlled area within the buildings; and,

.11 no outside storage or display of goods shall be permitted

.12 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

Figure 1


101.08 m
10.5 m min.
14.9 m min.
13.0 m min.
15.2 m min.
7.5m min.
37.5 m max.
35.1 m max.
60.7 m max.
120.86 m
7.5m min.
47 m max.
133.56 m
15.0m min.
Isabella Street
Main Street North
34.07
23.79m
22.03m
Vodden Street Extension
Building Area
Landscaped Open Space

12.1525 Exception 1525

12.1525.1 The lands shall only be used for the following purposes:

.1 church, church hall, Sunday school, private school;

.2 retail establishment with no outside storage;

.3 a service shop;

.4 an office, including the office of a physician, dentist or drugless practitioner;

.5 a dining room restaurant with no adult entertainment;

.6 a custom workshop;

.7 a bowling alley;

.8 a service station, and

.9 purposes accessory to the other permitted purposes.

12.1525.2 The lands shall be subject to the following requirements and restrictions:

.1 no vehicular access or egress shall be permitted to or from Highway Number 50.

12.1526 Exception 1526

12.1526.1 The lands shall only be used for the following purposes:

.1 one dwelling unit;

.2 a real estate office; and

.3 an insurance office.

12.1526.2 The lands shall be subject to the following requirements and restrictions:

.1 the Total Gross Commercial Floor Area used for office purposes shall not exceed 235 square metres;

.2 the Total Gross Commercial Floor Area used for offices shall not exceed the gross residential floor area of a dwelling unit located on the same lot; and

.3 parking spaces for the office uses shall be provided in accordance with Section 4.1 of this by-law.

12.1527 Exception 1527

12.1527.1 The lands shall be subject to the following requirements and restrictions:

.1 shall only be used for the following purposes, subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law:

.a a gas bar,

.b a service station, and

.c a motor vehicle washing establishment.

12.1528 Exception 1528

12.1528.1 The lands shall only be used for the following purposes:

.1 the warehousing and storage of goods and products and materials within an enclosed building;

.2 the manufacture and assembly of the following products:

- .a clothing and finished textile or fabric products;
- .b printing and bookbinding and lithographing;
- .c die casting involving the use plastics and light metals, including aluminum and zinc;
- .d light manufacturing of tubing, pipes, tools, and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;

.3 beverage and food processing plants excluding any obnoxious uses such as a slaughter house, a fowl killing establishment, blood boiling, bone boiling, animal or fish glue or fertilizer factory, tannery, storage of hides, rags and bones;

.4 shops for the repair or manufacturing of small goods and wares;

.5 exhibition and conference halls;

.6 radio, television broadcasting and transmission facilities;

.7 research establishment;

.8 business, professional and administrative offices connected with another permitted purpose;

.9 any use by a public body of the same general character as the other permitted purposes;

.10 purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the industrial use;

.11 one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith.

12.1528.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth shall be:

- .a 12 metres for a building 8 metres or less in height above grade,
- .b 15 metres for a building 10 metres or less but greater than 8 metres in height above grade,
- .c 18 metres for a building 12 metres or less but greater than 10 metres in height above grade,

.d 21 metres for a building 15 metres or less but greater than 12 metres in height above grade,

.e 24 metres for a building greater than 15 metres in height above grade.

.2 Minimum Lot Area shall be 2,000 square metres;

.3 Minimum Side Yard Width shall be:

.a for a lot width of 50 metres or less: 8 metres,

.b for a lot with a width greater than 50 metres but less than 100 metres: 8 metres plus 12 percent of the lot width in excess of 50 metres,

.c for a lot with a width of 100 metres or more: 14 metres.

.4 the Maximum Coverage of buildings and structures shall not exceed fifty percent (50%) of the lot area;

.5 the Minimum Rear Yard Depth shall be 20 metres;

.6 Minimum Landscaped Open Space for a corner or interior lot having an area greater than 1 hectare shall be provided as follows:

.a 50 percent of the required front yard, and

.b 50 percent of the required side yard from the required front yard to the rear wall of the rearmost building;

.7 Minimum Landscaped Open Space for a lot having an area of 1 hectare or less shall be provided as follows:

.a for a corner lot:

.i 50 percent of the required front yard;

.ii 50 percent of the required exterior side yard, and

.iii none required for an interior side yard;

.b for an interior lot;

.i 50 percent of the required front yard, and

.ii 50 percent of one required side yard and none for the other side yard;

.8 truck loading facilities are permitted in the front and side yard provided that the landscaping requirements of Exception 1528.2(6) and 1528.2(7) are fulfilled, and

.9 access to a truck loading facility may be from the rear yard, provided that the truck loading facility is located entirely within the building and that loading and unloading occur only within the building;

.10 at least one parking space for each 55 square metres of gross floor area shall be provided on the same lot, and such parking space shall be used only for vehicles of employees, vehicles of customers, and vehicles required in connection with the main use of the lot;

.11 all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:

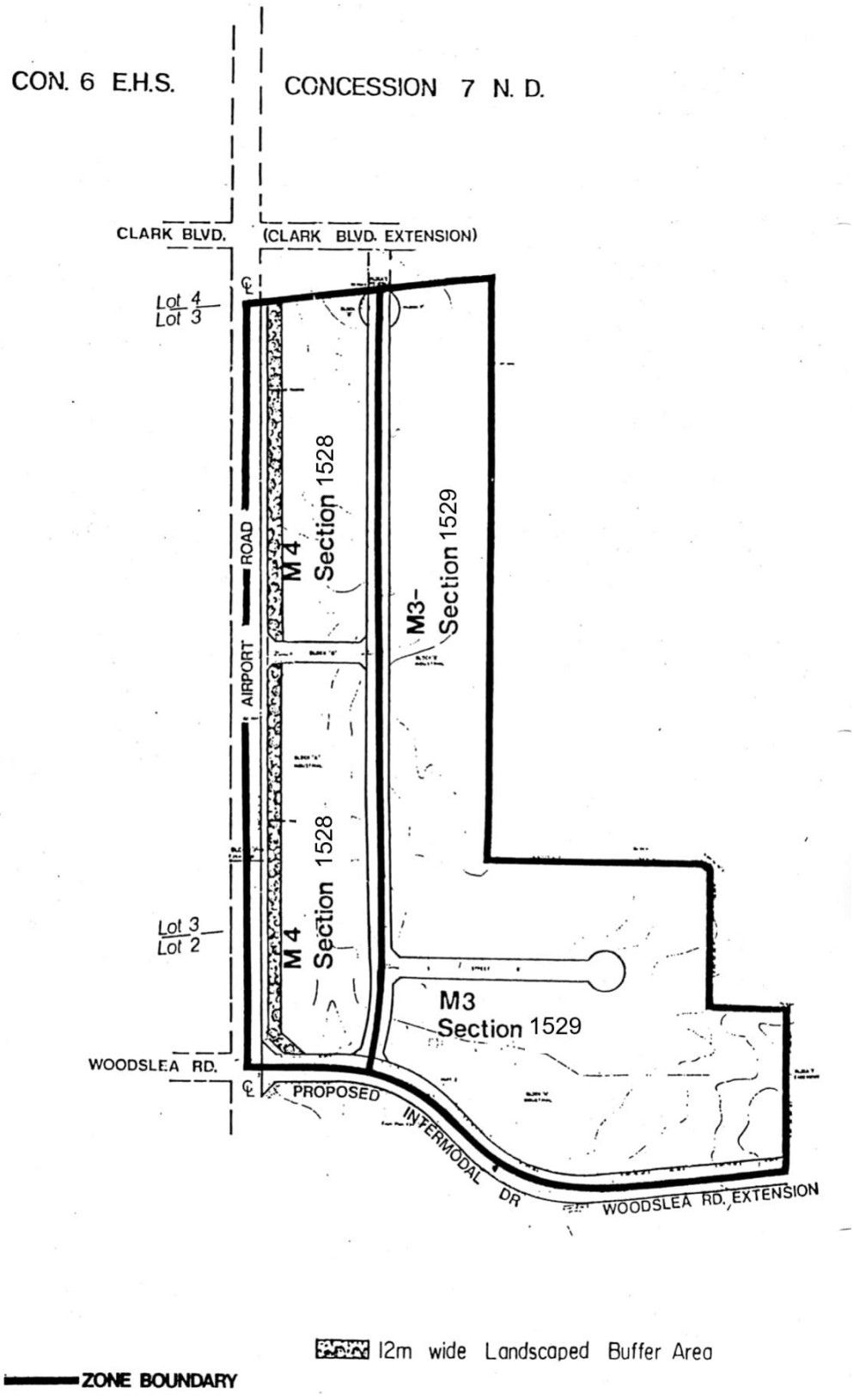
.a two storeys in height, for manufacturing uses;

.b five storeys in height, for office space;

.12 outside storage of goods, material and equipment shall not be permitted;

.13 a Landscaped Buffer Area of minimum of 12 metres in width shall be provided and maintained along Airport Road, as shown on Figure 1-Exception 1528.

Figure 1


CON. 6 E.H.S.
CONCESSION 7 N. D.
CLARK BLVD.
(CLARK BLVD. EXTENSION)
Lot 4
Lot 3
AIRPORT ROAD
M4
Section 1528
M3-
Section 1529
M4
Section 1528
M3
Section 1529
Lot 3
Lot 2
WOODSLEA RD.
PROPOSED INTERMODAL DR
WOODSLEA RD. EXTENSION
12m wide Landscaped Buffer Area
ZONE BOUNDARY

12.1529 Exception 1529

12.1529.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by Exception 1528.1;

.2 the manufacturing, assembly, storage and distribution of semi-finished and finished products, and a truck terminal;

.3 dry cleaning plants, laundry and dyeing establishments, excluding any dangerous uses;

.4 dairy products plants and bakeries;

.5 a builder's supply yard or a contractor's yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yards;

.6 any purpose accessory to the other permitted purposes.

.7 a personal service shop.

12.1529.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth shall be:

- .a 12 metres for a building 8 metres or less in height above grade,
- .b 15 metres for a building 10 metres or less but greater than 8 metres in height above grade,
- .c 18 metres for a building 12 metres or less but greater than 10 metres in height above grade,
- .d 21 metres for a building 15 metres or less but greater than 12 metres in height above grade,
- .e 24 metres for a building greater than 15 metres in height above grade.

.2 an area of at least 50 percent (50%) of the required front yard shall be landscaped open space free of parking, driveway and paved area.

.3 the Minimum Lot Area shall be 2,000 square metres;

.4 Minimum Rear Yard Width shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no rear yard shall be required;

.5 minimum side yard width shall be 8 metres, except where the side lot line abuts a railway right-of-way or easement, in which case no side yard shall be required;

.6 an area of at least 50 percent (50%) of the required side yard shall be landscaped open space, free of parking, driveway and pavement;

.7 truck loading facilities may be located in the front, side or rear yard, provided the landscape requirements of exceptions 1529.2(2) and 1529.2(6) are fulfilled;

.8 no hydro-electric transformer shall be located within the front yard or closer to the street than any part of the front wall of the building;

.9 outside storage of goods, material and equipment is permitted subject to the following conditions:

.a the storage area shall not be located in the front yard, or in any required side yard which abuts a street, or on any portion of the lot required for parking, and shall not be closer to any side lot line, except in the rear yard, than the required setback for a building, provided, however, that where the rear yard abuts a street, the storage area shall not be located closer to any rear lot line than the required setback for a building from the rear lot line;

.b the storage area shall be enclosed by a fence or wall not less than 2.0 metres in height, constructed of metal, wood or masonry, which is effective in screening the storage area from the street, provided that no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or easement;

.c in addition to requirements of exception 1529.2(9)(b), where the storage area abuts a street, a landscaped strip 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s), except where the storage area abuts a railway right-of-way or easement, in which case no landscaping shall be required;

.10 the provisions of exception 1529.2(9) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:

.a the total area so used does not exceed five percent (5%) of the lot area, and

.b such area is not closer to any street than the minimum distance from the street required for buildings and structures;

.11 all manufacturing and processing operations other than:

.a the moving of goods and materials in and out of buildings and structures;

.b associated minor preparatory and finishing work, and

.c associated assembly of components too large to be assembled within the buildings and structures,

shall be carried out within buildings and structures;

.12 no building shall have more than four storeys for a manufacturing use or five storeys for an office use, exclusive of mechanical or elevator areas;

.13 for the purposes permitted by exception 1529.1(1), the parking requirements set out in exception 1528.2(10) shall apply;

.14 for all other uses, as permitted by exception 1529.1(2) to 1529.1(6), at least one parking space for each 70 square metres of gross floor area shall be provided on the same lot, and such parking spaces shall be used only for the vehicles of employees and customers, and for vehicles required in connection with the main use of the lot.

.15 the Maximum Gross Floor Area of devoted to a personal service shop shall be 145 square metres and parking for a personal service shop shall be provided at a ratio of 1 space per 23 square metres of gross floor area devoted to a personal service shop use.

12.1530 Exception 1530

12.1530.1 The lands shall only be used for the following purposes:

.1 Residential:

.a single detached dwellings;

.b semi-detached dwellings;

.c street townhouse dwellings; and,

.d purposes accessory to the other permitted purposes.

.2 Non-Residential:

.a a home occupation within a single detached dwelling.

12.1530.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Single Detached Dwelling:

.i Interior Lot: 270 square metres; and,

.ii Corner Lot: 360 square metres.

.b Semi-Detached Dwelling:

.i Interior Lot: 540 square metres per dwelling, and 270 square metres per dwelling unit; and,

.ii Corner Lot: 630 square metres per dwelling, and 360 square metres for the dwelling unit closest to the flankage lot line.

.c Street Townhouse Dwelling:

.i Interior Lot: 185 square metres; and,

.ii Corner Lot: 275 square metres.

.2 Minimum Lot Width:

.a Single Detached Dwelling:

.i Interior Lot: 9 metres;

.ii Corner Lot: 12 metres.

.b Semi-Detached Dwelling:

.i Interior Lot: 18 metres per dwelling and 9 metres per dwelling unit; and,

.ii Corner Lot: 21 metres per dwelling and 12 metres for the dwelling unit closes to the flankage lot line.

.c Street Townhouse Dwelling:

.i Interior Lot: 6 metres;

.ii Corner Lot: 9 metres.

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6 metres;

.5 Minimum Interior Side Yard Width:

.a Single detached dwelling:

.i a side yard other than a side yard abutting a street, public park or walkway may be reduced to zero metres;

.ii the minimum distance between detached buildings shall not be less than 2.1 metres;

.iii in no event shall the total width of both side yards on any lot be less than 2.1 metres; and,

.iv the minimum width of a side yard abutting a public park or walkway or a lot in any other zoning category shall be 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.b Semi-detached dwelling and townhouse dwelling: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.6 Minimum Exterior Side Yard Width: 3 metres;

.7 Minimum Rear Yard Depth: 7.5 metres;

.8 Maximum Building Height: 10.5 metres;

.9 Maximum Number of Units in a Townhouse Dwelling: 9 (nine);

.10 Minimum Landscaped Open Space:

.a Single Detached Dwelling: 40 percent of the front yard of an interior lot, 50 percent of the front yard of a corner lot, and 30 percent of the front yard of a lot where the side lot lines converge towards the front lot line;

.b Semi-Detached Dwelling: 50 percent of the front yard of an interior lot, 60 percent of the front yard of an exterior lot, or 40 percent of the front yard of a lot where the side lot lines converge towards the front lot line; and,

.c Street Townhouse Dwelling: 40 percent of the front yard, except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30 percent of the front yard.

.11 in the case of a street townhouse dwelling:

.a the interior unit shall have access from the front yard to the rear yard through a hall, garage or laundry room of the dwelling unit at or near grade level;

.b where windows or doors are located in the walls facing interior side yards, a minimum distance between buildings of 3 metres shall be provided; and,

.c Maximum Lot Coverage by buildings: 45 percent of lot area.

12.1531 Exception 1531

12.1531.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone of this bylaw;

12.1531.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 5.9 metres;

.2 Minimum Rear Yard Depth: 7.6 metres;

.3 Minimum Side Yard Width: 1.8 metres where the abutting lot is zoned R1, and 1.2 metres otherwise;

.4 Off-Street Parking: a minimum of 2 off-street parking spaces shall be provided, one of which shall be in a garage;

.5 Minimum Landscaped Open Space: 40 percent of lot area;

.6 Maximum Lot Coverage: 45 percent of lot area;

.7 Minimum Lot Area: 225 square metres per dwelling unit; and,

.8 Maximum Number of Dwelling Units: six

12.1532 Exception 1532

12.1532.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a RE zone

12.1532.2 The lands shall be subject to the following requirements and restrictions:

.1 No buildings or structures shall be permitted within 7.6 metres of the rear lot line.

12.1533 Exception 1533

12.1533.1 The lands shall only be used for the following purposes:

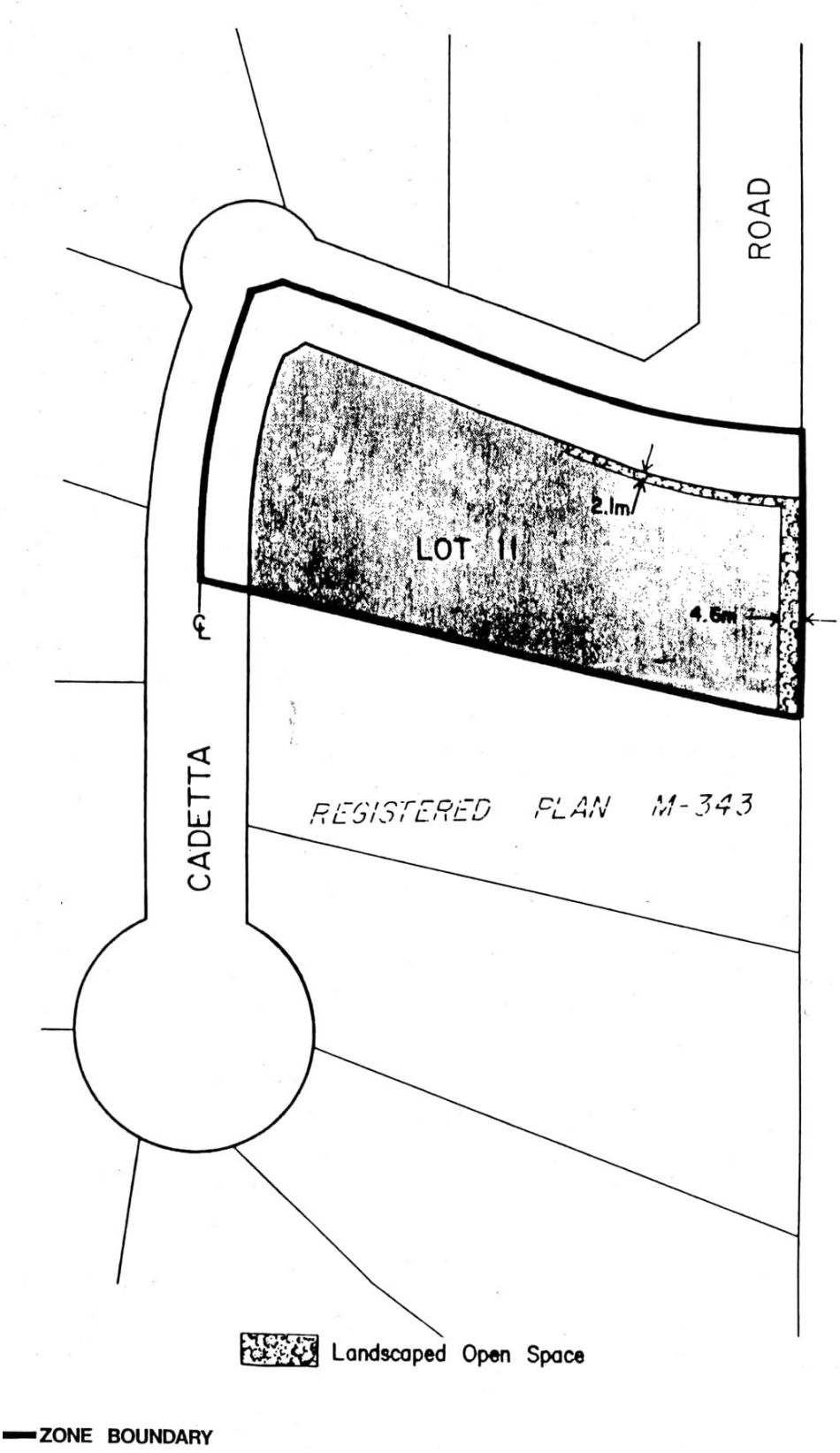
.1 shall only be used for the purposes permitted in an GE - Exception 1511 zone by section 1511.1.

12.1533.2 The lands shall be subject to the following requirements and restrictions:

.1 Landscaped open space with a minimum width of 2.1 metres abutting the flankage lot line, and with a minimum width of 4.6 metres abutting the rear lot line, shall be provided and maintained in the area shown as Landscaped Open Space on Figure 1 - Exception 1533.

.2 A solid opaque fence with a minimum height of 2.4 metres shall be erected and maintained along the flankage lot line within the area shown as Landscaped Open Space on Figure 1 - Exception 1533.

Figure 1


ROAD
2.1m
LOT 11
4.6m
CADETTA
REGISTERED PLAN M-343
Landscaped Open Space
ZONE BOUNDARY

12.1534 Exception 1534

12.1534.1 The lands shall only be used for the following purposes:

.1 purposes permitted in a RE zone;

.2 a landscaping business as a home occupation;

.3 a tree farm.

12.1534.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum lot area: 5.6 hectares

.2 Minimum lot width: 105 metres

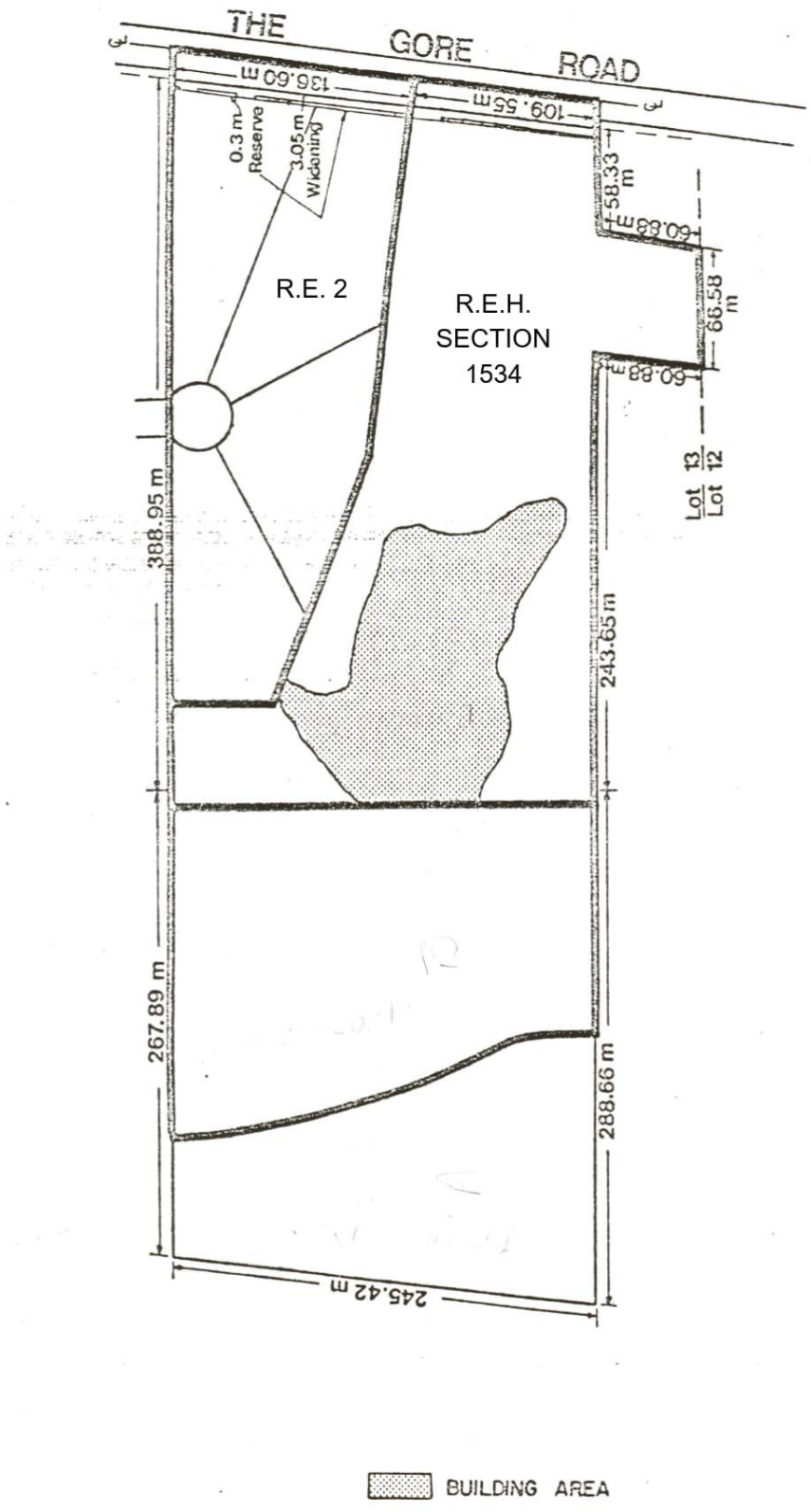
.3 all buildings and structures shall be located within the area shown as BUILDING AREA on Figure 1 - Exception 1534.

12.1534.3 for the purposes of exception 1534:

.1 Tree Farm shall mean an area of land used for the growth and storage of trees, vegetation and landscaping materials.

.2 Landscaping Business as A Home Occupation shall mean the use of land for the purpose of operating a landscaping business from a single detached dwelling, and for the storage of equipment used in connection therewith, but shall not include the retail sale of plants, gardening supplies, and related goods and materials.

Figure 1


THE GORE ROAD
136.60 m
109.55m
0.3 m Reserve
3.05 m Widening
58.33 m
60.88 m
66.58 m
60.88 m
R.E. 2
R.E.H. SECTION 1534
Lot 13
Lot 12
388.95 m
243.65 m
267.89 m
288.66 m
245.42 m
BUILDING AREA

12.1535 Exception 1535

12.1535.1 The lands shall only be used for the following purposes:

.1 an apartment dwelling, and

.2 purposes accessory to the other permitted purpose

12.1535.2 The lands shall be subject to the following requirements and restrictions:

.1 an apartment dwelling shall be permitted only in each BUILDING AREA as shown on Figure 1 - Exception 1535;

.2 minimum front yard depth, side yard width and rear yard depth of an apartment dwelling shall be not less than that shown on Figure 1 - Exception 1535;

.3 Minimum Distance between apartment dwellings located in BUILDING AREAS B and C shall be as shown on Figure 1 - Exception 1535;

.4 an apartment dwelling shall not exceed a height of 12 storeys or 34.75 metres, whichever is lesser;

.5 the Maximum Number of Dwelling Units shall not exceed 111.2 units per hectare;

.6 an apartment dwelling shall not contain more than a total of 138 dwelling units, with no more than 33 three bedroom dwelling units; with no more than 92 two bedroom dwelling units, and the remainder shall be one bedroom dwelling units;

.7 an underground parking garage and ramp shall only be permitted in each UNDERGROUND PARKING GARAGE AREA as shown on Figure 1 - Exception 1535;

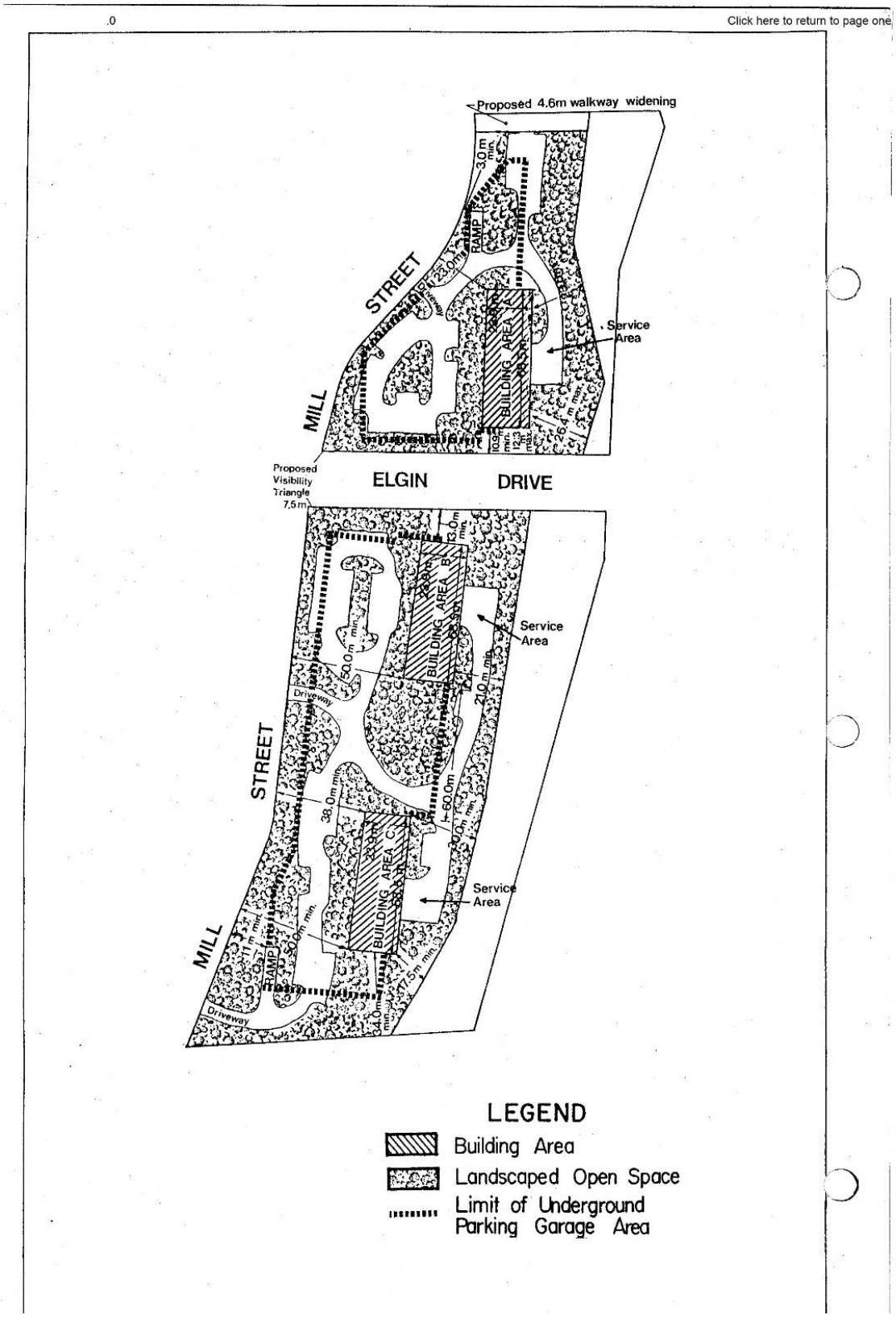
.8 a maximum of 10 percent of the total number of parking spaces in the underground parking garage for the apartment dwelling within Building Area A and in the underground parking garage for the apartment dwellings within Building Areas B and C may be tandem parking spaces:

  .a each underground parking garage and ramp shall be provided with the minimum front yard depth, side yard width and rear yard depth as shown on Figure 1 - Exception 1535;

  .b landscaped open space shall be provided and maintained in the locations shown on Figure 1 - Exception 1535;

.9 the loading area for each apartment dwelling shall be permitted only in the SERVICE AREA as shown on Figure 1 - Exception 1535;

Figure 1


.0
Click here to return to page one
Proposed 4.6m walkway widening
3.0 m min.
RAMP
23.0m
STREET
MILL
BUILDING AREA A
Service Area
26.4 m max.
10.9 m min.
12.3 m max.
Proposed Visibility Triangle 7.5m
ELGIN
DRIVE
13.0 m min.
BUILDING AREA B
Service Area
50.0 m min.
21.0 m min.
Driveway
STREET
38.0m min.
60.0m
20.0m min.
BUILDING AREA C
Service Area
MILL
11 m min.
RAMP
50.0m min.
17.5m min.
34.0m min.
Driveway
LEGEND
Building Area
Landscaped Open Space
Limit of Underground Parking Garage Area

12.1536 Exception 1536

12.1536.1 The lands shall only be used for the following purposes:

.1 Industrial

- .a dry industrial uses;
- .b a printing establishment; and,
- .c a parking lot

.2 Non-Industrial

- .a a radio or television broadcasting and transmission establishment;
- .b a furniture and appliance store;
- .c a recreation facility or structure, excluding water oriented or water based activities; and,
- .d an office use, excluding offices uses for: medical, health care practitioners, dental practitioners, and administrative offices of school boards and governments, shall be permitted to a maximum gross floor area of 575.3 square metres, for three abutting units of which the closest wall shall not be more than 10 metres from Brewster Road.

.3 Accessory

- .a purpose accessory to the other permitted purposes.

12.1536.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.8 hectares

.2 Minimum Lot Width: 35 metres

.3 Maximum Lot Coverage by all buildings and structures: 35% of the lot area

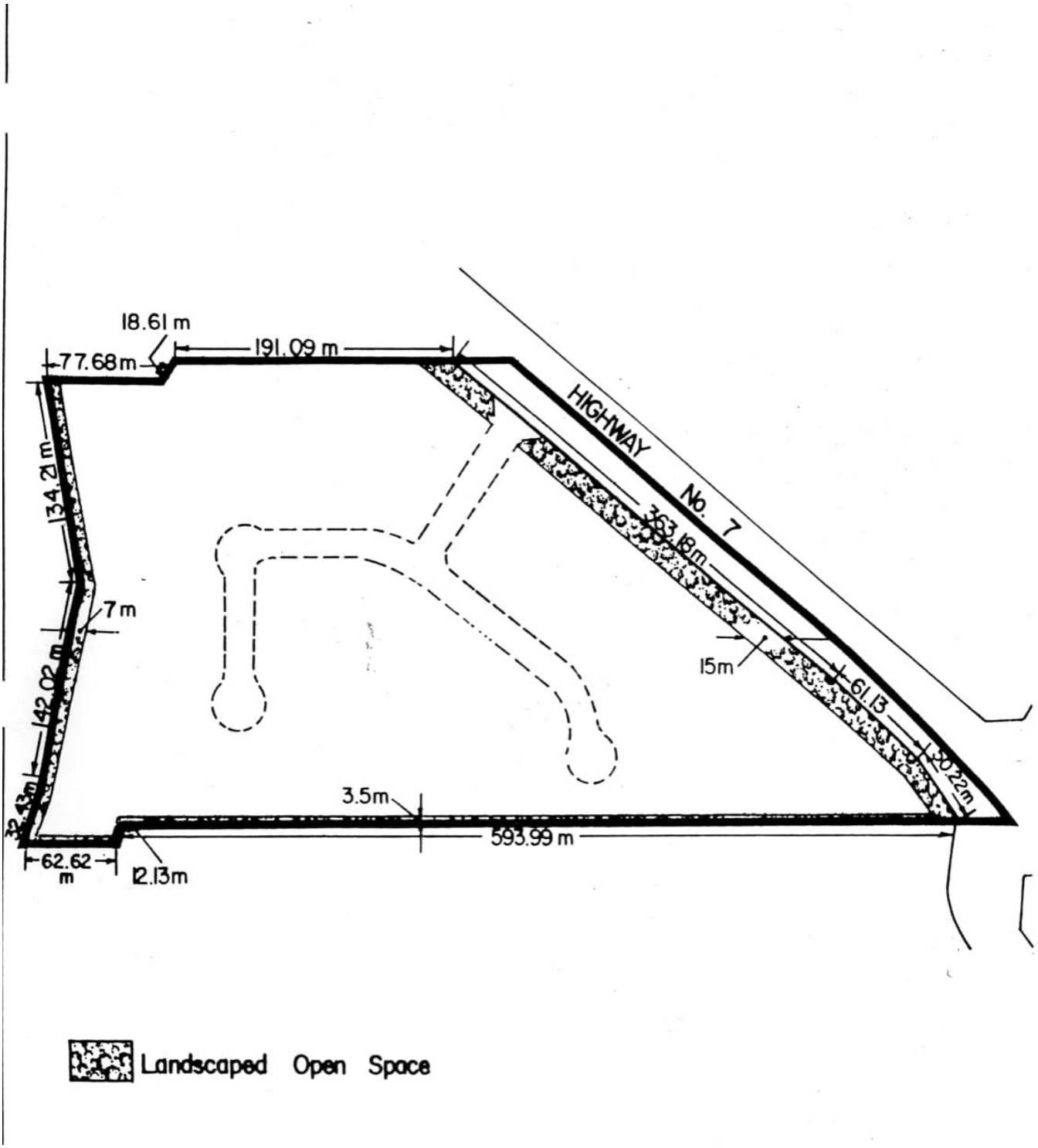
.4 Maximum Building Height: 10 metres

.5 Landscaped Open Space shall be provided and maintained in the areas shown as Landscaped Open Space on Figure 1 – Exception 1536

.6 no outside storage or display of goods, materials or machinery shall be permitted

.7 no loading spaces or areas may be located in yards abutting Highway 7

Figure 1


18.61 m
191.09 m
77.68 m
HIGHWAY No. 7
134.21 m
363.18m
7m
142.02 m
15m
61.13
20.22m
3.5m
593.99 m
62.62 m
12.13m
Landscaped Open Space

12.1537 Exception 1537

12.1537.1 The lands shall only be used for the following purposes:

.1 Commercial

- .a a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .b a service station;
- .c a motor vehicle washing establishment
- .d only in conjunction with a non-commercial operation permitted in Exception 1537.1(2), a corporate office building;
- .e only in conjunction with an industrial mall, an office use, but excluding a real estate office or an office for medical, health care, or dental practitioners, or for accredited or licensed professionals such as accountants, architects, engineers, financial advisors, insurance agents/brokers, landscape architects, lawyers, real estate agents/ brokers/appraisers, and urban planners;
- .f only in conjunction with an industrial mall;
  - .i a retail establishment, having no outside storage and excluding a supermarket;
  - .ii a service shop;
  - .iii a health centre;
  - .iv a custom workshop;
  - .v a day nursery;
  - .vi a dry cleaning and laundry establishment
  - .vii a religious institution, including an associated place of public assembly;
  - .viii a crisis care facility;
  - .ix a bank, trust company or financial institution;
  - .x a banquet facility; and
  - .xi a commercial, technical or recreational school.

.2 Non-Commercial

- .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- .b a warehouse;

.c a community club;

.d a radio or television broadcasting and transmission establishment;

.e an animal hospital;

.f a recreation facility or structure; and

.g a printing establishment

.3 Accessory

.a an ancillary educational purpose;

.b an ancillary office use operated in connection with a particular purpose permitted by Exception 1537.1(2), provided that the total gross floor area of the office is not more than 50 percent of the total gross floor area of the particular industrial use;

.c an ancillary retail outlet operated in connection with a particular use permitted by Exception 1537.1(2), provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular use; and,

.d purposes accessory to the other permitted uses.

12.1537.2 The lands shall be subject to the following requirements and restrictions:

.1 no more than two restaurant uses shall be permitted;

.2 Maximum Gross Commercial Floor Area devoted to the restaurant uses permitted in Exception 1537.1(1)(a) shall not exceed 511.0 square metres in total, and with no individual restaurant exceeding 279.0 square metres of gross leasable floor area;

.3 Maximum Gross Commercial Floor Area devoted to the office uses permitted in Exception 1537.1(1)(e) shall be restricted to 5% of the gross floor area of the entire building, to a maximum of 465 square metres;

.4 Maximum Gross Commercial Floor Area devoted to the commercial and institutional uses permitted in Exception 1537.1(1)(f) shall be restricted to 5% of the gross floor area of the entire building to a maximum of 465 square metres;

.5 Landscaped Open Space having minimum widths of 9.0 metres, 4.0 metres, and 3.0 metres shall be provided and maintained along Airport Road, Intermodal Drive, and Devon Road, respectfully, except at approved driveway locations;

.6 the Minimum Building Setbacks to Airport Road, Intermodal Drive, and Devon Road shall be 15.0 metres, 15.0 metres , and 6.0 metres respectfully;

.7 an adult entertainment parlour, an adult video store or adult book store shall not be permitted;

.8 all garbage and refuse storage, other than restaurant refuse storage, but including any containers for recyclable materials shall be enclosed;

.9 for those non-commercial uses permitted in Exception 1537.1(2) and (3), the requirements and restrictions as set out in a PE zone.

12.1538 Exception 1538

12.1538.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by PE Zone of this by-law.

12.1538.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth shall be:

- .a 12 metres for a building 8 metres or less in height above grade,
- .b 15 metres for a building 10 metres or less but greater than 8 metres in height above grade,
- .c 18 metres for a building 12 metres or less but greater than 10 metres in height above grade,
- .d 21 metres for a building 15 metres or less but greater than 12 metres in height above grade,
- .e 24 metres for a building greater than 15 metres in height above grade.

.2 Minimum Lot Area shall be 2,000 square metres;

.3 Minimum Side Yard Width shall be:

- .a for a lot with a width of 50 metres or less: 8 metres,
- .b for a lot with a width greater than 50 metres but less than 100 metres: 8 metres plus 12 percent of the lot width in excess of 50 metres,
- .c for a lot with a width of 100 metres or more: 14 metres.

.4 the Maximum Coverage of buildings and structures shall not exceed fifty percent (50%) of the lot area;

.5 the Minimum Rear Yard Depth shall be 20 metres;

.6 Minimum Landscaped Open Space for a corner or interior lot having an area greater than 1 hectare shall be provided as follows:

- .a 50 percent of the required front yard, and
- .b 50 percent of the required side yard from the required front yard to the rear wall of the rearmost building;

.7 Minimum Landscaped Open Space for a lot having an area of 1 hectare or less shall be provided as follows:

- .a for a corner lot:
  - .i 50 percent of the required front yard;
  - .ii 50 percent of the required exterior side yard, and

.iii none required for an interior side yard;

.b for an interior lot:

.i 50 percent of the required front yard, and

.ii 50 percent of the required side yard and none for the other side yards;

.8 truck loading facilities are permitted in the front and side yard provided that the landscaping requirements of Exception 1538.2(6) and 1538.2(7) are fulfilled, and

.9 access to a truck loading facility may be from the rear yard, provided that the truck loading facility is located entirely within the building and that loading and unloading occur only within the building;

.10 all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:

.a two storeys in height, for manufacturing uses;

.b five storeys in height, for office space;

.11 outside storage of goods, material and equipment shall not be permitted;

.12 a Landscaped Buffer Area, a minimum of 12 metres in width, shall be provided and maintained along the rear lot line where it abuts Airport Road or a 0.3 metre reserve abutting Airport Road.

12.1539 Exception 1539

12.1539.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by GE Zone of this by-law, but excluding any scrap metal storage or salvage yards.

12.1539.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth shall be:

- .a 12 metres for a building 8 metres or less in height above grade,
- .b 15 metres for a building 10 metres or less but greater than 8 metres in height above grade,
- .c 18 metres for a building 12 metres or less but greater than 10 metres in height above grade,
- .d 21 metres for a building 15 metres or less but greater than 12 metres in height above grade,
- .e 24 metres for a building greater than 15 metres in height above grade.

.2 an area of at least 50 percent (50%) of the required front yard shall be landscaped open space free of parking, driveway and paved area;

.3 the Minimum Lot Area shall be 2,000 square metres;

.4 Minimum Rear Yard Width shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no rear yard shall be required;

.5 minimum side yard width shall be 8 metres, except where the side lot line abuts a railway right-of-way or easement, in which case no side yard shall be required;

.6 an area of at least 50 percent (50%) of the required side yard shall be landscaped open space, free of parking, driveway and pavement;

.7 truck loading facilities may be located in the front, side or rear yard, provided the landscape requirements of Exception 1539.2(2) and Exception 1539.2(6) are fulfilled

.8 no hydro-electric transformer shall be located within the front yard or closer to the street than any part of the front wall of the building;

.9 outside storage of goods, material and equipment is permitted subject to the following conditions:

- .a the storage area shall not be located in the front yard, or in any required side yard which abuts a street, or on any portion of the lot required for parking, and shall not be closer to any side lot line, except in the rear yard, than the required setback for a building, provided, however, that where the rear yard abuts a street, the storage area shall not be located closer to any rear lot line than the required setback for a building from the rear lot line;
- .b the storage area shall be enclosed by a fence or wall not less than 2.0 metres in height, constructed of metal, wood or masonry, which is effective in screening the storage area

from the street, provided that no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or easement;

.c in addition to requirements of Exceotion1539.2(9)(b), where the storage area abuts a street, a landscaped strip 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s), except where the storage area abuts a railway right-of-way or easement, in which case no landscaping shall be required;

.10 the provisions of Exception 1539.2(9) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:

.a the total area so used does not exceed five percent (5%) of the lot area, and

.b such area is not closer to any street than the minimum distance from the street required for buildings and structures;

.11 all manufacturing and processing operations other than:

.a the moving of goods and materials in and out of buildings and structures;

.b associated minor preparatory and finishing work, and

.c associated assembly of components too large to be assembled within the buildings and structures,

shall be carried out within buildings and structures;

.12 no building shall have more than four storeys for a manufacturing use or five storeys for an office use, exclusive of mechanical or elevator areas;

12.1540 Exception 1540

12.1540.1 The lands shall only be used for the following purposes:

.1 the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, and may include a surface walk, patio, driveway, retaining wall, screening fence or similar facility, and

.2 purposes accessory to the other permitted purposes.

12.1540.2 The lands shall be subject to the following requirements and restrictions:

.1 no buildings other than structures of a public authority, and no fence, screen, net, retaining wall, or similar facility or structure shall be permitted without the approval of the Toronto and Region Conservation Authority.

12.1542 Exception 1542

12.1542.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone of this by-law;

12.1542.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 450 square metres;

.2 Minimum Lot Depth: 30 metres;

.3 Minimum Lot Width: 15 metres;

.4 Minimum Front Yard Depth: 3 metres;

.5 Minimum Rear Yard Depth: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof;

.6 Exterior Side Yard Width:

- .a to main wall of building: 3 metres; and,
- .b to front of garage or carport: 6 metres.

.7 Interior Side Yard Width: 7.5 metres; and,

.8 Minimum Landscaped Open Space: 60 percent of the front yard space.

12.1543 Exception 1543

12.1543.1 The lands shall only be used for the following purposes:

.1 metal recycling plant;

.2 metal fabrication plant, and

.3 purposes accessory to the other permitted purposes.

12.1543.2 The lands shall be subject to the following requirements and restrictions:

.1 the minimum front, rear and side yard depths and widths shall be as shown on Figure 1 -Exception 1543;

.2 all buildings shall be located within the area shown as Building Area on Figure 1 - Exception 1543;

.3 outside storage area shall be located within the area shown as Outside Storage Area on Figure 1 - Exception 1543;

.4 Building Area shown as Phase II and Phase III may be used for outside storage purposes until the Area is occupied by a building;

.5 no outside storage shall be permitted until:

- .a a building is erected within the location shown as Phase I on Figure 1 - Exception 1543 to create a visual screen, and
- .b a visual screen encloses the outside storage area, which visual screen shall comprise a wall on a landscaped earth berm and a wall respectively located within the areas shown as Earth Berm and Wall Visual Screen and Wall Visual Screen on Figure 1 - Exception 1543;

.6 the visual screen shall be erected and maintained with a minimum height of 6.1 metres, except for permitted gate openings, where the minimum height of the gate shall be 3 metres;

.7 gate openings shall be located as shown on Figure 1- Exception 1543;

.8 outside storage shall not exceed a height of 6.1 metres;

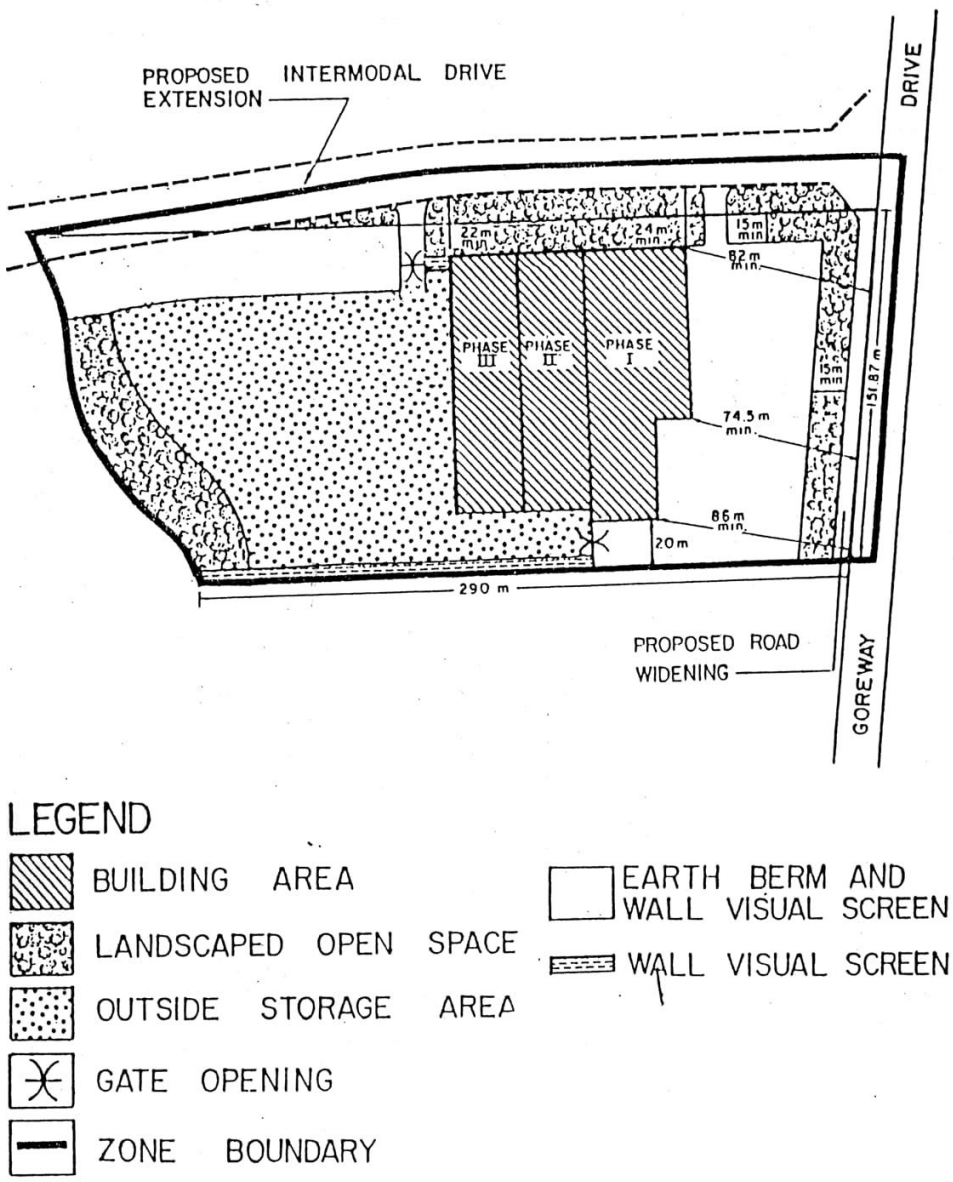
.9 all buildings shall have a minimum height of 7.5 metres and shall not have more than 2 storeys;

.10 the Gross Industrial Floor Area of all buildings shall not exceed 11,150 square metres;

.11 Landscaped Open Space shall be provided and maintained in the locations as shown on Figure 1 - Exception 1543, and

.12 truck parking and automobile parking shall be permitted in the required front yard, but no motor vehicle shall be permitted to occupy a required yard area for a continuous period exceeding 24 hours.

Figure 1


PROPOSED INTERMODAL DRIVE EXTENSION
DRIVE
22m min.
24m min.
15m min.
82m min.
PHASE III
PHASE II
PHASE I
151.87m
74.5m min.
86m min.
20m
290 m
PROPOSED ROAD WIDENING
GOREWAY
LEGEND
BUILDING AREA
LANDSCAPED OPEN SPACE
OUTSIDE STORAGE AREA
GATE OPENING
ZONE BOUNDARY
EARTH BERM AND WALL VISUAL SCREEN
WALL VISUAL SCREEN

12.1545 Exception 1545

12.1545.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling, and

.2 a group home, and

.3 purposes accessory to the other permitted purposes.

12.1545.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.4 hectares

12.1546 Exception 1546

12.1546.1 The lands shall only be used for the following purposes:

.1 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal use;

.2 a contractor's yard involving the storage of goods and materials in the open;

.3 an office accessory to the permitted industrial uses;

.4 a warehouse;

.5 a parking lot; and,

.6 purposes accessory to the other permitted purposes.

12.1546.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Gross Floor Area of all buildings and structures: 5,250 square metres;

.2 Maximum Building Height: 2 storeys;

.3 Minimum Rear Yard Depth: 14 metres;

.4 Minimum Landscaped Open Space requirements:

- .a 5 metres abutting the front lot line, except at approved access points
- .b 7.5 metres abutting the rear lot line
- .c 3.0 metres abutting the interior side lot lines

.5 maximum area for outdoor storage: 3,500 square metres

12.1547 Exception 1547

12.1547.1 The lands shall only be used for the following purposes:

.1 a religious institutions;

.2 a parsonage; and,

.3 purposes accessory to the other permitted purposes.

12.1547.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Floor Area of all buildings and structures shall not exceed 2090.0 square metres;

.2 the Maximum Height of all buildings shall not exceed 11.0 metres;

.3 Minimum Front Yard Depth: 25.0 metres;

.4 Minimum Side Yard Width: 15.0 metres; and

.5 Landscaped Open Space, a minimum of 6.0 metres in width, shall be provided and maintained along the front lot line except at approved access point(s).

12.1547.3 for the purposes of Exception 1547:

.1 Gross Floor Area means the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, or any part of the building below established grade used for storage purposes.

.2 Parsonage shall mean a dwelling provided for a clergyman by a religious institution.

12.1548 Exception 1548

12.1548.1 The lands shall only be used for the following purposes:

.1 the warehousing and storage of goods and products and materials within an enclosed building;

.2 the manufacture and assembly of the following products:

- .a clothing and finished textile or fabric products;
- .b printing and bookbinding and lithographing;
- .c die castings involving the use of plastics and light metals including aluminum and zinc;
- .d light manufacturing of tubing, pipes, tools, instruments, electrical components, building hardware; telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;

.3 shops for the repair or manufacturing of small goods and wares;

.4 business, professional and administrative offices connected with another permitted purpose;

.5 exhibition and conference halls;

.6 radio, television broadcasting and transmission facilities;

.7 one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;

.8 any use by a public body of the same general character as the other permitted purposes;

.9 purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the industrial use.

12.1548.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 20 metres

.2 Minimum Lot Area: 2,000 square metres

.3 Minimum Side Yard on either side of the building constructed

- .a for a lot width of 50 metres or less: 8 metres,
- .b for a lot with a width greater than 50 metres but less than 100 metres: 8 metres plus 12 percent of the lot width in excess of 50 metres,
- .c for a lot width of 100 metres or more: 14 metres

.4 Maximum Coverage of buildings and structures: 50 percent of the lot area

.5 Minimum Rear Yard Depth: 20 metres

.6 the required front yard, and all required side yards, from the front lot line to the rear wall of the rearmost building, shall be landscaped as follows:

.a the minimum landscaped open space for a corner or interior lot having an area greater than 1 hectare shall be provided as follows:

.i 50 percent of the required front yard, and

.ii 50 percent of the required side yard from the required front yard to the rear wall of the rearmost building;

.b the minimum landscaped open space for a lot having an area of 1 hectare or less shall be provided as follows:

.i for a corner lot:

1. 50 percent of the required front yard;
2. 50 percent of the required exterior side yard, and
3. none required for an interior side yard;

.ii for an interior lot:

1. 50 percent of the required front yard, and
2. 50 percent of one required side yard and none for the other side yard;

.7 a Landscaped Buffer Strip of a minimum of 12 metres in width shall be provided and maintained along Airport Road, Williams Parkway and the proposed Arterial Road, as shown on Figure 1 - Exception 1548.

.8 no outdoor truck loading facilities are permitted in the front yard;

.a if the building depth is less than 60 metres, no outdoor truck loading facilities are permitted within the front half of the building depth; and

.b if the building depth is greater than 60 metres, no outdoor truck loading facilities are permitted within the first 30 metres of the building depth;

.9 at least one parking space for each 55 square metres of gross floor area shall be provided on the same lot, and such parking space shall be used only for vehicles of employees, vehicles of customers, and vehicles required in connection with the main use of the lot;

.10 all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:

.a two storeys in height, for manufacturing uses;

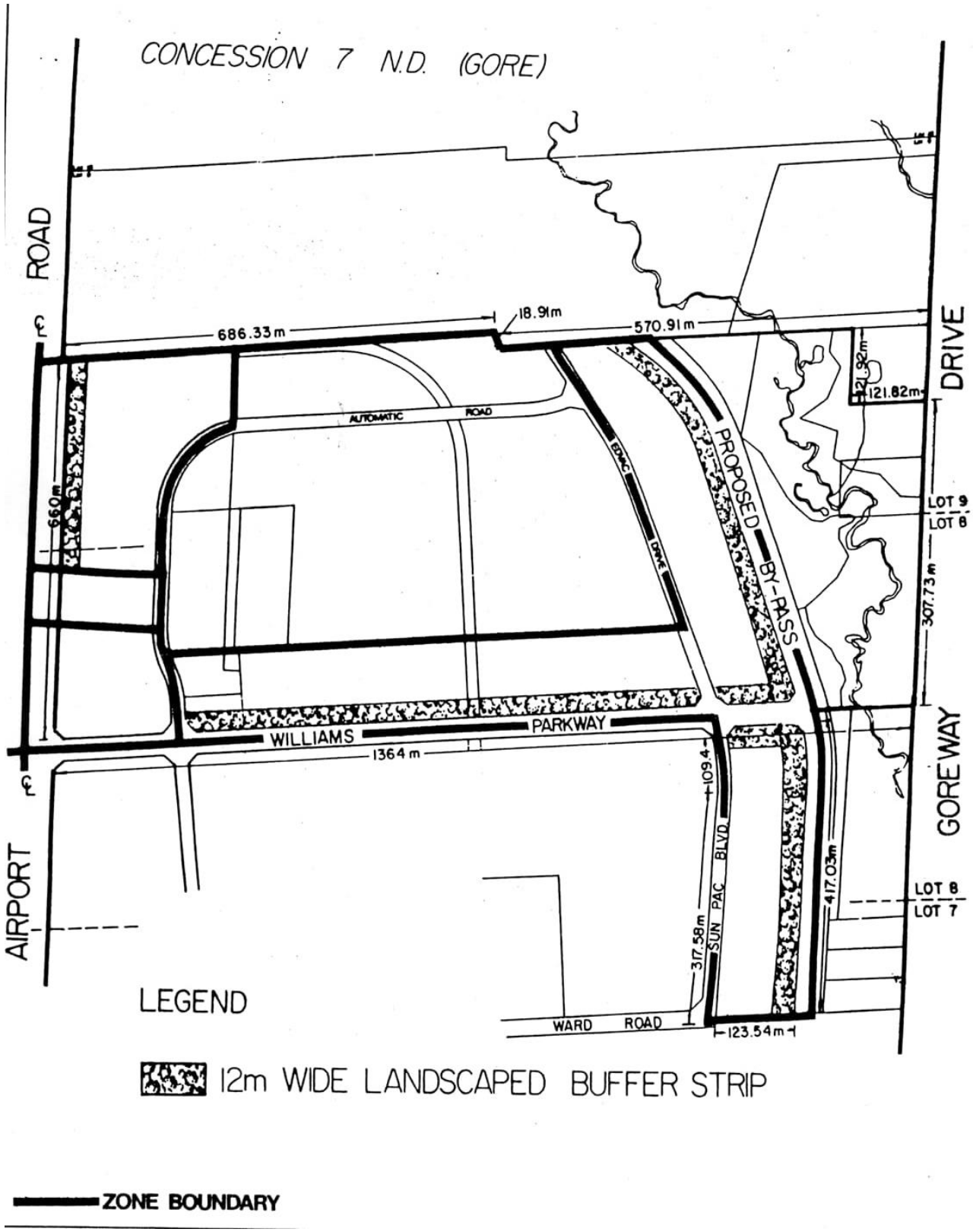
.b five storeys in height, for office space;

.11 outside storage of goods, material and equipment shall not be permitted, and

12.1548.3 for the purposes of Exception 1548:

.1 shall also be subject to the requirements and restrictions related to the PE zone, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1548.2.

Figure 1


CONCESSION 7 N.D. (GORE)
ROAD
686.33 m
18.91m
570.91 m
121.92m
121.82m
DRIVE
AUTOMATIC ROAD
660m
PROPOSED BY-PASS
LOT 9
LOT 8
307.73 m
WILLIAMS PARKWAY
1364 m
109.4
GOREWAY
AIRPORT
SUN PAC BLVD.
317.58m
417.03m
LOT 8
LOT 7
WARD ROAD
123.54m
LEGEND
12m WIDE LANDSCAPED BUFFER STRIP
ZONE BOUNDARY

12.1549 Exception 1549

12.1549.1 The lands shall only be used for the following purposes:

.1 shall only be used for the following purposes permitted by PE Zone of this by-law.

12.1549.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth shall be:

- .a 12 metres for a building 8 metres or less in height above grade,
- .b 15 metres for a building 10 metres or less but greater than 8 metres in height above grade,
- .c 18 metres for a building 12 metres or less but greater than 10 metres in height above grade,
- .d 21 metres for a building 15 metres or less but greater than 12 metres in height above grade,
- .e 24 metres for a building greater than 15 metres in height above grade.

.2 Minimum Lot Area shall be 2,000 square metres;

.3 Minimum Side Yard Width shall be:

- .a for a lot with a width of 50 metres or less: 8 metres,
- .b for a lot with a width greater than 50 metres but less than 100 metres: 8 metres plus 12 percent of the lot width in excess of 50 metres,
- .c for a lot width of 100 metres or more: 14 metres

.4 the Maximum Coverage of buildings and structures shall not exceed fifty percent (50%) of the lot area;

.5 the Minimum Rear Yard Depth shall be 20 metres;

.6 the minimum landscaped open space for a corner or interior lot having an area greater than 1 hectare shall be provided as follows:

- .a 50 percent of the required front yard, and
- .b 50 percent of the required side yard from the required front yard to the rear wall of the rearmost building;

.7 the minimum landscaped open space for a lot having an area of 1 hectare or less shall be provided as follows:

- .a for a corner lot:
  - .i 50 percent of the required front yard;
  - .ii 50 percent of the required exterior side yard, and

.iii none required for an interior side yard;

.b for an interior lot:

.i 50 percent of the required front yard, and

.ii 50 percent of one required side yard and none for the other side yard;

.8 truck loading facilities are permitted in the front and side yard provided that the landscaping requirements of Exception 1549.2(6) and 1549.2(7) are fulfilled, and

.9 access to a truck loading facility may be from the rear yard, provided that the truck loading facility is located entirely within the building and that loading and unloading occur only within the building;

.10 all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:

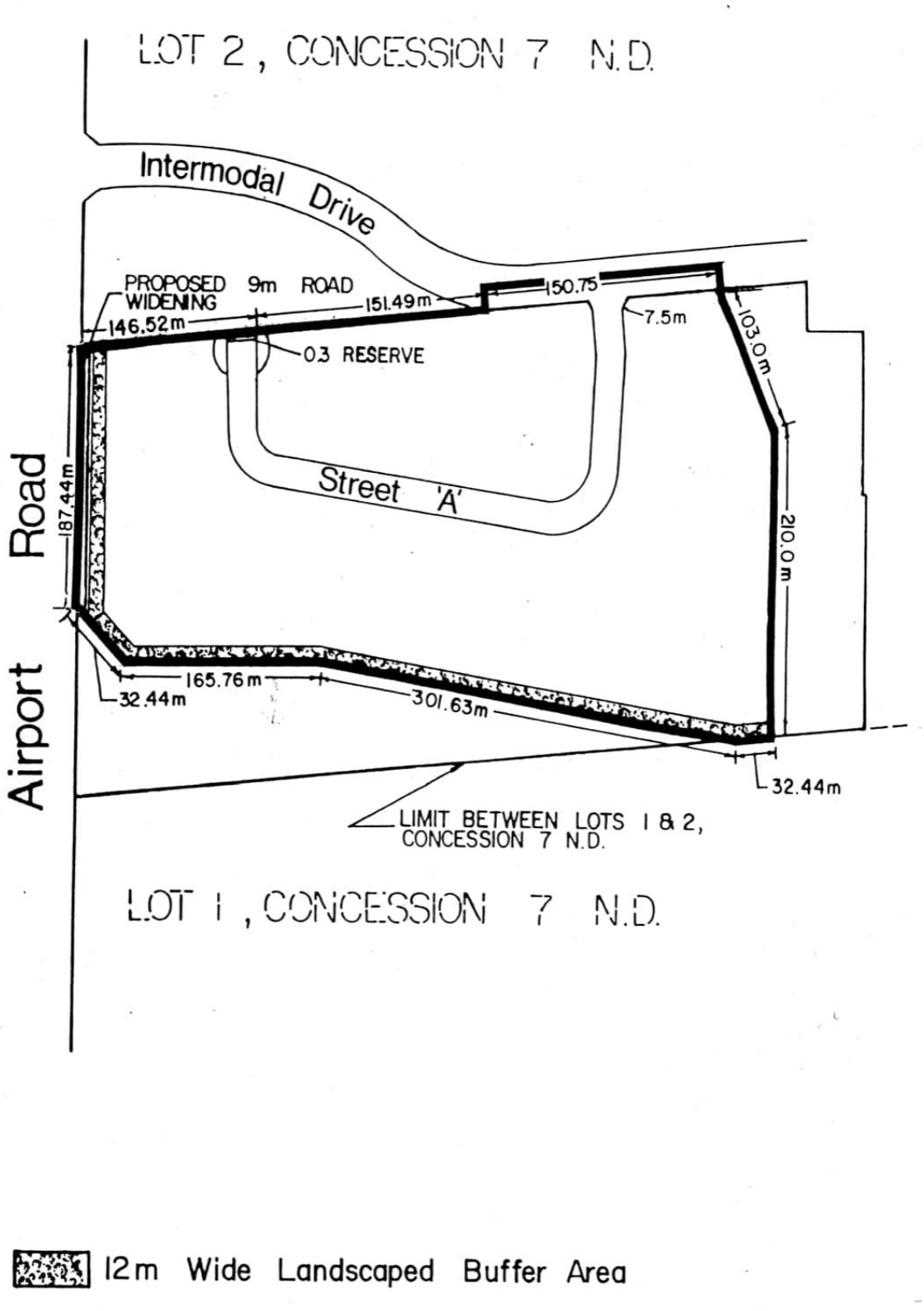
.a two storeys in height, for manufacturing uses;

.b five storeys in height, for office space;

.11 outside storage of goods, material and equipment shall not be permitted, and

.12 a landscaped buffer area of a minimum of 12 metres in width shall be provided and maintained along Airport Road and Highway Number 407 right-of-way, as shown on Figure 1 - Exception 1549.

Figure 1


LOT 2, CONCESSION 7 N.D.
Intermodal Drive
PROPOSED 9m ROAD WIDENING
146.52m
151.49m
150.75
7.5m
103.0m
0.3 RESERVE
Street 'A'
Airport Road
187.44m
210.0m
165.76m
32.44m
301.63m
32.44m
LIMIT BETWEEN LOTS 1 & 2, CONCESSION 7 N.D.
LOT 1, CONCESSION 7 N.D.
12m Wide Landscaped Buffer Area

12.1550 Exception 1550

12.1550.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by GE Zone of this by-law, but excluding any scrap metal storage or salvage yards.

12.1550.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth shall be:

- .a 12 metres for a building 8 metres or less in height above grade,
- .b 15 metres for a building 10 metres or less but greater than 8 metres in height above grade,
- .c 18 metres for a building 12 metres or less but greater than 10 metres in height above grade,
- .d 21 metres for a building 15 metres or less but greater than 12 metres in height above grade,
- .e 24 metres for a building greater than 15 metres in height above grade.

.2 an area of at least 50 percent (50%) of the required front yard shall be landscaped open space free of parking, driveway and paved area;

.3 the Minimum Lot Area shall be 2,000 square metres;

.4 Minimum Rear Yard Width shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no rear yard shall be required;

.5 minimum side yard width shall be 8 metres, except where the side lot line abuts a railway right-of-way or easement, in which case no side yard shall be required;

.6 an area of at least 50 percent (50%) of the required side yard shall be landscaped open space, free of parking, driveway and pavement;

.7 truck loading facilities may be located in the front, side or rear yard, provided the landscape requirements of Exception 1550.2(2) and 1550.2(6) are fulfilled;

.8 no hydro-electric transformer shall be located within the front yard or closer to the street than any part of the front wall of the building;

.9 outside storage of goods, material and equipment is permitted subject to the following conditions:

- .a the storage area shall not be located in the front yard, or in any required side yard which abuts a street, or on any portion of the lot required for parking, and shall not be closer to any side lot line, except in the rear yard, than the required setback for a building, provided, however, that where the rear yard abuts a street, the storage area shall not be located closer to any rear lot line than the required setback for a building from the rear lot line;
- .b the storage area shall be enclosed by a fence or wall not less than 2.0 metres in height, constructed of metal, wood or masonry, which is effective in screening the storage area

from the street, provided that no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or easement;

.c in addition to requirements of Exception 1550.2(9)(b), where the storage area abuts a street, a landscaped strip 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s), except where the storage area abuts a railway right-of-way or easement, in which case no landscaping shall be required;

.10 the provisions of Exception 1550.2(9) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:

.a the total area so used does not exceed five percent (5%) of the lot area, and

.b such area is not closer to any street than the minimum distance from the street required for buildings and structures;

.11 all manufacturing and processing operations other than:

.a the moving of goods and materials in and out of buildings and structures;

.b associated minor preparatory and finishing work, and

.c associated assembly of components too large to be assembled within the buildings and structures,

shall be carried out within buildings and structures;

.12 no building shall have more than four storeys for a manufacturing use or five storeys for an office use, exclusive of mechanical or elevator areas.

12.1551 Exception 1551

12.1551.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in OS zone and

.2 Flood and erosion control

12.1552 Exception 1552

12.1552.1 The lands shall only be used for the following purposes:

.1 purposes permitted by an PE zone;

.2 offices:

.3 bank, trust company or finance company, and

.4 purposes accessory to the other permitted purposes.

12.1552.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 9 metres

.2 Minimum Lot Width: 60 metres

.3 Minimum Lot Area: 2 hectares

.4 Minimum Street Line Setback:

- .a from Airport Road: 46 metres
- .b from Highway No. 407 right-of-way: 46 metres
- .c from any other street: 15 metres

.5 Maximum Lot Coverage by all buildings and structures: 25 percent of the lot area

.6 Maximum Building Height: 7 storeys

.7 Minimum Landscaped Open Space Width, except where a driveway is permitted:

- .a abutting Airport Road: 9 metres
- .b abutting Highway No. 407 right-of-way: 9 metres
- .c abutting any other road: 3 metres

.8 no outside storage of goods, materials or machinery shall be permitted.

.9 no building or structures shall be located closer than 13.7 metres to any lands zoned A.

12.1553 Exception 1553

12.1553.1 The lands shall only be used for the following purposes:

.1 offices;

.2 bank, trust company or finance company;

.3 retail establishment;

.4 personal service shop;

.5 dry cleaning and laundry establishment;

.6 dining room restaurant;

.7 convenience restaurant;

.8 take-out restaurant;

.9 grocery store;

.10 community club;

.11 health and fitness club:

.12 purposes permitted by an PE zone, and

.13 purposes accessory to the other permitted purposes.

12.1553.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 9 metres

.2 Minimum Lot Width: 45 metres

.3 Minimum Lot Area: 0.75 hectares

.4 Minimum Street Line Setback:

- .a from Steeles Avenue: 46 metres
- .b from any other road: 15 metres

.5 Maximum Lot Coverage by all buildings and structures: 25 percent of the lot area

.6 Maximum Building Height: 2 storeys

.7 Minimum Landscaped Open Space Width, except where a driveway is permitted:

- .a abutting Steeles Avenue: 12 metres
- .b abutting any other road: 3 metres

.8 no outside storage of goods, materials or machinery shall be permitted.

12.1554 Exception 1554

12.1554.1 The lands shall only be used for the following purposes:

.1 purposes permitted by an PE zone.

12.1554.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 9 metres

.2 Minimum Lot Width: 60 metres

.3 Minimum Lot Area: 3.0 hectares

.4 Minimum Street Line Setback:

- .a from the Highway No. 407 right-of-way: 46 metres
- .b abutting any other road: 15 metres

.5 Maximum Lot Coverage by all buildings and structures: 35 percent of the lot area

.6 Maximum Building Height: 2 storeys

.7 Minimum Landscaped Open Space Width, except where a driveway is permitted:

- .a abutting the Highway No. 407 right-of-way: 9 metres
- .b abutting any other road: 3 metres

.8 no outside storage of goods, materials or machinery shall be permitted.

.9 no buildings or structures shall be located closer than 13.7 metres to any lands zoned A.

12.1555 Exception 1555

12.1555.1 The lands shall only be used for the following purposes:

.1 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but not any use which is obnoxious by reason of noise or vibration created or the emission of dust, dirt, objectionable odours or gases;

.2 a warehouse;

.3 furniture and appliance store;

.4 retail establishment;

.5 health and fitness club;

.6 community club;

.7 garden Centre sales establishment;

.8 one only convenience restaurant with drive-through facility, and

.9 purposes accessory to the other permitted purposes.

12.1555.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 15 metres

.2 Minimum Lot Width: 60 metres

.3 Minimum Lot Area: 2.0 hectares

.4 Minimum Street Line Setback:

- .a from Steeles Avenue: 46 metres
- .b from Highway No. 407 right-of-way: 46 metres
- .c from any other road: 15 metres

.5 Maximum Lot Coverage by all buildings and structures: 35 percent of the lot area

.6 Maximum Building Height: 13.7 metres

.7 Minimum Landscaped Open Space Width, except where a driveway is permitted:

- .a abutting Steeles Avenue: 15 metres
- .b abutting Highway No. 407 right-of-way: 15 metres
- .c abutting any other road: 3 metres

.8 no outside storage of goods, materials or machinery shall be permitted.

.9 drive-through facilities for convenience restaurants shall comply with the following:

.a the drive-through facility must be effectively separated from the parking area;

.b the stacking lane must be clearly identified;

.c the stacking lane must be located behind the pick-up windows and must accommodate a minimum of 10 cars;

.d the entrance to a stacking lane must be not less than 6.0 metres from the street line, and

.e the access points must be located so as to minimize the impact of the stacking lane on the internal traffic circulation.

12.1556 Exception 1556

12.1556.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by RE Zone

12.1556.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 68 metres

.2 Minimum Lot Area:

.a for Lot A: 0.55 hectare

.b for Lot B: 0.57 hectare

12.1557 Exception 1557

12.1557.1 The lands shall only be used for the following purposes:

.1 the warehousing and storage of goods and products and materials within an enclosed building;

.2 the manufacture and assembly of the following products:

- .a clothing and finished textile or fabric products;
- .b printing, bookbinding and lithographing;
- .c die castings involving the use of plastics and light metals including aluminum and zinc;
- .d light manufacturing of tubing, pipes, tools and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;

.3 beverage and food processing plants, excluding any obnoxious uses such as a slaughter house, a fowl killing establishment, blood boiling, bone boiling, animal or fish glue or fertilizer factory, tannery, storage of hides, rags and bones;

.4 shops for the repair or manufacturing of small goods and wares;

.5 exhibition and conference halls;

.6 radio, television broadcasting and transmission facilities;

.7 research establishment;

.8 business, professional and administrative offices connected with another permitted purpose;

.9 any use by a public body of the same general character as the other permitted purposes;

.10 purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use, provided that the total gross floor area of the retail outlet is not more than fifteen (15%) of the total gross floor area of the industrial use, and

.11 one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith.

12.1557.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth shall be:

- .a 12 metres for a building less than 8 metres in height above grade,
- .b 15 metres for a building less than 10 metres but greater than 8 metres in height above grade,
- .c 18 metres for a building less than 12 metres but greater than 10 metres in height above grade,

.d 21 metres for a building less than 15 metres but greater than 12 metres in height above grade,

.e 24 metres for a building greater than 15 metres in height above grade.

.2 the Minimum Lot Area shall be 2,000 square metres;

.3 the Minimum Side Yard Width on each side of a building shall be:

.a 8 metres for a lot with frontage of 50 metres or less;

.b 8 metres plus 12% of the lot width in excess of 50 metres.

.4 the Maximum Coverage of buildings and structures shall not exceed fifty percent (50%) of the lot area;

.5 the Minimum Rear Yard Depth shall be 20 metres;

.6 the Minimum Landscaped Open Space for a corner lot or interior lot having an area greater than 1 hectare shall be provided as follows:

.a 50% of the required front yard,

.b 50% of the required side yard from the required front yard to the rear wall of the rear most building.

.7 the Minimum Landscaped Open Space for a lot having an area of 1 hectare or less shall be provided as follows:

.a for a corner lot;

.i 50% of the required front yard,

.ii 50% of one required side yard none for the other side yard.

.iii none required for an interior side yard.

.b for an interior lot:

.i 50% of the required front yard,

.ii 50% of one required side yard, none for the other side yard.

.8 truck loading facilities are permitted in the front and side yards if the landscaping requirements for those yards are complied with;

.9 at least one parking space for each 55 square metres of gross floor area shall be provided on the same lot, and such parking spaces shall be used only for vehicles of employees, vehicles of customers, and vehicles required in connection with the main use of the lot;

.10 all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:

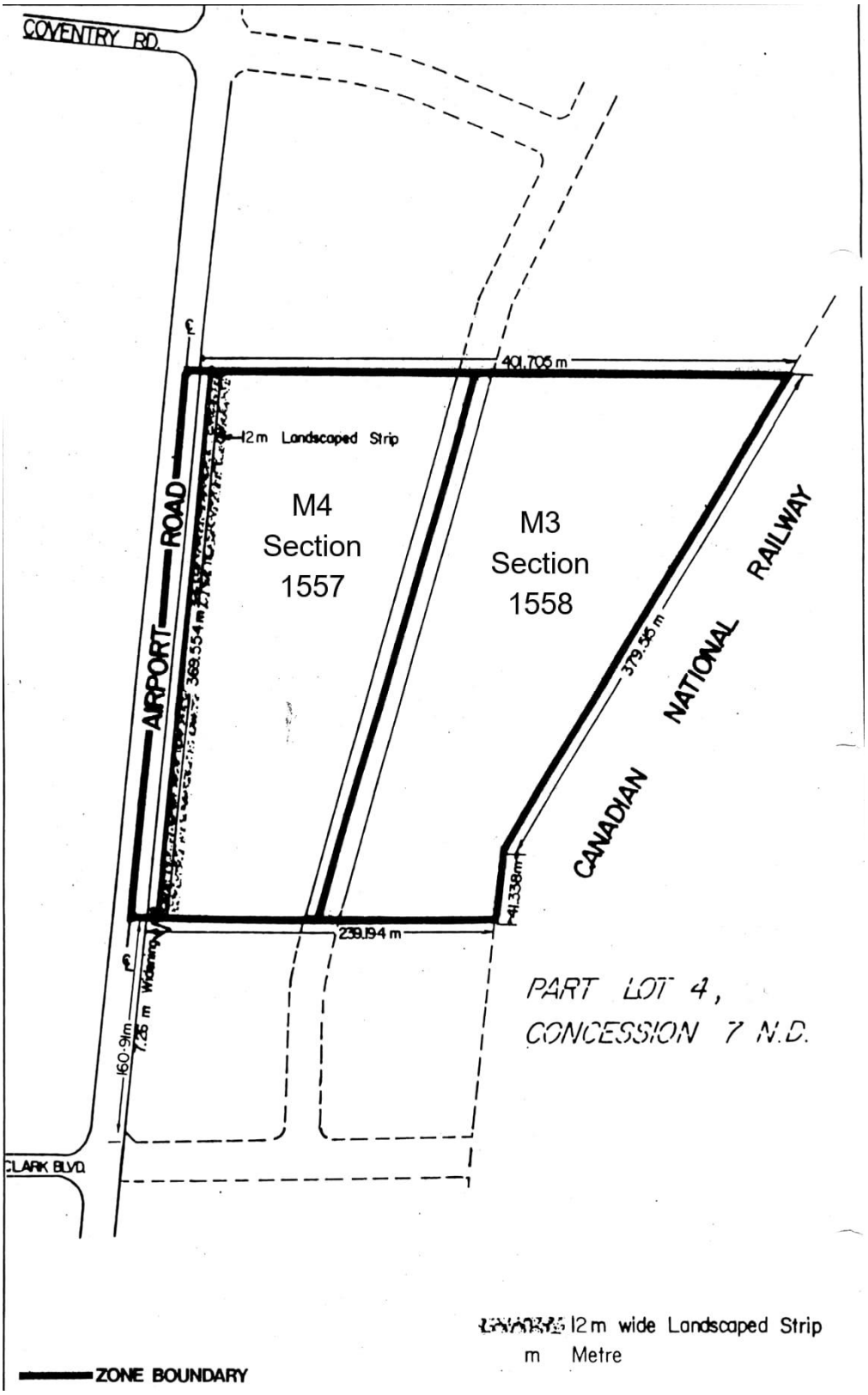
.a two storeys in height, for manufacturing uses;

.b five storeys in height, for office space;

.11 outside storage of goods, material and equipment shall not be permitted;

.12 a Landscaping Strip of a minimum of 12 metres in width shall be provided and maintained along Airport Road, as shown on Figure 1- Exception 1557.

Figure 1


COVENTRY RD.
401.706 m
12 m Landscaped Strip
M4
Section
1557
M3
Section
1558
AIRPORT ROAD
CANADIAN NATIONAL RAILWAY
379.36 m
41.338 m
239.194 m
PART LOT 4,
CONCESSION 7 N.D.
CLARK BLVD
12 m wide Landscaped Strip
m Metre
ZONE BOUNDARY

12.1558 Exception 1558

12.1558.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by Exception 1557.1.

.2 the manufacturing, assembly, storage and distribution of semi-finished and finished products, and a truck terminal;

.3 dry cleaning plants, laundry and dyeing establishments, excluding any dangerous uses;

.4 dairy product plants and bakeries;

.5 a builder's supply yard or a contractor's yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yards;

.6 any purpose accessory to the other permitted purposes.

12.1558.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth shall be:

- .a 12 metres for a building less than 8 metres in height above grade,
- .b 15 metres for a building less than 10 metres but greater than 8 metres in height above grade,
- .c 18 metres for a building less than 12 metres but greater than 10 metres in height above grade,
- .d 21 metres for a building less than 15 metres but greater than 12 metres in height above grade,
- .e 24 metres for a building greater than 15 metres in height above grade.

.2 an area of at least 50 percent (50%) of the required front yard shall be landscaped open space free of parking, driveway and paved area.

.3 the Minimum Lot Area shall be 2,000 square metres;

.4 the Minimum Rear Yard Width shall be 8 metres, except that where the rear lot line abuts a railway right-of-way or easement, no rear yard shall be required;

.5 the minimum side yard width shall be 8 metres, except that where the side lot line abuts a railway right-of-way or easement, no side yard shall be required;

.6 an area of at least 50 percent (50%) of the required side yard shall be landscaped open space, free of parking, driveway and pavement;

.7 truck loading facilities may be located in the side or rear yards;

.8 a hydro electric transformer shall not be located within the front yard or closer to the street than any part of the front wall of the building;

.9 the outside storage of goods, material and equipment is permitted subject to the following conditions:

.a the storage area shall not be located in the front yard, or in any required side yard which abuts a street, or on any portion of the lot required for parking, and shall not be closer to any side lot line, except in the rear yard, than the required setback for a building, provided, however, that where the rear yard abuts a street, the storage area shall not be located closer to any rear lot line than the required setback for a building from the rear lot line;

.b the storage area shall be enclosed by a fence or wall not less than 2.4 metres in height, constructed of metal, wood or masonry, which is effective in screening the storage area from the street, provided that no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or easement;

.c where the storage area abuts a street, a landscaped strip 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s), except that where the storage area abuts a railway right-of-way or easement, no landscaping shall be required;

.10 the provisions of Exception 1558.2(9) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:

.a the total area so used does not exceed five percent (5%) of the lot area, and

.b such area is not closer to any street than the minimum distance from the street required for buildings and structures;

.11 all manufacturing and processing operations other than:

.a the moving of goods and materials in an out of buildings and structures;

.b associated minor preparatory finishing work, and

.c associated assembly of components too large to be assembled within the buildings and structures

shall be carried out within the buildings and structures.

.12 the height of a building shall not exceed four storeys for a manufacturing use, or five storeys for an office use, exclusive of mechanical or elevator areas;

.13 for the purposes permitted by Exception 1558.1(1), the parking requirements set out in Exception 1557.2(9) shall apply;

.14 for all other purposes, as permitted by Exceptions 1558.1(2) to (6), at least one parking space for each 70 square metres of gross floor area shall be provided on the same lot, and such parking spaces shall be used only for the vehicles of employees and customers, and for vehicles required in connection with the main use of the lot.

12.1559 Exception 1559

12.1559.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling

.2 a group home

.3 a home occupation

.4 a detached private garage

.5 an enclosed swimming pool

.6 purposes accessory to the other permitted purposes not requiring an accessory building or structure, and not including an attached private garage.

12.1559.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Floor Area of a detached private garage shall not exceed 84 square metres.

.2 enlargement of the single detached dwelling shall be permitted in accordance with the following procedure:

- .a firstly: conversion of the existing attached private garage into single detached unit purposes, and then
- .b secondly: enlargement of the single detached dwelling and the former attached private garage.

12.1560 Exception 1560

12.1560.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a PE zone

12.1560.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 2,000 square metres

.2 Minimum Side Yard Width

- .a for a lot width of 50 metres or less: 8 metres
- .b for a lot with a width greater than 50 metres but less than 100 metres - 8 metres plus 12 percent of the lot width in excess of 50 metres
- .c for a lot width of 100 metres or more: 14 metres

.3 Maximum Coverage of buildings and structures: 50 percent of the lot area

.4 Minimum Rear Yard Depth: 20 metres

.5 the required front yard, and all required side yards, from the front lot line to the rear wall of the rearmost building, shall be landscaped as follows:

- .a the minimum landscaped open space for a corner or interior lot having an area greater than 1 hectare shall be provided as follows:
  - .i 50 percent of the required front yard, and
  - .ii 50 percent of the required side yard from the required front yard to the rear wall of the rearmost building
- .b the Minimum Landscaped Open Space for lot having an area of 1 hectare or less shall be provided as follows:
  - .i for a corner lot:
    1. 50 percent of the required front yard
    2. 50 percent of the required exterior side yard, and
    3. none required for an interior side yard
  - .ii for an interior lot:
    1. 50 percent of the required front yard, and
    2. 50 percent of one required side yard and none for the other side yard;

.6 a Landscaped Buffer Area of a minimum of 12 metres in width shall be provided and maintained along the proposed Arterial Road, as shown on Figure 1 - Exception 1560.

.7 truck loading facilities are not permitted:

.a in the front yard,

.b within the front half of the building depth if the building depth is less than 60 metres, and

.c within the first 30 metres of the building depth if the building depth is greater than 60 metres

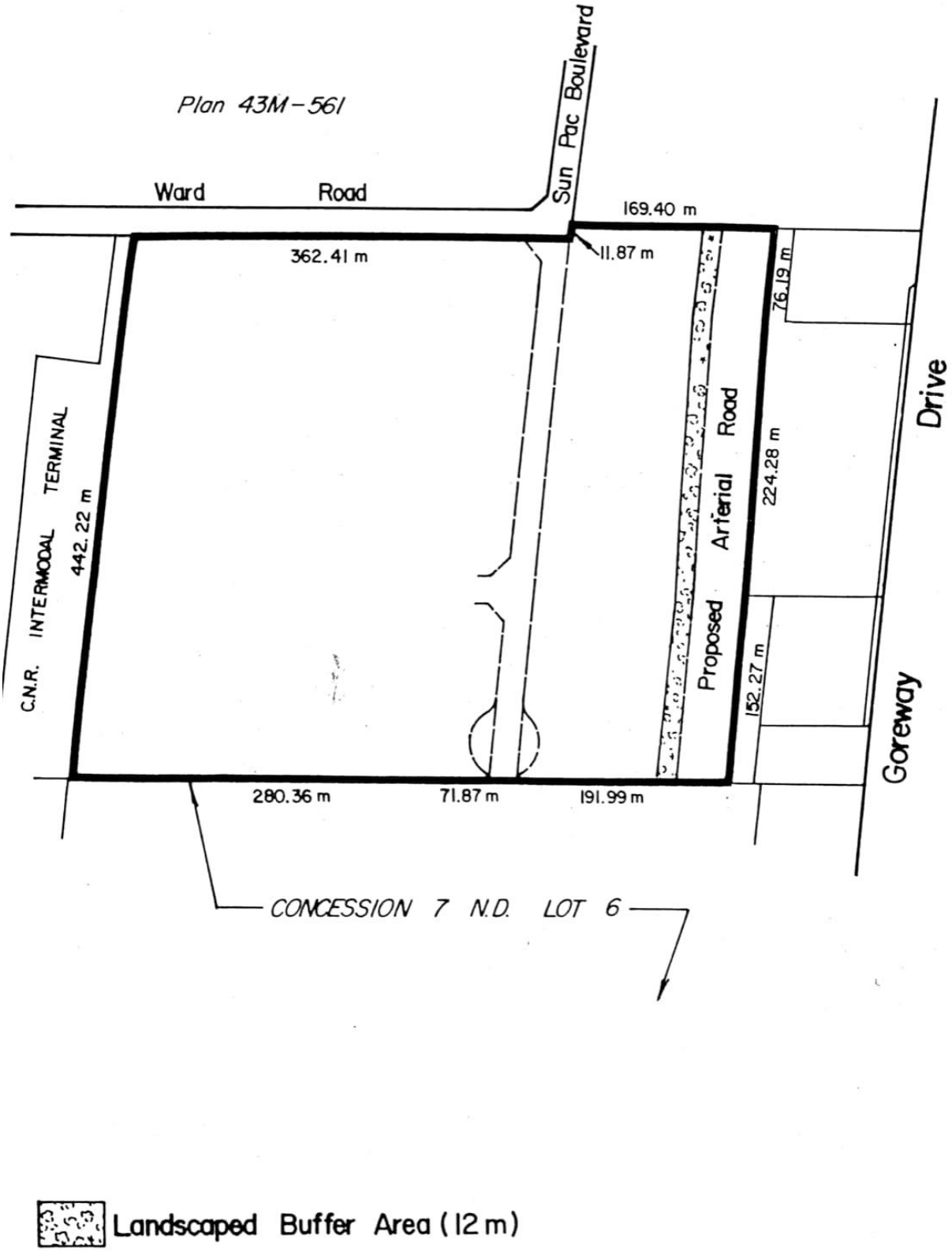
.8 all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:

.a two storeys in height, for manufacturing uses;

.b five storeys in height, for office space;

.9 Outside storage of goods, material and equipment shall not be permitted.

Figure 1


Plan 43M-561
Ward Road
Sun Pac Boulevard
169.40 m
362.41 m
11.87 m
76.19 m
C.N.R. INTERMODAL TERMINAL
442.22 m
Proposed Arterial Road
224.28 m
152.27 m
Goreway Drive
280.36 m
71.87 m
191.99 m
CONCESSION 7 N.D. LOT 6
Landscaped Buffer Area (12 m)

12.1561 Exception 1561

12.1561.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted in a GE zone.

12.1561.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth

- .a 12 metres for a building 8 metres or less in height above grade
- .b 15 metres for a building 10 metres or less but greater than 8 metres in height above grade
- .c 18 metres for a building 12 metres or less but greater than 10 metres in height above grade
- .d 21 metres for a building 15 metres or less but greater than 12 metres in height above grade
- .e 24 metres for a building greater than 15 metres in height above grade

.2 Minimum Lot Area: 2,000 square metres;

.3 Minimum Rear Yard Width: 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no rear yard shall be required;

.4 Minimum Side Yard Width: 8 metres, except where the side lot line abuts a railway right-of-way or easement, in which case no side yard shall be required;

.5 no hydro-electric transformer shall be located within the front yard or closer to the street than any part of the front wall of the building;

.6 outside storage of goods, material and equipment is permitted subject to the following conditions:

- .a the storage area shall not be located in the front yard, or in any required side yard which abuts a street, or on any portion of the lot required for parking, and shall not be closer to any side lot line, except in the rear yard, than the required setback for a building, provided, however, that where the rear yard abuts a street, the storage area shall not be located closer to any rear lot line than the required setback for a building from the rear lot line.
- .b the storage area shall be enclosed by a fence or wall not less than 2.0 metres in height, constructed of metal, wood or masonry, which is effective is screening the storage area from the street, provided that no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or easement.
- .c where the storage area abuts a street, a landscaped strip 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s), except where the storage area abuts a railway right-of-way or easement, in which case no landscaping shall be required.

.7 the provisions of Exception 1561.2(6) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:

.a the total area so used does not exceed 5 percent of the lot area, and

.b such area is not closer to any street than the minimum distance from the street required for buildings and structures.

.8 all manufacturing and processing operations other than:

.a the moving of goods and materials in and out of buildings and structures;

.b associated minor preparatory and finishing work, and

.c associated assembly of components too large to be assembled within the buildings and structures shall be carried out within buildings and structures;

.9 no building shall have more than four storeys for a manufacturing use or five storeys for an office use, exclusive of mechanical or elevator areas.

.10 Minimum Landscaped Open Space: 50 percent of all of the following:

.a minimum required front yard area,

.b minimum required exterior side yard area, and

.c minimum required interior side yard area.

12.1562 Exception 1562

12.1562.1 The lands shall only be used for the following purposes:

.1 a gas bar;

.2 agricultural purposes, and

.3 purposes accessory to the other permitted purposes.

12.1562.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Lot Width shall be 60.0 metres;

.2 the Minimum Lot Depth shall be 110.0 metres;

.3 the Minimum Lot Area shall be 0.85 hectares;

.4 the Maximum Building Height shall not exceed one storey;

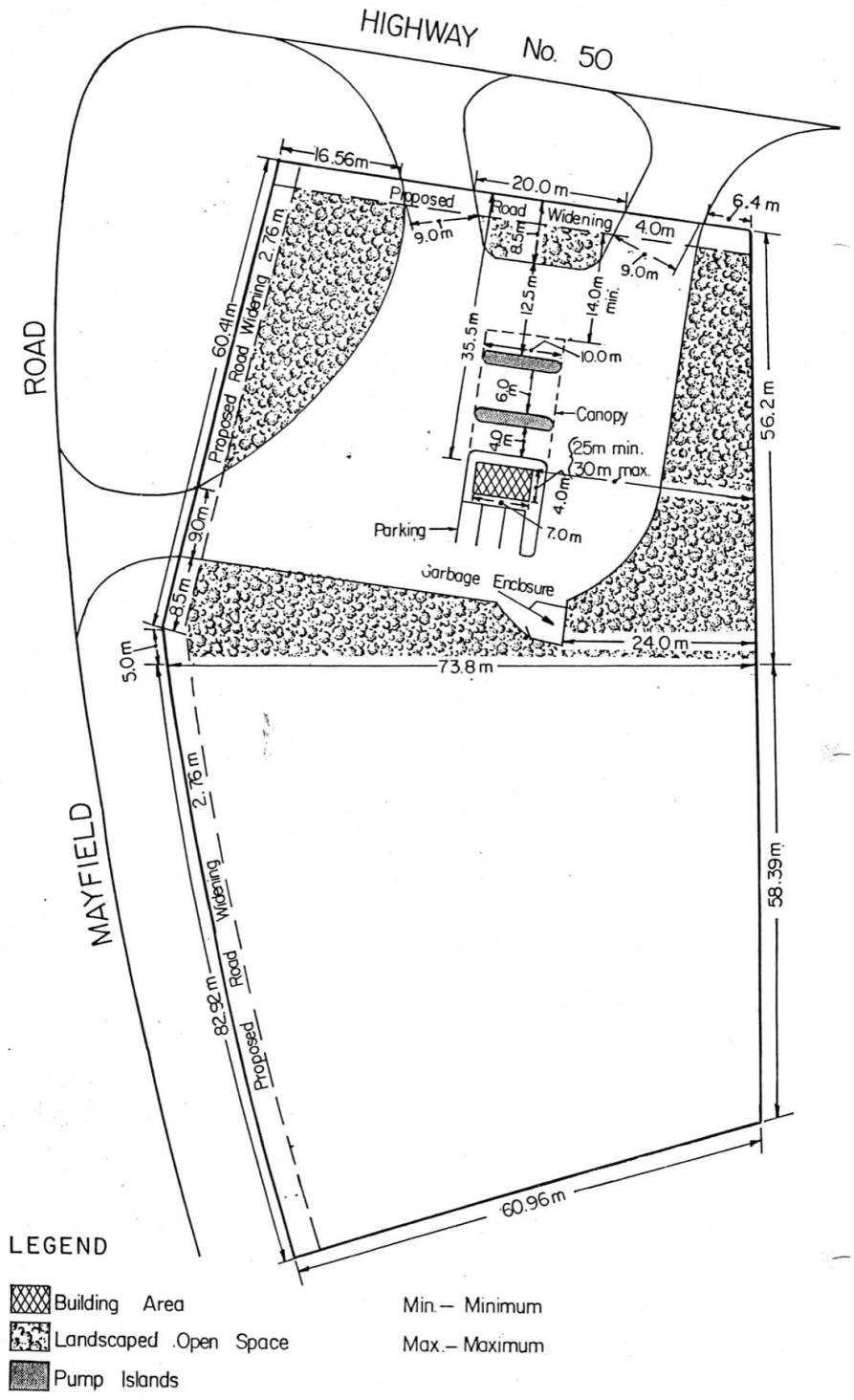
.5 the Maximum Floor Area of the kiosk shall not exceed 28 square metres;

.6 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 1562;

.7 all buildings shall be located within the area shown as BUILDING AREA on Figure 1 – Exception 1562 to this by-law, and

.8 the garbage enclosure area shall be provided in the location shown on Figure 1 - Exception 1562.

Figure 1


HIGHWAY No. 50
ROAD
MAYFIELD
16.56m
20.0 m
6.4 m
Proposed Road Widening
9.0m
2.76 m
8.5m
Road Widening
4.0m
9.0m
12.5m
14.0m min.
35.5m
10.0m
6.0m
Canopy
4.0m
25m min.
30m max.
4.0m
Parking
7.0m
Garbage Enclosure
24.0m
56.2m
60.41m
9.0m
8.5m
5.0m
73.8m
2.76m
Proposed Road Widening
82.92m
58.39m
60.96m
LEGEND
Building Area
Landscaped Open Space
Pump Islands
Min.– Minimum
Max.– Maximum

12.1565 Exception 1565

12.1565.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the GE zone.

12.1565.2 The lands shall be subject to the following requirements and restrictions:

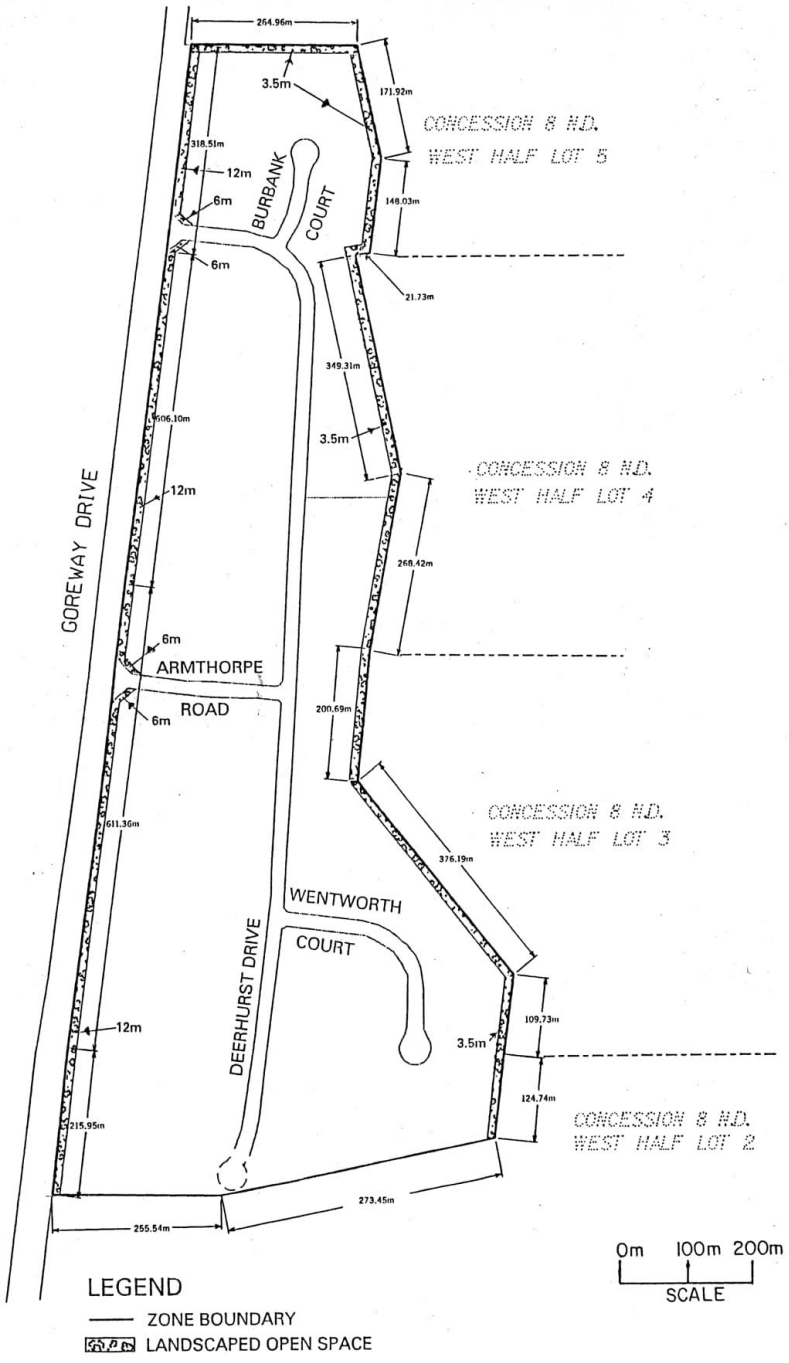
.1 Minimum Lot Width: 50.0 metres, and

.2 Outside Storage:

- .a no storage shall be permitted outside a building, except where such storage is confined to the rear yard or that portion of an exterior side yard not used as landscaped open space, and is adequately screened from the streets and any abutting an Open Space Zone, by an opaque fence having a minimum height of 1.8 metres;
- .b in cases where solid fence screening is required because of outside storage, the outside storage shall not exceed the height of the solid fence screening;
- .c no storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space;
- .d the storage area shall be enclosed by the building and an opaque fence the same as along the rear lot line a maximum of 2.4 metres in height;
- .e the screening, where required abutting an Open Space Zone:
  - .i shall be constructed as an opaque fence with a minimum height of 1.8 metres on top of berm with a minimum height of 0.6 metres, or
  - .ii shall comprise an opaque fence with a maximum height of 2.4 metres.
- .f where the storage area abuts a street, a landscaped strip of 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s), except where the storage area abuts a railway right-of-way or easement, in which case no landscaping shall be required.

.3 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 1565.

Figure 1


264.96m
3.5m
171.92m
CONCESSION 8 N.D.
WEST HALF LOT 5
318.51m
12m
6m
BURBANK
COURT
148.03m
6m
21.73m
349.31m
506.10m
3.5m
CONCESSION 8 N.D.
WEST HALF LOT 4
12m
GOREWAY DRIVE
268.42m
6m
ARMTHORPE
ROAD
6m
200.69m
CONCESSION 8 N.D.
WEST HALF LOT 3
611.36m
376.19m
WENTWORTH
COURT
DEERHURST DRIVE
12m
109.73m
3.5m
124.74m
CONCESSION 8 N.D.
WEST HALF LOT 2
215.95m
273.45m
255.54m
0m 100m 200m
SCALE
LEGEND
ZONE BOUNDARY
LANDSCAPED OPEN SPACE

12.1566 Exception 1566

12.1566.1 The lands shall only be used for the following purposes:

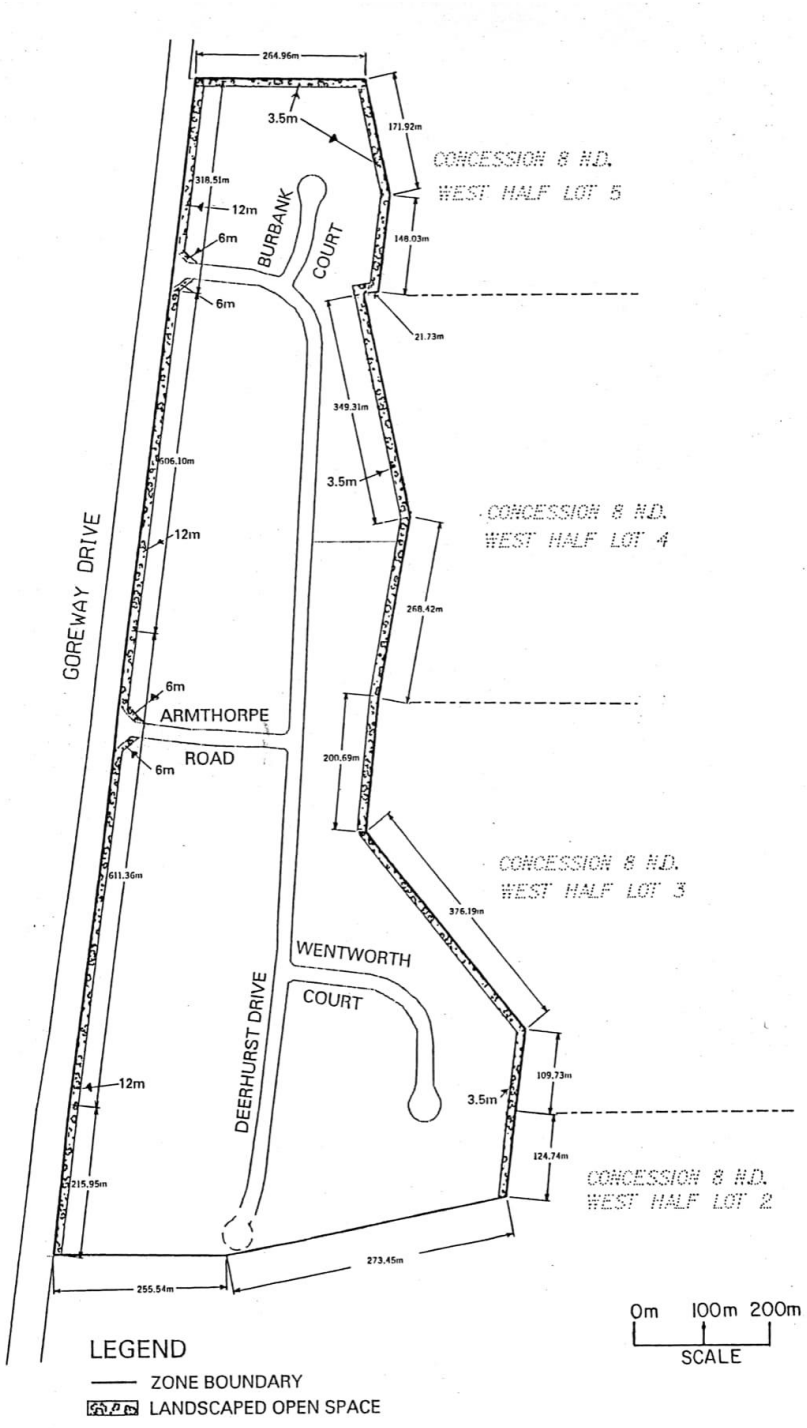
.1 shall only be used for the purposes permitted in a PE zone.

12.1566.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 50.0 metres;

.2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1, Exception 1566.

Figure 1


264.96m
3.5m
171.92m
CONCESSION 8 N.D.
WEST HALF LOT 5
318.51m
12m
6m
BURBANK
COURT
148.03m
6m
21.73m
349.31m
606.10m
3.5m
CONCESSION 8 N.D.
WEST HALF LOT 4
12m
GOREWAY DRIVE
268.42m
6m
ARMTHORPE
ROAD
6m
200.69m
611.36m
CONCESSION 8 N.D.
WEST HALF LOT 3
376.19m
WENTWORTH
COURT
DEERHURST DRIVE
12m
109.73m
3.5m
124.74m
215.95m
CONCESSION 8 N.D.
WEST HALF LOT 2
273.45m
255.54m
0m 100m 200m
SCALE
LEGEND
ZONE BOUNDARY
LANDSCAPED OPEN SPACE

12.1567 Exception 1567

12.1567.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone to this by-law;

12.1567.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width:

- .a a side yard other than a side yard abutting a street, a public park or walkway, or a lot not in an R1 zone may be reduced to zero metres;
- .b the minimum distance between detached buildings shall not be less than 2.1 metres;
- .c in no event shall the total width of both side yards on any lot be less than 2.1 metres; and,
- .d the minimum width of a side yard abutting a public park or walkway or a lot in any other zoning category shall be 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

.2 Minimum Landscaped Open Space: 50 percent of the front yard of an interior lot, and 60 percent of the front yard of an exterior lot, or 40 percent of the front yard of a lot where the side lot lines converge towards the front lot line.

12.1568 Exception 1568

12.1568.1 The lands shall only be used for the following purposes:

.1 a manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage use within a wholly enclosed building;

.2 retail warehousing;

.3 a furniture and appliance store;

.4 a recreation facility and structure;

.5 a community club;

.6 an automobile sales dealership and establishment;

.7 a garden centre sales establishment;

.8 a public and utility use;

.9 a service shop;

.10 a banquet hall; and,

.11 purposes accessory to the other permitted purposes.

12.1568.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 6070 square metres;

.2 Maximum Coverage: 35 percent;

.3 Minimum Lot Frontage: 50 metres:

.4 all buildings and structures shall have a minimum setback of 15.0 metres from the Canadian National Railway right-of-way;

.5 Maximum Building Height: no restriction;

.6 a Landscaped Area, not less than 3.0 metres in width, shall be provided and maintained where the lands abut a road;

.7 an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted;

.8 all buildings, structures, sheds and other appurtenances, including paved surfaces shall have a minimum setback of 10 metres from any Natural System (NS) zone.

12.1568.3 for the purposes of Exception 1568:

.1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format.

12.1569 Exception 1569

12.1569.1 The lands shall only be used for the following purposes:

.1 a manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage use within a wholly enclosed building;

.2 retail warehousing;

.3 a furniture and appliance store;

.4 a recreation facility and structure;

.5 a community club;

.6 an automobile sales dealership and establishment;

.7 a garden centre sales establishment;

.8 a public and utility use;

.9 a service shop;

.10 a banquet hall;

.11 a self storage facility; and,

.12 purposes accessory to the other permitted purposes.

12.1569.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth shall be:

- .a 12 metres for a building less than 8 metres in height above grade;
- .b 15 metres for a building less than 10 metres but greater than 8 metres in height above grade;
- .c 18 metres for a building less than 12 metres but greater than 10 metres in height above grade;
- .d 21 metres for a building less than 15 metres but greater than 12 metres in height above grade, and
- .e 24 metres for a building greater than 15 metres in height above grade.

.2 Minimum Lot Area: 2,000 square metres;

.3 Minimum Lot Width: 30 metres;

.4 Minimum Side Yard Width:

- .a 8 metres for a lot with a frontage of 50 metres or less, and

.b 8 metres plus 12 percent of the lot width in excess of 50 metres.

.5 Minimum Rear Yard Depth: 20 metres;

.6 Minimum Landscaped Open Space for a lot having an area greater than 1 hectare shall be provided as follows:

.a 50 percent of the required front yard, and

.b 50 percent of the required side yard from the required front yard to the rear wall of the rear most building.

.7 Minimum Landscaped Open Space for a lot having an area of 1 hectare or less shall be provided as follows:

.a for a corner lot:

.i 50 percent of the required front yard,

.ii 50 percent of one required side yard none for the other side yard, and

.iii none required for an interior side yard.

.b for an interior lot:

.i 50 percent of the required front yard, and

.ii 50 percent of one required side yard, none for the other side yard.

.8 all operations are to be carried out within buildings;

.9 Maximum Height of a building shall not exceed two storeys in height, for industrial uses exclusive, of mechanical or elevator areas;

.10 outside storage of goods, materials and equipment shall not be permitted, and

.11 a Landscaped Open Space of a minimum of 12 metres in width shall be provided and maintained along Airport Road, and wherever the lot line abuts a 0.3 metre reserve block.

12.1570 Exception 1570

12.1570.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 1568.1;

12.1570.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth shall be:

- .a 12 metres for a building less than 8 metres in height above grade;
- .b 15 metres for a building less than 10 metres but greater than 8 metres in height above grade;
- .c 18 metres for a building less than 12 metres but greater than 10 metres in height above grade;
- .d 21 metres for a building less than 15 metres but greater than 12 metres in height above grade, and
- .e 24 metres for a building greater than 15 metres in height above grade.

.2 Minimum Lot Area: 2,000 square metres;

.3 Minimum Lot Width: 30 metres;

.4 Minimum Side Yard Width shall be:

- .a 8 metres for a lot with a frontage of 50 metres or less, and
- .b 8 metres plus 12 percent of the lot width in excess of 50 metres;

.5 Minimum Rear Yard Depth: 20 metres;

.6 Minimum Landscaped Open Space for a lot having an area greater than 1 hectare shall be provided as follows:

- .a 50 percent of the required front yard, and
- .b 50 percent of the required side yard from the required front yard to the rear wall of the rear most building;

.7 Minimum Landscaped Open Space for a lot having an area of 1 hectare or less shall be provided as follows:

- .a for a corner lot:
  - .i 50 percent of the required front yard,
  - .ii 50 percent of one required side yard none for the other side yard, and

.iii none required for an interior side yard.

.b for an interior lot:

.i 50 percent of the required front yard, and

.ii 50 percent of one required side yard, none for the other side yard.

.8 all operations are to be carried out within buildings;

.9 Maximum Height of a building shall not exceed two storeys in height, for industrial uses, exclusive of mechanical or elevator areas;

.10 outside storage of goods, materials and equipment is permitted subject to the following conditions:

.a the storage area shall not be located in the front yard, or in any required side yard which abuts a street, or on any portion of the lot required for parking, and shall not be closer to any side lot line, except in the rear yard, than the required setback for a building, provided, however, that where the rear yard abuts a street, the storage area shall not be located closer to any rear lot line than the required setback for a building from the rear lot line;

.b the storage area shall be enclosed by a fence or wall not less than 2.4 metres in height, constructed of metal, wood or masonry, which is effective in screening the storage area from the street, provided that no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or easement, and

.c in addition to requirements of (b) above, where the storage area abuts a street or land zoned for purposes other than industrial, a landscaped strip 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s);

.11 the provisions of Exception 1570.2(10) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:

.a the total area so used does not exceed five percent (5%) of the lot area, and

.b such area is not closer to any street than the minimum distance from the street required for buildings and structures;

12.1571 Exception 1571

12.1571.1 The lands shall only be used for the following purposes:

.1 motor vehicle sales establishment;

.2 motor vehicle body shop;

.3 motor vehicle repair shop; and

.4 purposes accessory to the other permitted purposes.

12.1571.2 The lands shall be subject to the following requirements and restrictions:

.1 buildings shall be permitted only in the Building Area as shown on Figure 1- Exception 1571 to this by-law;

.2 a building shall not exceed the building height as shown on Figure 1-Exception 1571 to this by-law;

.3 the Gross Floor Area of all buildings to be erected within Building Areas B and C, as shown on Figure 1- Exception 1571 to this by-law, shall not exceed 744 square metres;

.4 the Gross Floor Area of the building erected within Building Area A, as shown on Figure 1- Exception 1571 to this by-law, shall not exceed 136 square metres;

.5 minimum front yard depth, side yard width and rear yard depth shall not be less than that shown Figure 1- Exception 1571 to this by-law;

.6 Landscaped Open Space shall be provided and maintained in the areas shown on Figure 1- Exception 1571 to this by-law;

.7 no storage shall be permitted outside a building except for motor vehicles offered for sale or intended to be serviced or repaired;

.8 a solid screening wall composed of brick, architectural block, decorative concrete panel or similar material, not less than 2.4 metres in height above finished grade, shall be located along the boundary shown as WALL on Figure 1- Exception 1571 to this by-law;

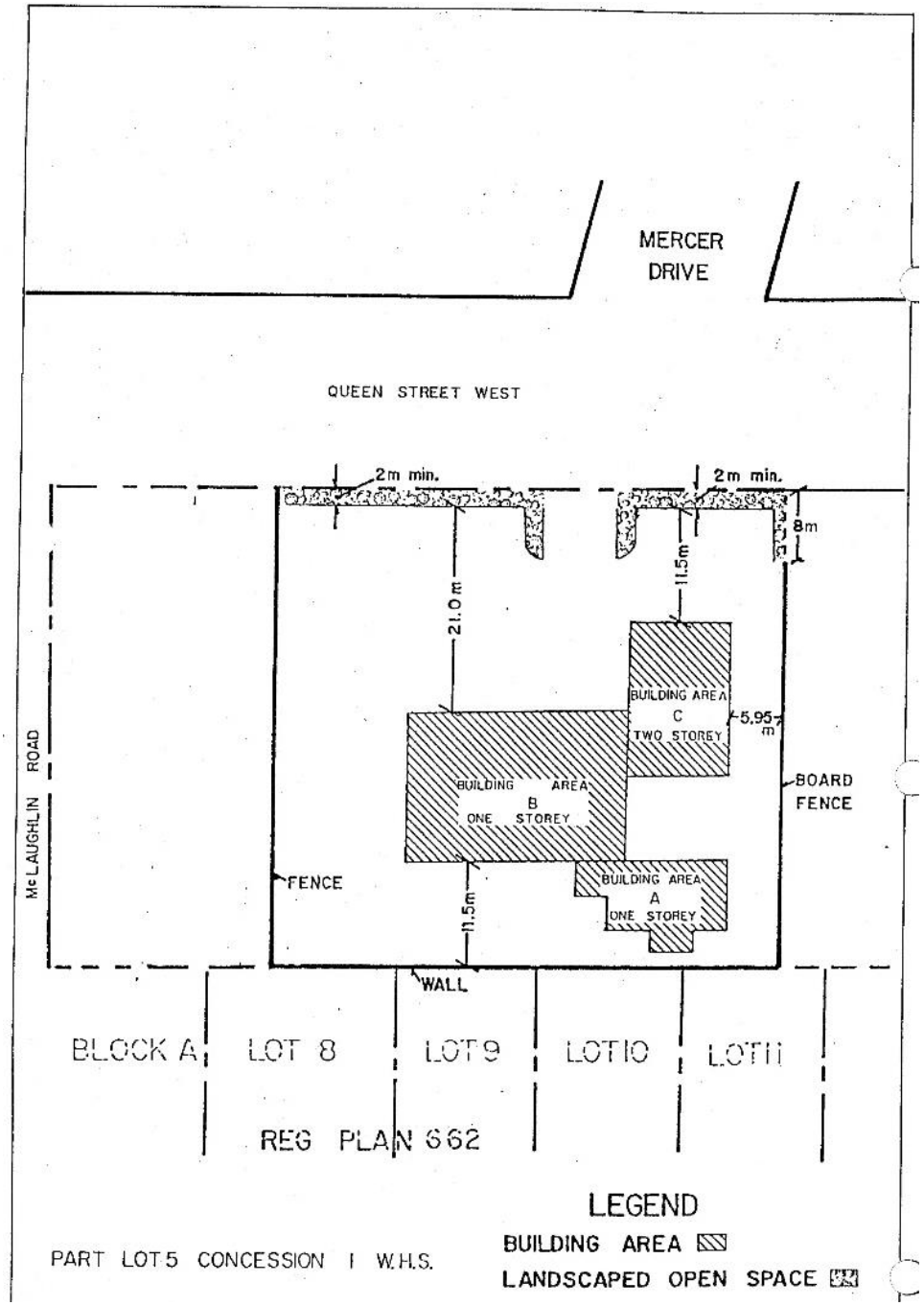
.9 a vinyl covered chain link fence, not less than 1.83 metres in height above finished grade, shall be located along the boundary shown as FENCE on Figure 1- Exception 1571 to this by-law;

.10 a solid board screening fence, not less than 1.83 metres in height above finished grade, shall be located along the boundary shown as BOARD FENCE on Figure 1- Exception 1571 to this by-law;

.11 the width of a driveway leading to a parking area shall be a minimum width of 8 metres for two-way traffic; and,

.12 the minimum number of parking spaces to be provided shall be not less than 41 of which no more than 6 spaces may be tandem parking spaces. Not less than 27 parking spaces shall be located clear of the proposed road widening.

Figure 1


MERCER
DRIVE
QUEEN STREET WEST
2m min.
2m min.
8m
11.5m
21.0m
BUILDING AREA
C
TWO STOREY
5.95 m
BUILDING AREA
B
ONE STOREY
BOARD
FENCE
McLAUGHLIN ROAD
FENCE
11.5m
BUILDING AREA
A
ONE STOREY
WALL
BLOCK A
LOT 8
LOT 9
LOT 10
LOT 11
REG PLAN 662
PART LOT 5 CONCESSION I W.H.S.
LEGEND
BUILDING AREA
LANDSCAPED OPEN SPACE

12.1572 Exception 1572

12.1572.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory purpose;

.b a printing establishment;

.c a warehouse;

.d a parking lot; and,

.e an office, other than for a real estate office or an office for a physician, dentist, or drugless practitioner.

.2 Non-Industrial:

.a a radio or television broadcasting and transmission establishment;

.b a furniture and appliance store;

.c a recreational facility or structure;

.d a community club; and,

.e only one mixed service restaurant.

.3 Accessory:

.a an associated educational purpose;

.b an associated office;

.c a retail outlet operated in connection with a particular purpose permitted by Exception 1572.1(1), provided that the total commercial gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and,

.d purposes accessory to the other permitted purposes.

12.1572.2 The lands shall be subject to the following requirements and restrictions:

.1 the total Gross Floor Area of the restaurant shall not exceed 390.2 square metres;

.2 the total Gross Floor Area of all buildings on the site shall not exceed 3300 square metres;

.3 a minimum of 95 parking spaces shall be provided on the lot;

.4 the total Gross Floor Area used for office purposes shall not exceed 558 square metres;

.5 the customer serving area used for the provision of take-out and packaged fast food shall not exceed 1.5 percent of the gross floor area used for the restaurant; and,

.6 no entertainment appealing to, or designed to appeal to, erotic or sexual appetites or inclinations shall be permitted in the restaurant.

12.1573 Exception 1573

12.1573.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone;

12.1573.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 7.6 metres, provided that minimum distance to front of garage may be 7 metres;

.2 Minimum Interior Side Yard Width:

.a for the part of Lot 53, Registered Plan M-3162, which is adjacent to Lot 52:

.i 1.2 metres on the east side for a one storey dwelling, and 0.6 metres for each additional storey or part thereof, and 0.9 metres on the other side; and,

.ii where the space between the exterior walls of two buildings is less than 2.4 metres, no window below grade or door will be permitted in any wall abutting that space;

.b for the remainder of Lot 53, and for Lots 54 to 60, all on Registered Plan M-3162:

.i 1.2 metres on one side and 0.9 metres on the other side; and,

.ii where the space between the exterior walls of two buildings is less than 2.4 metres, no window below grade or door will be permitted in any wall abutting that space.

.3 Maximum Building Height: 8 metres.

12.1574 Exception 1574

12.1574.1 The lands shall only be used for the following purposes:

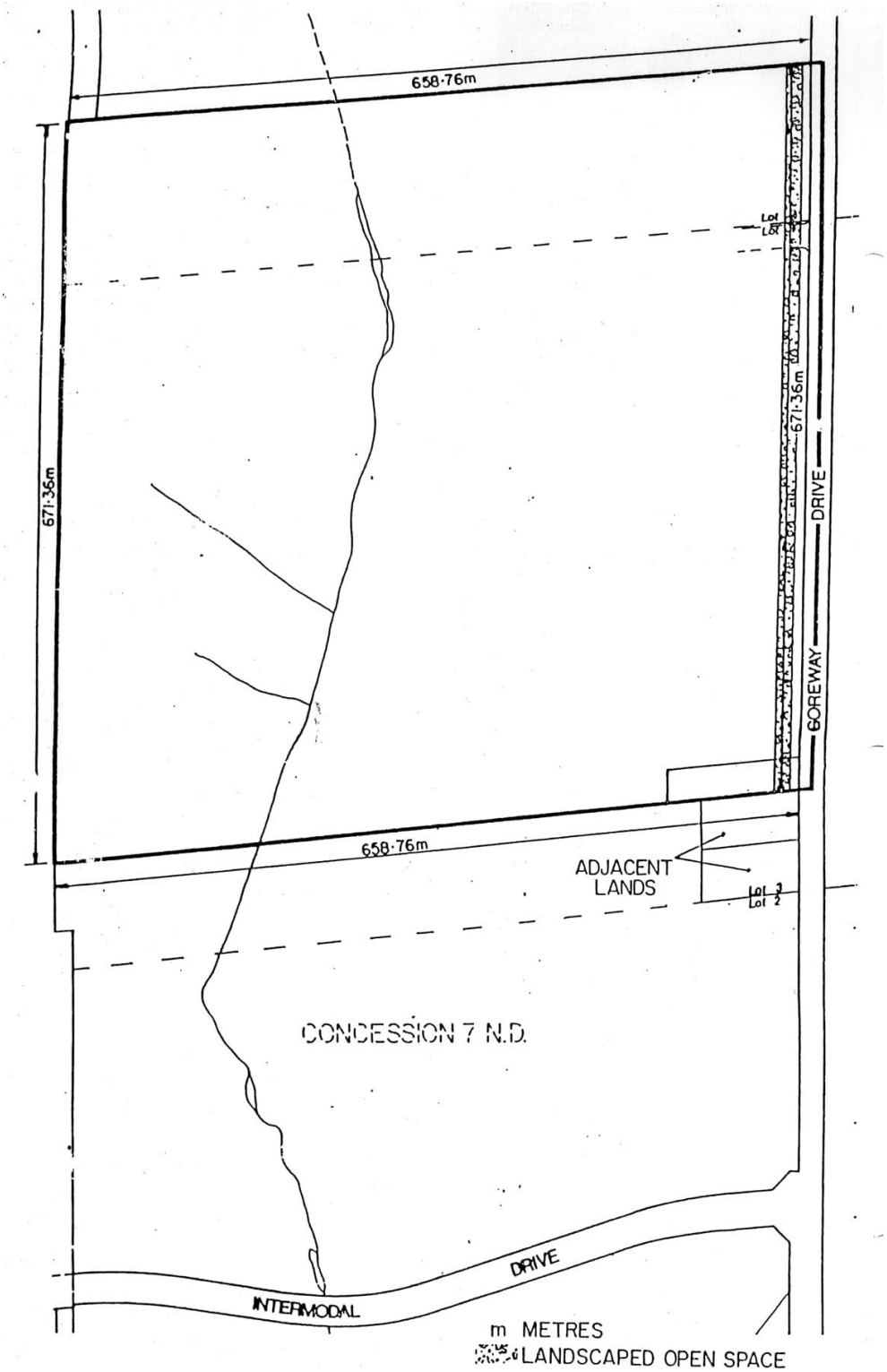
.1 shall only be used for the purposes permitted in a PE zone.

12.1574.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 80.0 metres, and

.2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 1574 and Exception 1575 (SPECIAL RESERVE), except for only one approved driveway access.

Figure 1


658·76m
671·36m
671·36m
DRIVE
GOREWAY
658·76m
ADJACENT
LANDS
CONCESSION 7 N.D.
DRIVE
INTERMODAL
m METRES
LANDSCAPED OPEN SPACE

12.1575 Exception 1575

12.1575.1 The lands shall only be used for the following purposes:

.1 a landscaped buffer area, and

.2 purposes permitted on lands designated PE - Exception 1574, but only after the lands shown as ADJACENT LANDS on Figure 1 - Exception 1574 and Exception 1575 (SPECIAL RESERVE), which are used for residential purposes, have been rezoned for industrial purposes in accordance with the PE - Exception 1574 zone.

12.1575.2 The lands shall be subject to the following requirements and restrictions:

.1 the Landscaped Buffer Area shall:

.a be located adjacent to the lands used for residential purposes;

.b have a minimum width of 30.0 metres, and

.c be landscaped and bermed to screen the lands used for residential purposes:

The berm shall:

.i be continuous and be a uniform height of not less than 3.05 metres;

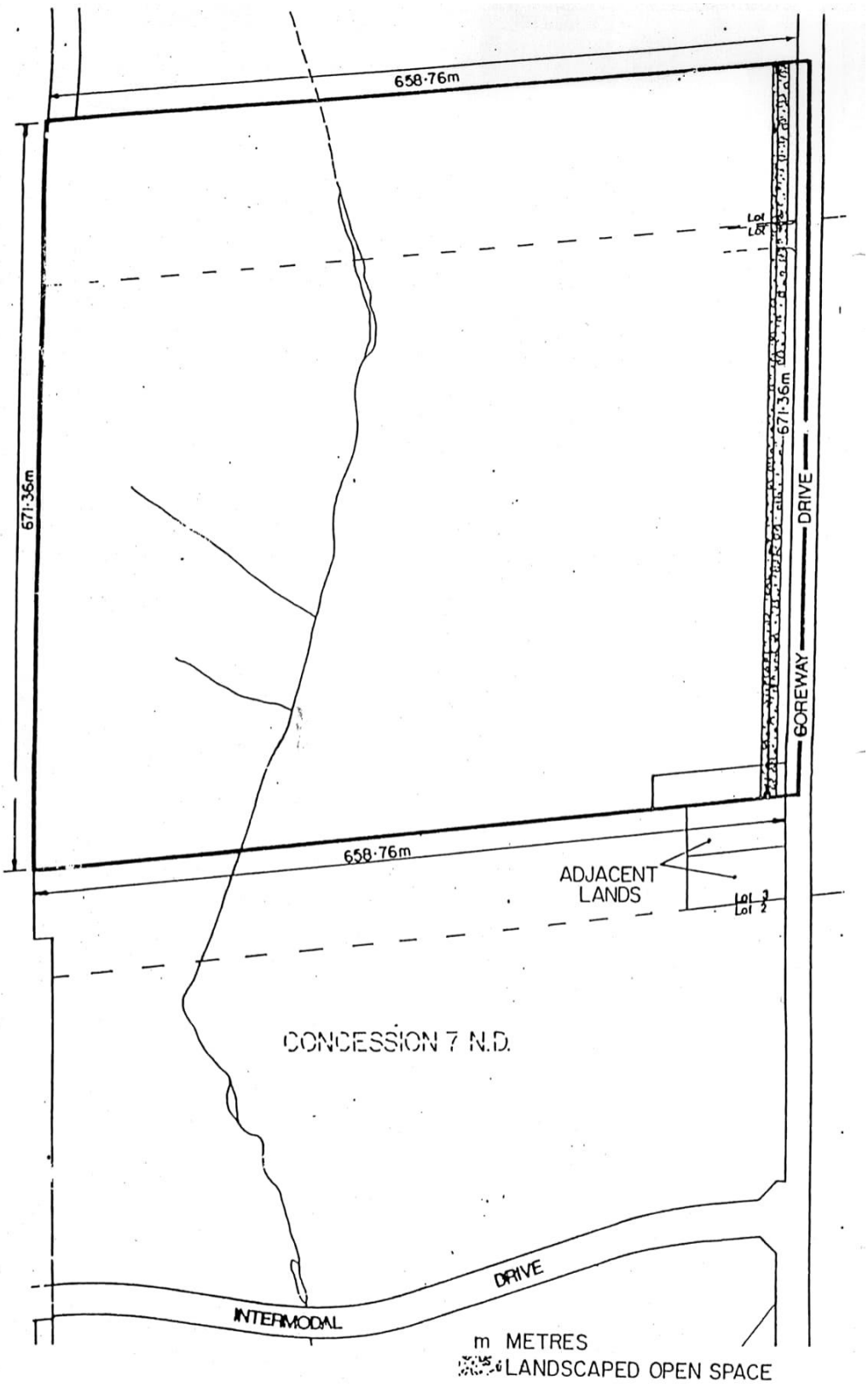
.ii have a maximum slope not exceeding a rise of 1.0 metres for each 3.0 metres of horizontal distance;

.iii be sodded and planted with vegetation to maintain stability;

.iv have a planting area located on the top suitable for and planted with coniferous plantings not less than 1.5 metres in height when planted to provide a visual screen, and

.v be designed so that the surface drainage of the lands shown as ADJACENT LANDS on Figure 1 - Exception 1574 and Exception 1575 (SPECIAL RESERVE) is not impaired.

Figure 1


658·76m
671·36m
LOT
671·36m
DRIVE
GOREWAY
658·76m
ADJACENT
LANDS
LOT 3
LOT 2
CONCESSION 7 N.D.
DRIVE
INTERMODAL
m METRES
LANDSCAPED OPEN SPACE

12.1577 Exception 1577

12.1577.1 The lands shall only be used for the following purposes:

.1 a metal recycling plant;

.2 a metal fabrication plant;

.3 a retail outlet operated in connection with a metal recycling plant or a metal fabrication plant, provided that the gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use, and provided that any outside storage associated with the retail outlet does not comply more than 15 percent of the land area;

.4 open storage, and

.5 purposes accessory to the other permitted purposes.

12.1577.2 The lands shall be subject to the following requirements and restrictions:

.1 open storage of goods and materials shall only be permitted within the area shown as BUILDING AND OPEN STORAGE AREA on Figure 1-Exception 1577;

.2 except for driveway locations, LANDSCAPED OPEN SPACE having a width of not less than 17.0 metres shall be provided and maintained in the locations shown on Figure 1-Exception 1577. The width of a portion of the LANDSCAPED OPEN SPACE may be reduced to a minimum of 11.0 metres where the LANDSCAPED OPEN SPACE is located in a required front yard directly between a building and Intermodal Drive.

.3 no open storage of goods and materials shall be permitted until a visual screen encloses the BUILDING AND OPEN STORAGE AREA, which visual screen shall comprise a solid fence or wall having a maximum height of 3.0 metres located on top of a landscaped berm having a minimum height of 3.0 metres for a total minimum height of 6.0 metres, to be located and maintained within the area shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 1577. The required visual screen may be reduced to a landscaped berm only, having a minimum height of 1.8 metres, in that portion of LANDSCAPE OPEN SPACE located within a required front yard directly between a building and Intermodal Drive;

.4 open storage of goods and materials shall not exceed the height of the visual screen;

.5 truck parking or open storage of goods and materials shall not be permitted in any required front yard;

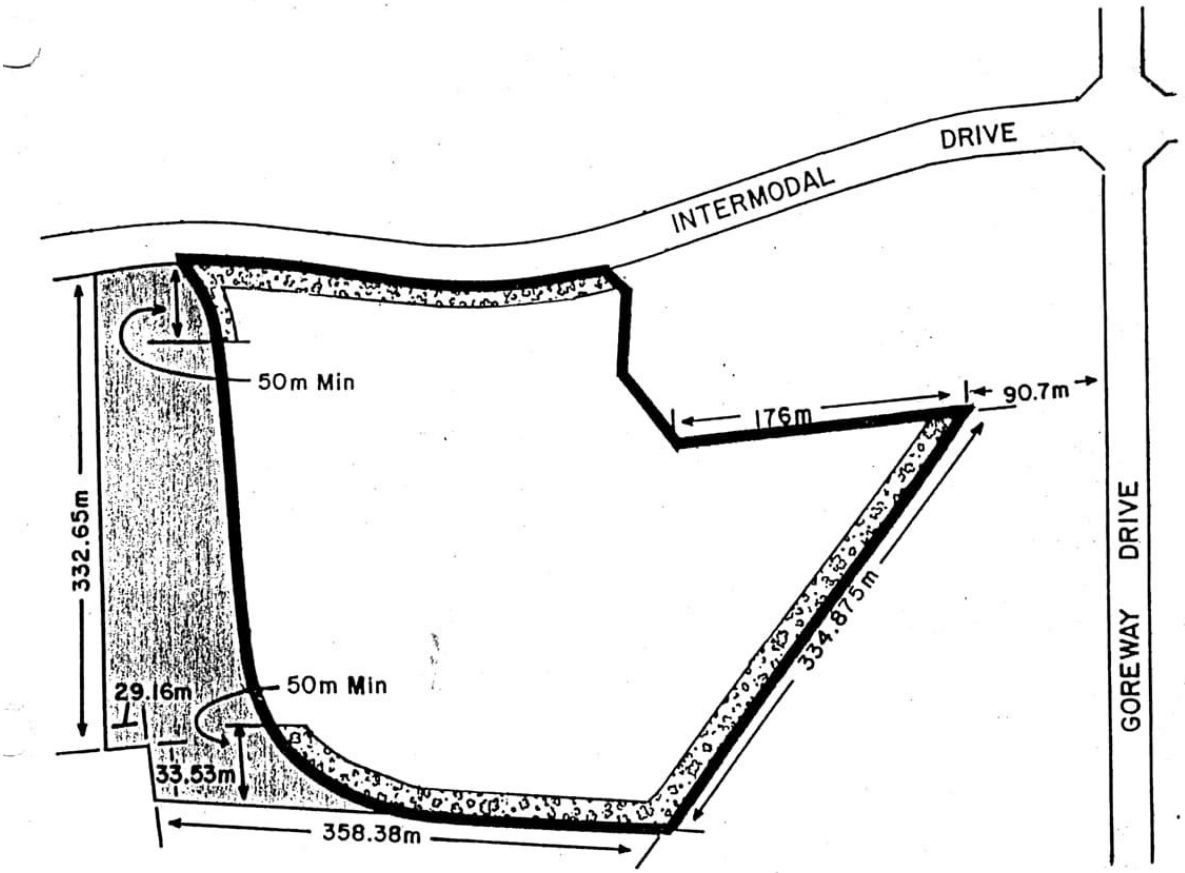
.6 the Minimum Building Height shall be 6.0 metres, and

.7 the slope of the landscaped berm behind the visual screen may have a minimum ratio of 2:1 facing towards the property zoned GE-Exception 1577, whereas for all other circumstances the minimum ratio of the berm shall be 3:1.

12.1577.3 for the purposes of exception 1577:

.1 Landscaped Open Space shall mean an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, and may include a surfaced walk, patio, screening, pool or similar visual amenity, and an area not exceeding a maximum of 10 metres by 10 metres located in the required front yard, directly between a building and Intermodal Drive for the display of one new or reconditioned machine or piece of equipment, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any building or structure.

Figure 1



Legend

- Building and Open Storage Area
- Subject Lands
- Landscaped Open Space
- Lands Zoned for Flood Plain Purposes
- m — Metre
- Min. — Minimum

12.1578 Exception 1578

12.1578.1 The lands shall only be used for the following purposes:

.1 townhouse dwellings;

.2 public open space; and,

.3 purposes accessory to the other permitted purposes.

12.1578.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 24 metres;

.2 the Minimum Lot Line Setback for all buildings shall be as shown on Figure 1- 1578 to this by-law;

.3 Minimum Distance between buildings:

- .a a minimum of 3 metres shall be provided between two exterior walls, if one or none contains a window to a habitable room; and,
- .b a minimum of 18 metres shall be provided between two exterior walls, if both contain a window to a habitable room.

.4 Maximum Building Height: 7.5 metres;

.5 Parking Spaces:

- .a a minimum of two spaces per unit shall be provided, one of which must be located in an attached carport or garage;
- .b visitors' parking spaces shall be provided and marked for the use of visitors; and,
- .c the required number of visitors' parking spaces shall be not less than 25% of the number of total dwelling units.

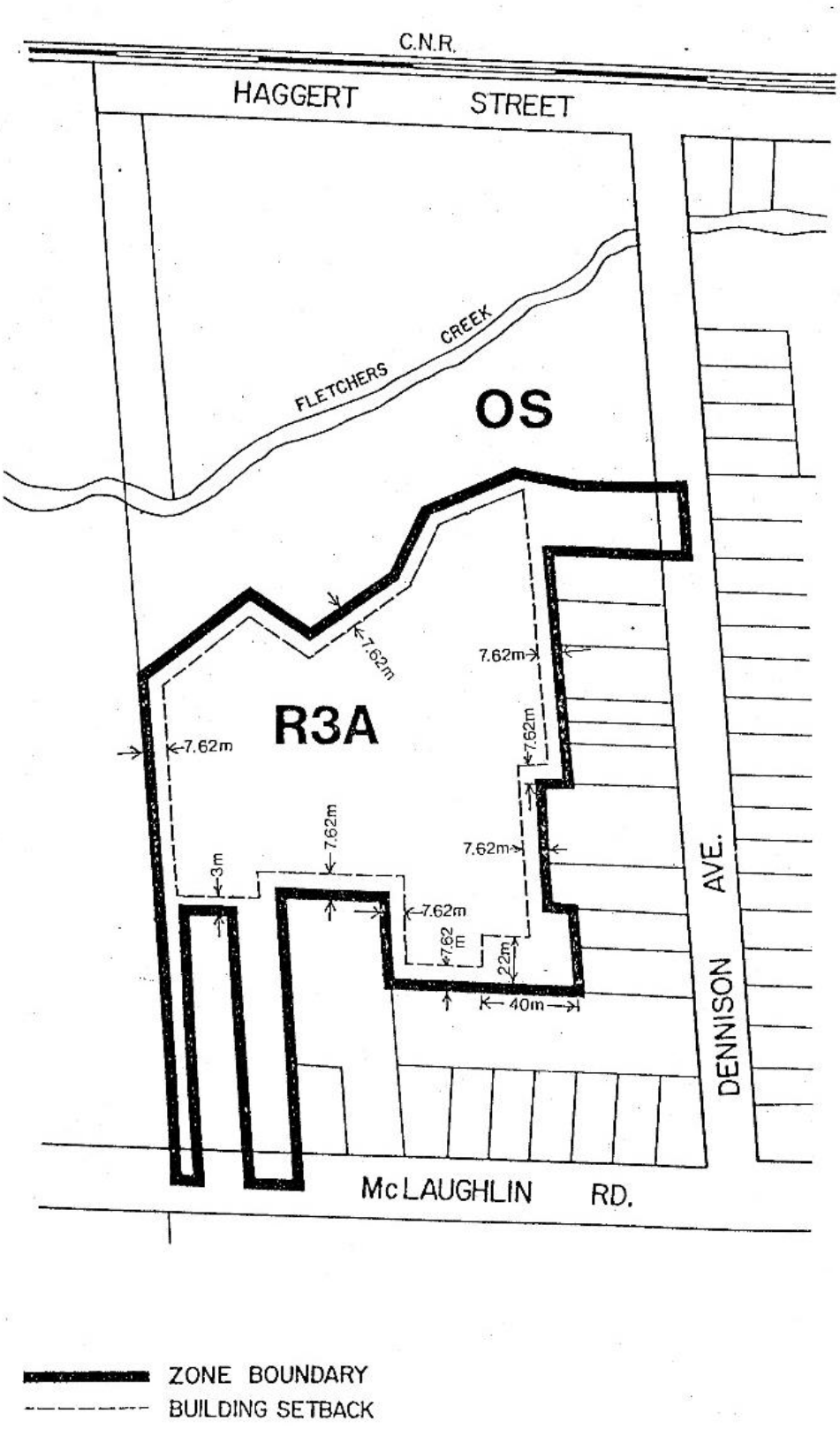
.6 an accessory building shall be permitted if it is not used for human habitation, does not exceed 4.5 metres in height, and does not have a floor area in excess of 30 square metres; and,

.7 a swimming pool shall be permitted if it is not located closer than 1.2 metres to any lot line, and is not located closer than 1.2 metres to any lot line, and is not located any closer than 18 metres to any front lot line.

12.1578.3 for the purposes of Exception 1578:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone which are not in conflict with the ones set out in Exception 1578.2

Figure 1


C.N.R.
HAGGERT STREET
FLETCHERS CREEK
OS
R3A
7.62m
7.62m
7.62m
7.62m
7.62m
7.62m
7.62m
3m
7.62m
22m
40m
DENNISON AVE.
McLAUGHLIN RD.
ZONE BOUNDARY
BUILDING SETBACK

12.1579 Exception 1579

12.1579.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a a book store;

.b a flower shop;

.c an art supply store;

.d an arts and craft shop; or,

.e a millinery and accessories retail shop.

.2 Residential:

.a a dwelling unit; and,

.3 Accessory:

.a purposes accessory to the other permitted purposes.

12.1579.2 The lands shall be subject to the following requirements and restrictions:

.1 if any part of the building is used for residential purposes, the minimum gross residential floor area of the dwelling unit shall be 70 square metres;

.2 a minimum of 6 parking spaces shall be provided in the locations shown on Figure 1-Exception 1579;

.3 the width of a driveway leading to any parking area shall be a minimum of 3.0 metres;

.4 the Maximum Building Height shall not exceed 2 storeys;

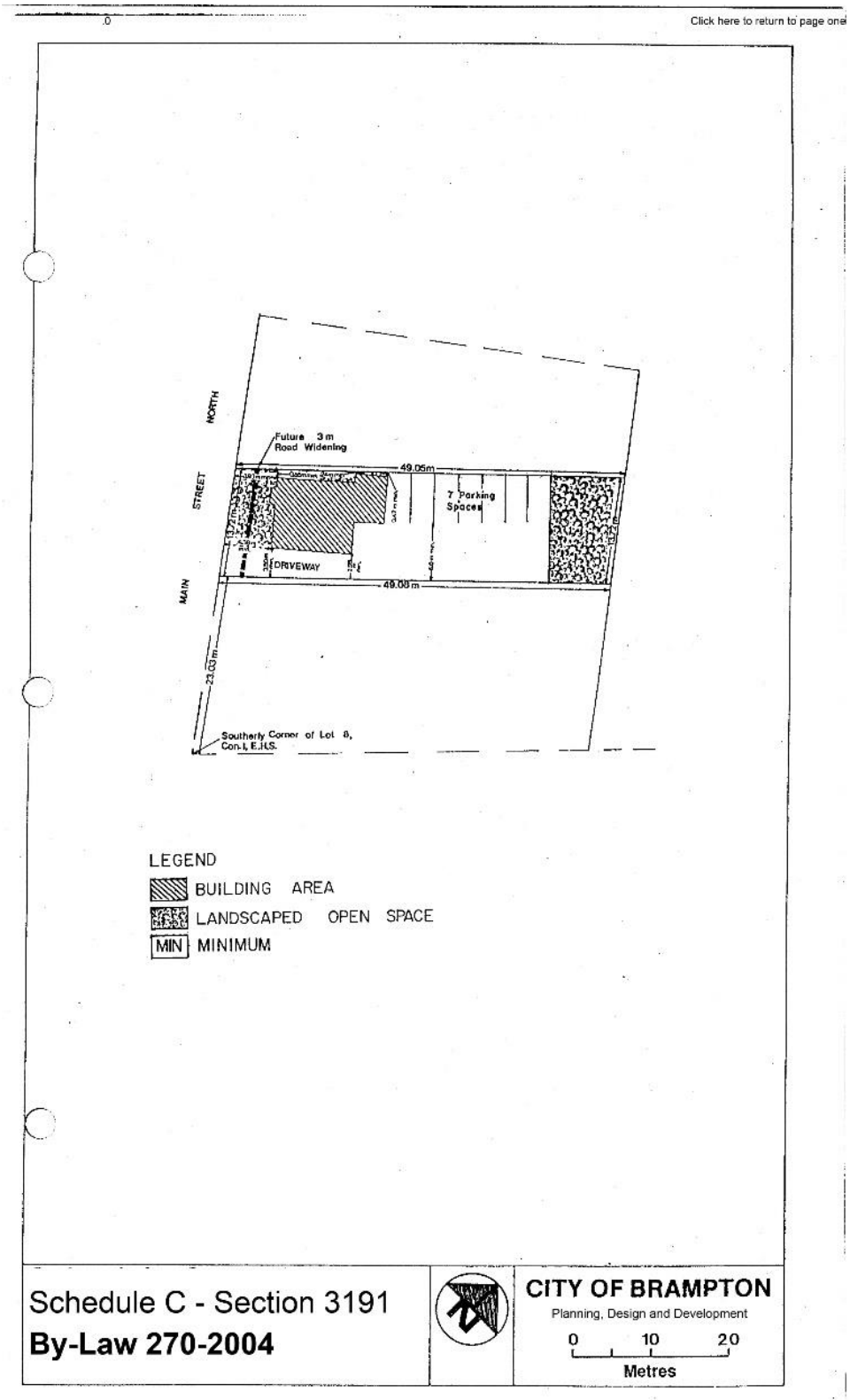
.5 Landscaped Open Space shall be provided and maintained in the locations shown on Figure 1-Exception 1579, and the landscaped open space in the rear yard shall have a minimum depth of 6.0 metres; and,

.6 all buildings and structures shall be located within the area shown as Building Area on Figure 1-Exception 1579.

12.1579.3 for the purposes of Exception 1579:

.1 Retail Shop, Millinery and Accessories shall mean a building or place where women's clothing and specialty items such as hats, scarves, belts and gloves are sold or kept for sale to the general public.

Figure 1


Click here to return to page one
NORTH
STREET
MAIN
Future 3 m
Road Widening
49.05m
7 Parking
Spaces
DRIVEWAY
49.00m
23.03m
Southerly Corner of Lot 8,
Con.I, E.H.S.
LEGEND
BUILDING AREA
LANDSCAPED OPEN SPACE
MIN MINIMUM
Schedule C - Section 3191
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0 10 20
Metres

12.1580 Exception 1580

12.1580.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling; or,

.2 a daycare centre, but only as a purpose accessory to a single detached dwelling.

12.1581 Exception 1581

12.1581.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by Exception 1529.1;

.2 the sale and leasing of new and used trucks in connection with the industrial use;

.3 the outside storage of new and used trucks in connection with the industrial use;

.4 the service and repair of new and used trucks in connection with the industrial use, and

.5 purposes accessory to the other permitted purposes including a retail outlet operated in conjunction with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than twenty percent (20%) of the total gross floor area of the industrial use.

12.1581.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions of Exception 1529.2, and

.2 the storage area will not be permitted in the front yard.

12.1582 Exception 1582

12.1582.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by RE Zone.

12.1582.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Lot Width shall be 25.0 metres

12.1583 Exception 1583

12.1583.1 The lands shall only be used for the following purposes:

.1 a motor vehicle leasing establishment;

.2 a utility trailer leasing establishment;

.3 a self-storage locker rental establishment; and,

.4 purposes accessory to the other permitted purposes.

12.1583.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Commercial Floor Area shall not exceed 1860 square metres;

.2 a minimum of 15 parking spaces shall be provided;

.3 the width of a driveway leading to any parking area shall be a minimum of 6.0 metres;

.4 the Maximum Building Height shall not exceed 1 storey;

.5 Landscaped Open Space shall be provided and maintained in the location identified on Figure 1- Exception 1583 to this by-law;

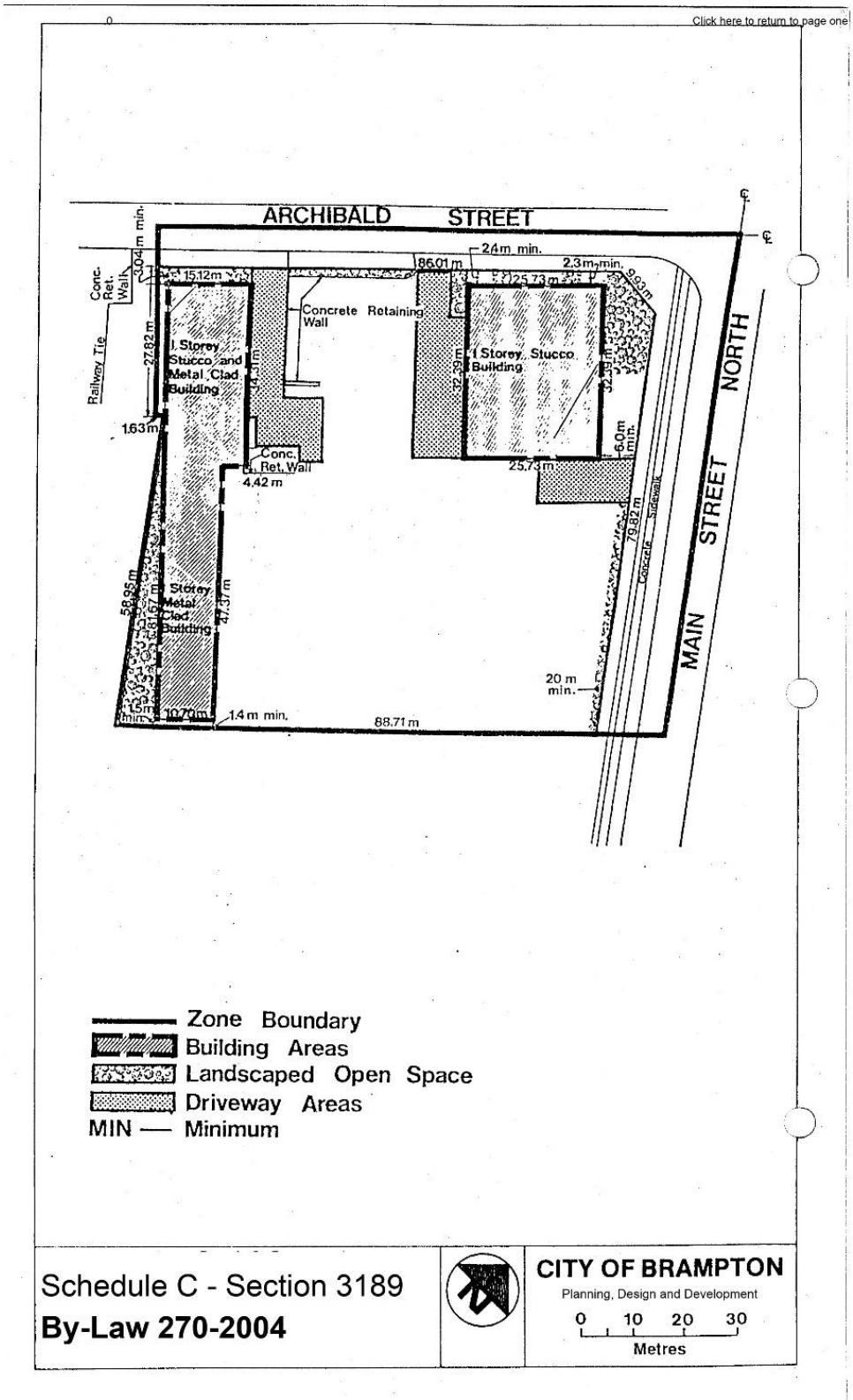
.6 all buildings and structures shall be located within the areas shown as BUILDING AREAS on Figure 1- Exception 1583 to this by-law; and,

.7 no parking or storage of motor vehicles and utility trailers shall occur in the areas identified as driveways on Figure 1- Exception 1583 to this by-law.

12.1583.3 for the purposes of Exception 1583:

.1 Self-Storage Locker Rental Establishment shall mean a building where lockers for the purpose of storage of goods or materials are rented or leased to the general public.

Figure 1


Click here to return to page one
ARCHIBALD STREET
MAIN STREET NORTH
24m min.
2.3m min.
86.01 m
125.73 m
15.12m
Conc. Ret. Wall
3.04 m min.
Railway Tie
27.82 m
1 Storey Stucco and Metal Clad Building
1.63m
Concrete Retaining Wall
14.31m
Conc. Ret. Wall
4.42 m
1 Storey Stucco Building
32.29 m
32.29 m
5.0m min.
25.73m
79.82 m
Concrete Sidewalk
58.96m
1 Storey Metal Clad Building
47.37 m
1.5m min.
10.79m
1.4 m min.
88.71 m
20 m min.
Zone Boundary
Building Areas
Landscaped Open Space
Driveway Areas
MIN — Minimum
Schedule C - Section 3189
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0 10 20 30
Metres

12.1584 Exception 1584

12.1584.1 The lands shall only be used for the following purposes:

.1 sale, service and repair of snowmobiles, boats and accessories;

.2 offices other than ones for medical, dental, drugless practitioners or real estate purposes; and,

.3 those purposes permitted by GE Zone.

12.1584.2 The lands shall be subject to the following requirements and restrictions:

.1 the Total Gross Floor Area used for offices shall not exceed 289 square metres.

12.1585 Exception 1585

12.1585.1 The lands shall only be used for the following purposes:

.1 a racquetball, squash and fitness club; and,

.2 purposes accessory to a racquetball, squash and fitness club.

12.1585.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 35 metres;

.2 Minimum Lot Area: 1 hectare;

.3 the minimum depth or width of front, side and rear yards shall be as shown on Figure 1- Exception 1585 to this by-law;

.4 Maximum Building Height: 10 metres;

.5 within the building envelope as shown on Figure 1- Exception 1585 to this by-law, a building containing no more than a total of 15 racquetball and squash courts, plus 375 square metres of gross commercial floor area for a lounge, shall be permitted;

.6 a minimum of 100 parking spaces shall be provided;

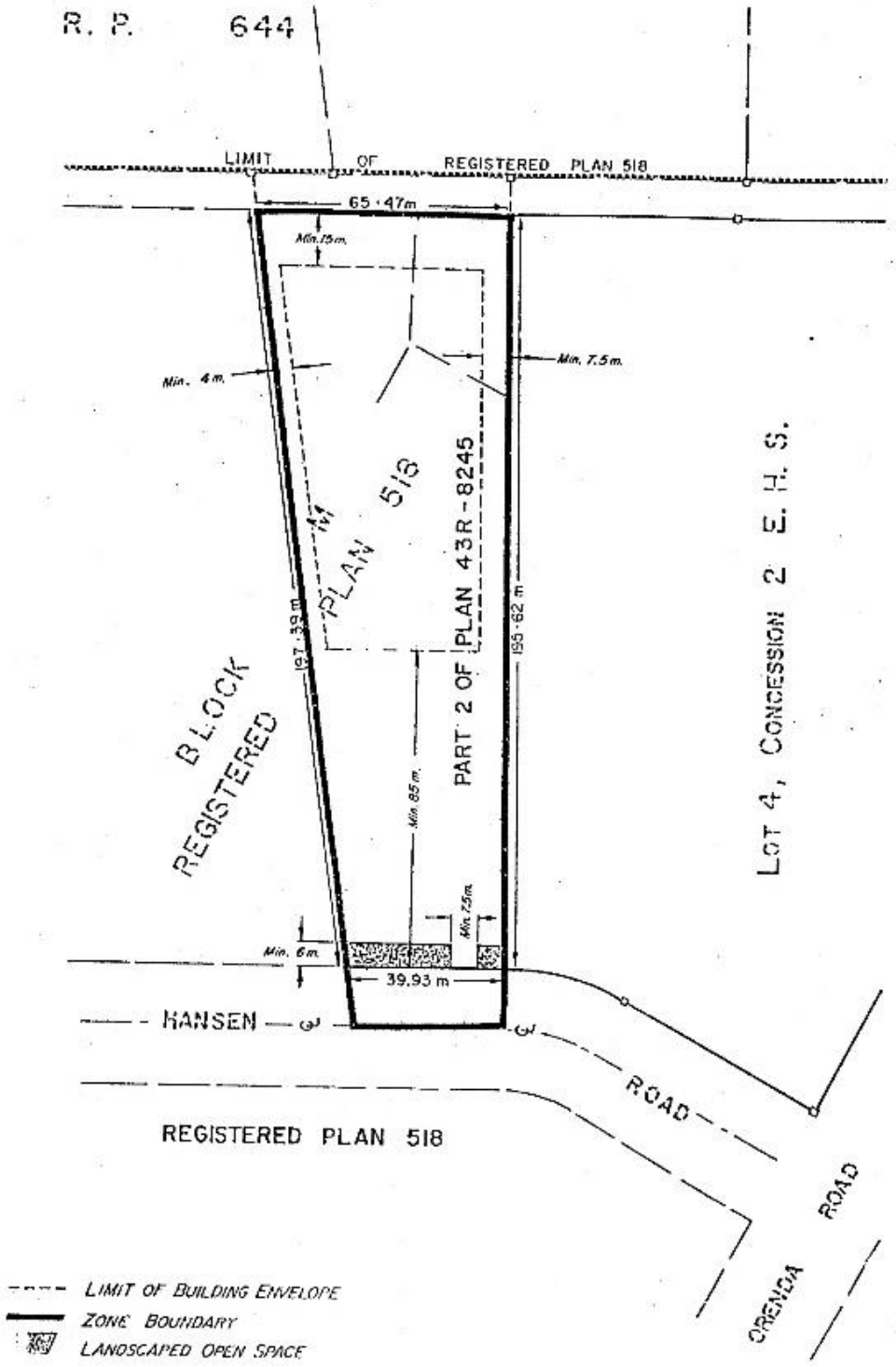
.7 a minimum of one loading space shall be provided and shall not be located in the front half of the building;

.8 Landscaped Open Space with a minimum width of 6 metres shall be provided along the entire front lot line, except where a driveway is located, as shown on Figure 1- Exception 1585 to this by-law;

.9 a minimum of 20 percent of the front yard shall be landscaped open space; and,

.10 no waste disposal facility shall be located in the front or side yards.

Figure 1


R. P. 644
LIMIT OF REGISTERED PLAN 518
65·47m
Min. 7.5m.
Min. 4m.
PART 2 OF PLAN 43R-8245
PLAN 518
BLOCK REGISTERED
197·39 m
195·62 m
Min. 85m.
Min. 7.5m.
Min. 6m.
39.93 m
LOT 4, CONCESSION 2 E. H. S.
HANSEN
ROAD
REGISTERED PLAN 518
ORENDA ROAD
LIMIT OF BUILDING ENVELOPE
ZONE BOUNDARY
LANDSCAPED OPEN SPACE

12.1586 Exception 1586

12.1586.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone of this by-law.

12.1586.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall;

.2 Maximum Building Height: two storeys;

.3 all garages or carports shall be built of the same exterior material and of the same architectural design as the main building it is to serve;

.4 a detached private garage or carport as an accessory building may be located in a side or rear yard of a lot in a Residential Zone provided that it is:

- .a not to exceed 2.5 metres in height, in the case of a flat roof;
- .b not to exceed 3.7 metres in height, in the case of a peaked roof;
- .c no closer than 1 metre to a main building;
- .d no closer than 1 metre to a side lot line or rear lot line, and no closer than 6 metres to a flankage lot line;
- .e no closer to a street than the required setback for a main building, and in no case shall be closer to the front lot line than 6 metres; and,
- .f not to have a floor area in excess of 24 square metres.

.5 a detached private garage or carport may be erected in a rear yard or interior side yard with no setback from the side lot line or the rear lot line provided that:

- .a it is not to exceed 2.5 metres in the case of a flat roof;
- .b it is not to exceed 3.7 metres in height, in the case of a peaked roof;
- .c it does not have a floor area in excess of 24 square metres;
- .d the garage for two lots abutting said side or rear of line are designed as one building;
- .e a common wall on and along the said side or rear lot line divides the garages; and,
- .f the garages for the two lots abutting said side or rear of line are constructed or reconstructed simultaneously.

12.1587 Exception 1587

12.1587.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an PE zone.

12.1587.2 The lands shall be subject to the following requirements and restrictions:

.1 landscaped open space areas shall be provided and maintained as follows:

- .a 9.0 metres wide abutting Airport Road, except at approved driveway locations;
- .b 6.0 metres wide abutting Delta Park Boulevard, except at approved driveway locations;
- .c 3.0 metres wide abutting Nevets Road, except at approved driveway locations; and,
- .d 3.0 metres wide along the north property boundary

12.1588 Exception 1588

12.1588.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a offices other than offices for a physician, dentist or drugless practitioner or a real estate office.

.2 Accessory:

.a purposes accessory to the other permitted purpose.

12.1588.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Commercial Floor Area shall not exceed 124 square metres;

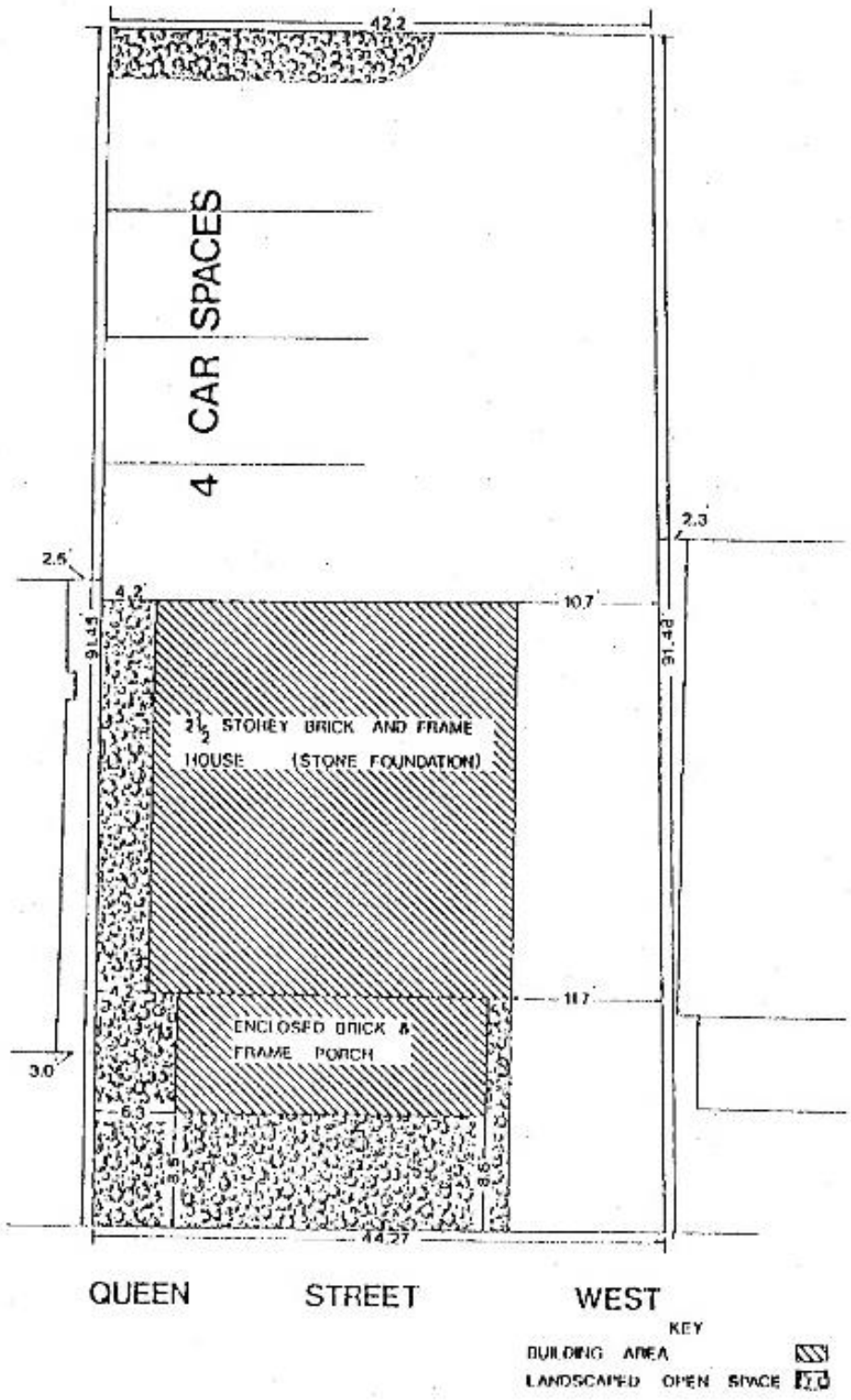
.2 a minimum of 4 parking spaces shall be provided on the lands as shown on Figure 1- Exception 1588 to this by-law;

.3 the width of a driveway leading to any parking area shall be minimum of 3.0 metres;

.4 Landscaped Open Space shall be provided and maintained in the location identified on Figure 1- Exception 1588; and,

.5 all buildings and structures shall be located within the area shown as Building Area on Figure 1- Exception 1588.

Figure 1


42.2
4 CAR SPACES
2.3
2.5
4.2
10.7
91.43
91.42
2½ STOREY BRICK AND FRAME
HOUSE (STONE FOUNDATION)
11.7
ENCLOSED BRICK &
FRAME PORCH
3.0
6.3
8.6
44.27
QUEEN STREET WEST
KEY
BUILDING AREA
LANDSCAPED OPEN SPACE

12.1589 Exception 1589

12.1589.1 The lands shall only be used for the following purposes:

.1 a religious institution;

.2 a retirement home;

.3 a nursing home;

.4 only in conjunction with a religious institution, a day nursery, a conference centre and one (1) residential dwelling unit;

.5 only in conjunction with a conference centre, a conference centre lodging facility; and,

.6 purposes accessory to other permitted purposes.

12.1589.2 The lands shall be subject to the following requirements and restrictions:

.1 no building or structure shall be located closer than 10.0 metres or half the height of the building, whichever is the greater, from any non-institutional zone boundary, and from the easterly limit of the Goreway Drive right-of-way;

.2 Landscaped Open Space, having a minimum width of 6.0 metres, shall be provided and maintained where the subject lands abut Goreway Drive, except at approved driveway locations;

.3 Maximum Gross Commercial Floor Area devoted to those uses permitted in Exception 1589.1(2) and (3) – 3,400 square metres; and,

.4 Maximum Gross Commercial Floor Area devoted to those uses permitted in Exception 1589.1 (4) and (5) – 3,100 square metres.

12.1589.3 for the purposes of Exception 1589:

.1 Conference Centre shall mean a building or place which is used for the assembly of persons for private and public activities of a religious, political, charitable, educational, social, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function.

.2 Conference Centre Lodging Facility shall mean a building or place operating in conjunction with a conference centre which provides overnight sleeping accommodation for persons engaging in the activities associated with the conference centre, and which does not contain individual cooking facilities, but shall not include:

.a a place maintained and operated primarily for the temporary care of, and occupied by, inmates or adults placed on probation or released on parole;

.b a place maintained and operated primarily for the temporary care of, and occupied by, transient or homeless persons; or,

.c a place maintained and operated primarily for the treatment and rehabilitation of, and occupied by, persons who are addicted to drugs and alcohol.

12.1591 Exception 1591

12.1591.1 The lands shall only be used for the following purposes:

.1 single detached dwellings; and,

.2 a building or purpose accessory to the other permitted purpose,

12.1591.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a for parcel 1: 1520 square metres;

.b for parcel 2: 2750 square metres.

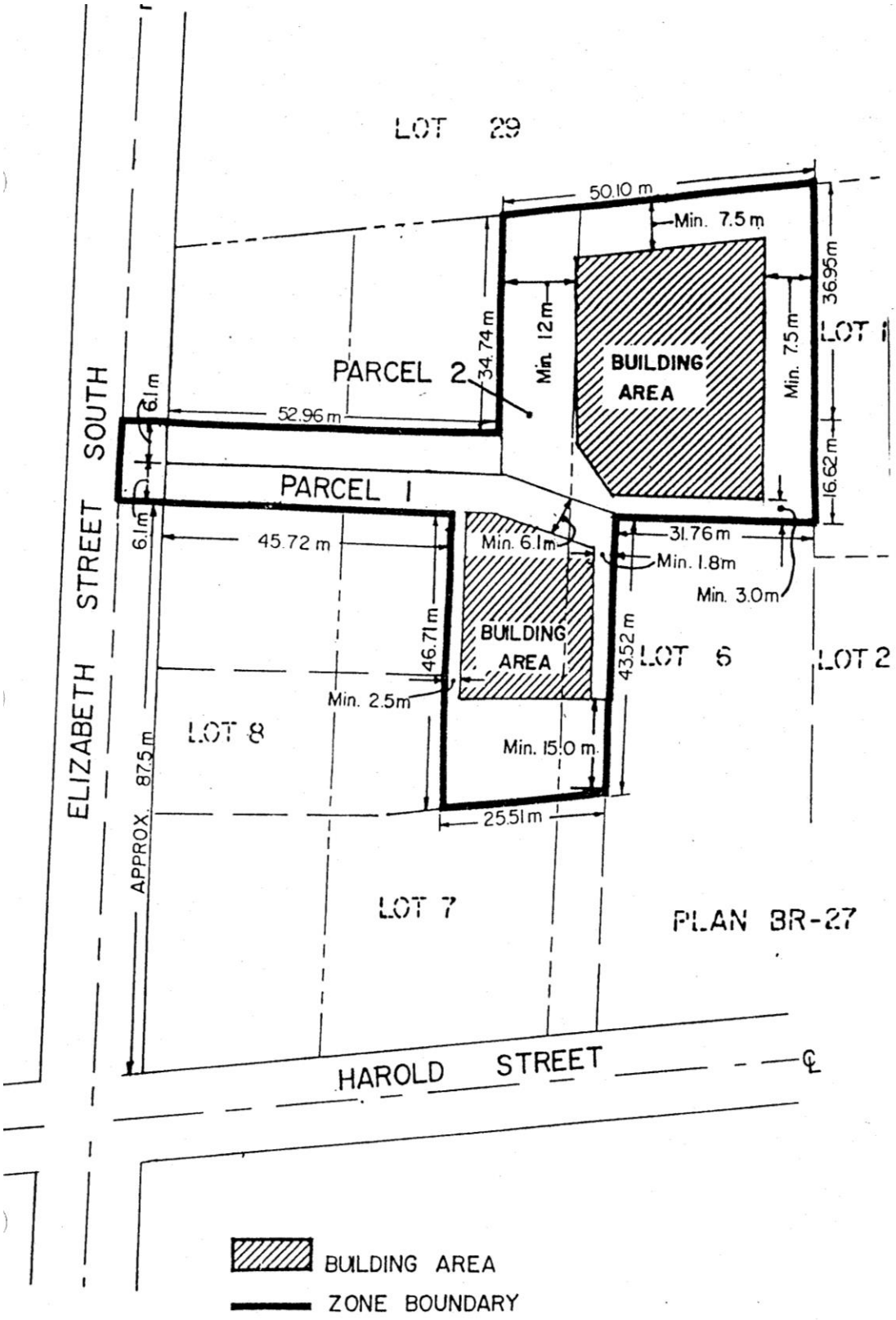
.2 Minimum Lot Width: 6.1 metres;

.3 Minimum Front Yard Depth, Minimum Rear Yard Depth, and Minimum Side Yard Width - as shown on Figure 1- Exception 1591;

.4 Maximum Building Height: 1 ½ storeys; and,

.5 Minimum Landscaped Open Space: 40 percent of the lot area.

Figure 1


LOT 29
50.10 m
Min. 7.5 m
36.95m
LOT 1
PARCEL 2
34.74 m
Min. 12 m
BUILDING AREA
Min. 7.5 m
16.62 m
6.1 m
52.96 m
PARCEL 1
ELIZABETH STREET SOUTH
6.1m
45.72 m
Min. 6.1m
31.76 m
Min. 1.8m
Min. 3.0m
46.71m
BUILDING AREA
43.52 m
LOT 6
LOT 2
Min. 2.5m
LOT 8
Min. 15.0 m
APPROX. 87.5 m
25.51m
LOT 7
PLAN BR-27
HAROLD STREET
BUILDING AREA
ZONE BOUNDARY

12.1592 Exception 1592

12.1592.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage;

.2 an office;

.3 a personal service shop;

.4 a printing or copying establishment; and,

.5 a community club

12.1592.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 6 storeys.

12.1593 Exception 1593

12.1593.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage;

.2 a grocery store;

.3 a service shop;

.4 a personal service shop;

.5 a bank, trust company, finance company;

.6 an office, but not including the office of a dentist, physician, or drugless practitioner;

.7 a dry cleaning and laundry distribution station;

.8 a laundromat;

.9 a health centre or a martial arts centre;

.10 a parking lot; and,

.11 purposes accessory to the other permitted purpose

12.1593.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width abutting westerly side lot line: 3 metres;

.2 Minimum Interior Side Yard Width abutting easterly side lot line: 0 metres;

.3 Minimum Rear Yard Depth: 0 metres;

.4 Maximum Height: 1 storey;

.5 Maximum Gross Commercial Floor Area: 280 metres;

.6 Parking Spaces are required to be provided and maintained on the lot in accordance with the following provisions:

.a bank, trust company, finance company: 1 parking space for each 15 square metres of gross commercial floor area or portion thereof; and,

.b all commercial uses other than a bank, trust company or finance company: 1 parking space for each 23 square metres of gross commercial floor area or portion thereof.

12.1594 Exception 1594

12.1594.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage;

.2 a grocery store;

.3 a service shop;

.4 a personal service shop;

.5 a bank, trust company, finance company

.6 an office, but including only one of the following:

- .a an office of a dentist;
- .b an office of a physician;
- .c an office of a drugless practitioner

.7 a dry cleaning and laundry distribution station;

.8 a laundromat;

.9 a parking lot;

.10 a dining room restaurant, a convenience restaurant, or a take-out restaurant; and,

.11 a health centre or a martial arts centre.

12.1594.2 The lands shall be subject to the following requirements and restrictions:

.1 minimum front, rear and side yard depths and widths shall be provided as shown on Figure 1 Exception 1594 to this by-law;

.2 the Gross Floor Area of the building shall not exceed a maximum of 3235 square metres;

.3 the height of the building shall not exceed two storeys;

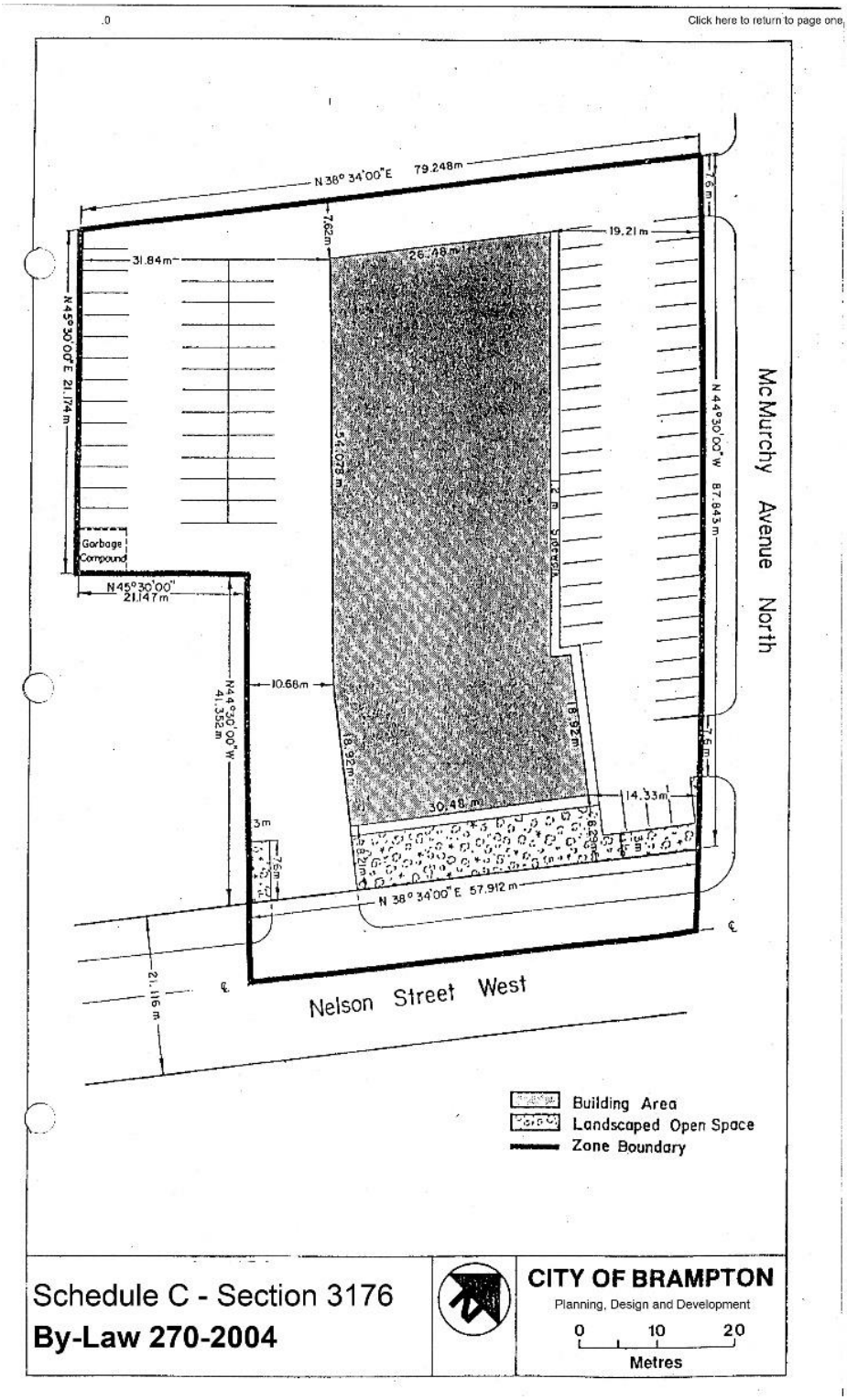
.4 Landscaped Open Space shall be provided as shown on Figure 1 – Exception 1594 to this bylaw;

.5 an enclosed garbage storage compound shall be provided as shown on Figure 1 – Exception 1594 to this by-law;

.6 a minimum of 89 off-street parking spaces shall be provided; and,

.7 a minimum of 1 off-street loading space shall be provided.

Figure 1


Click here to return to page one
N 38° 34'00"E 79.248m
7.62m
19.21m
31.84m
26.48m
N45°30'00"E 21.174m
54.078m
McMurchy Avenue North
N 44°30'00"W 87.843m
Garbage Compound
N45°30'00" 21.147m
10.68m
N44°30'00"W 41.352m
18.92m
18.92m
30.48m
14.33m
3m
7.6m
N 38° 34'00"E 57.912m
21.116m
Nelson Street West
Building Area
Landscaped Open Space
Zone Boundary
Schedule C - Section 3176
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0 10 20
Metres

12.1595 Exception 1595

12.1595.1 The lands shall only be used for the following purposes:

.1 an office; and,

.2 the purposes permitted in an GE zone of this by-law.

12.1597 Exception 1597

12.1597.1 The lands shall only be used for the following purposes:

.1 the uses permitted in NS Zone; and

.2 a golf course and accessory purposes.

.3 a tennis court

.4 a golf driving range

12.1597.2 The lands shall be subject to the following requirements and restrictions:

.1 a tennis court shall only be permitted within 75 metres of Ebenezer Road.

.2 Parking:

.a Tennis Court: 4 spaces for each court

.b Golf Driving Range: 1 parking space for each tee

12.1598 Exception 1598

12.1598.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone of this by-law;

12.1598.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth:

.a to a main wall of a building 3 metres; and,

.b to front of garage or carport 6 metres.

.2 Minimum Interior Side Yard Width: for Lots 111, 118 and 119, 127 to 140 (both inclusive), 168, 180 to 185 (both inclusive), 192, 193 and 196 to 202 (both inclusive), on Registered Plan M-417, the total width of both side yards on any lot shall not be less than 1.8 metres.

12.1599 Exception 1599

12.1599.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a dwelling unit accessory to a commercial use;

.3 a retail establishment having no outside storage; and,

.4 purposes accessory to the other permitted purposes.

12.1599.2 The lands shall be subject to the following requirements and restrictions:

.1 the main building shall be located within the area shown as Building Area on Figure 1- Exception 1599 to this by-law;

.2 an accessory building may be located within the area shown as Landscaped Open Space on Figure 1- Exception1599 to this by-law subject to the requirements of Exception 1599.2(3)

.3 an accessory building, structure, detached garage or carport shall:

- .a not be used for human habitation;
- .b not exceed 4.5 metres in height, in the case of a peaked roof;
- .c not exceed 3.5 metres in height, in the case of a flat roof;
- .d not be located closer than 1 metre to a main building, side lot line or rear lot line;
- .e not be located in a front yard; and,
- .f not have a floor area in excess of 22 square metres.

.4 a fence in the form of a visual screen shall be erected and maintained along the rear lot line with a height of not less than 1.8 metres.

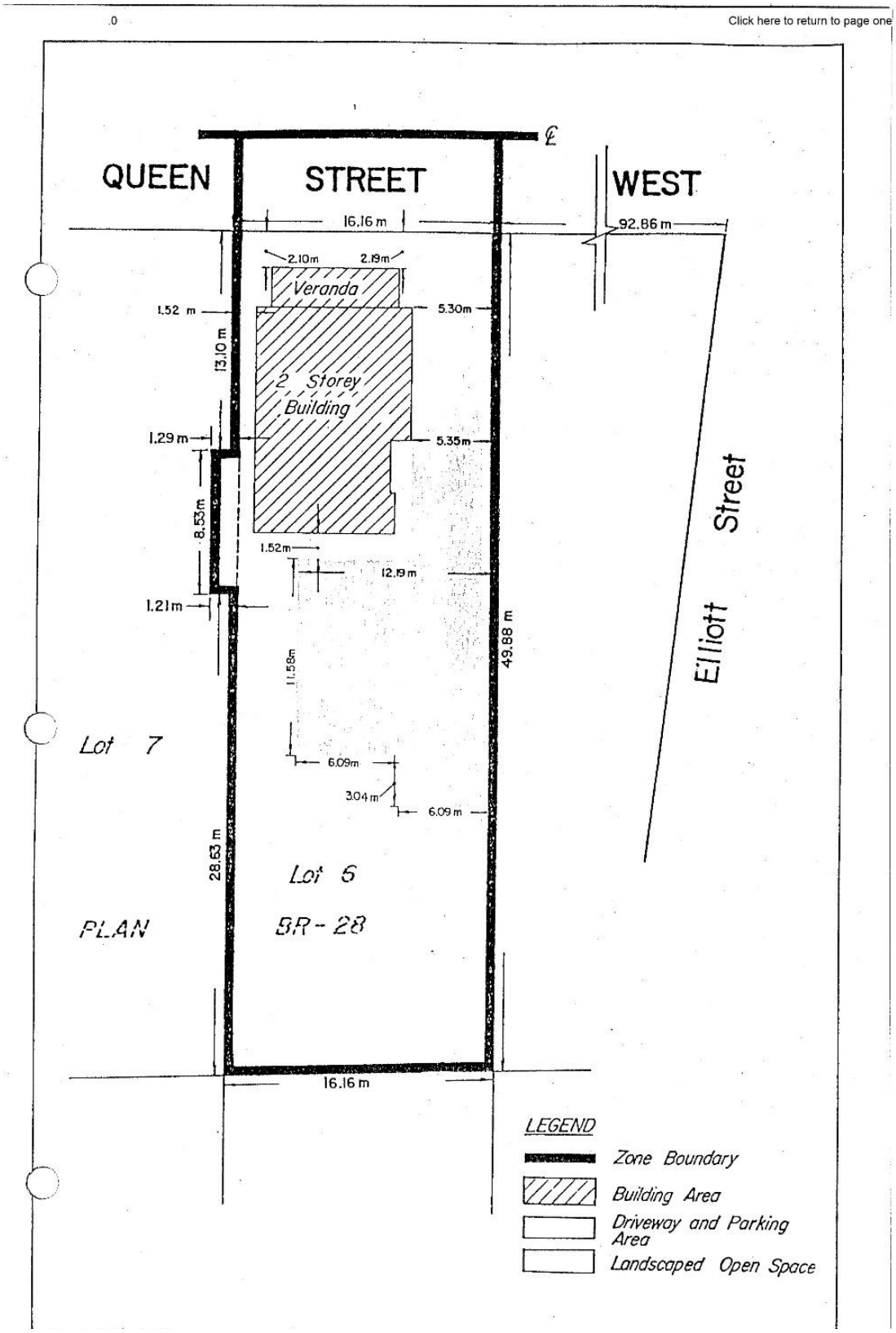
.5 no Parking space shall be permitted in the front yard; and,

.6 not less than 4 parking spaces shall be provided.

12.1599.3 for the purposes of Exception 1599:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone not in conflict with the ones set out in Exception 1599.2.

Figure 1


.0
Click here to return to page one
QUEEN
STREET
WEST
16.16 m
92.86 m
2.10m
2.19m
Veranda
1.52 m
5.30m
13.10 m
2 Storey Building
1.29 m
5.35m
8.53m
1.52m
12.19 m
1.21m
49.88 m
11.58m
Elliott Street
Lot 7
6.09m
3.04m
6.09 m
28.63 m
Lot 6
PLAN
BR-28
16.16 m
LEGEND
Zone Boundary
Building Area
Driveway and Parking Area
Landscaped Open Space

12.1600 Exception 1600

12.1600.1 The lands shall only be used for the following purposes:

.1 Parcels 1, 2, and 3, as shown on Figure 1- Exception 1600:

.a one single detached dwelling; and,

.b purposes accessory to the other permitted purpose.

.2 Parcel 4, as shown on Figure 1- Exception 1600:

.a one multiple residential dwelling containing not more than four dwelling units; and,

.b purposes other than a swimming pool which are accessory to the other permitted purposes.

12.1600.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Parcel 1: 2020 square metres

.b Parcel 2: 4040 square metres

.c Parcel 3: 1940 square metres

.d Parcel 4: 1640 square metres

.2 Minimum Lot Width and Depth shall be as shown on Figure 1- Exception 1600 to this by-law.

.3 minimum front yard depth, side yard width and rear yard depth shall be as shown on Figure 1- Exception 1600 to this by-law.

.4 Building Requirements:

.a all dwellings and accessory buildings shall be located within the Building Envelopes as shown on Figure 1- Exception 1600 to this by-law;

.b Maximum Height of dwelling: 8 metres;

.c Maximum Number of Storeys for dwelling: 2 storeys;

.d Maximum Height of accessory building: 4.6 metres;

.e Gross Floor Area for each single detached dwelling unit shall be not less than 100 square metres; and,

.f Gross Floor Area of an accessory building shall not exceed 10 percent of the lot area.

.5 Swimming Pools and Related Enclosures:

.a a private uncovered or covered swimming pool must be located within the Building Envelope as shown on Figure 1- Exception 1600 to this by-law; and,

.b a permanent structure covering a swimming pool shall be considered an accessory building for purposes of this section.

.6 Off-Street Parking:

.a two parking spaces for each dwelling unit on Parcels 1, 2 and 3 shall be provided within the Building Envelope as shown on Figure 1- Exception 1600 to this by-law;

.b two parking spaces for each dwelling unit shall be provided for the dwelling on Parcel 4;

.c a motor vehicle or trailer, or a motor vehicle and trailer combination, the vehicle weight of which exceeds 2700 kilograms, may not be parked or stored on any part of this site;

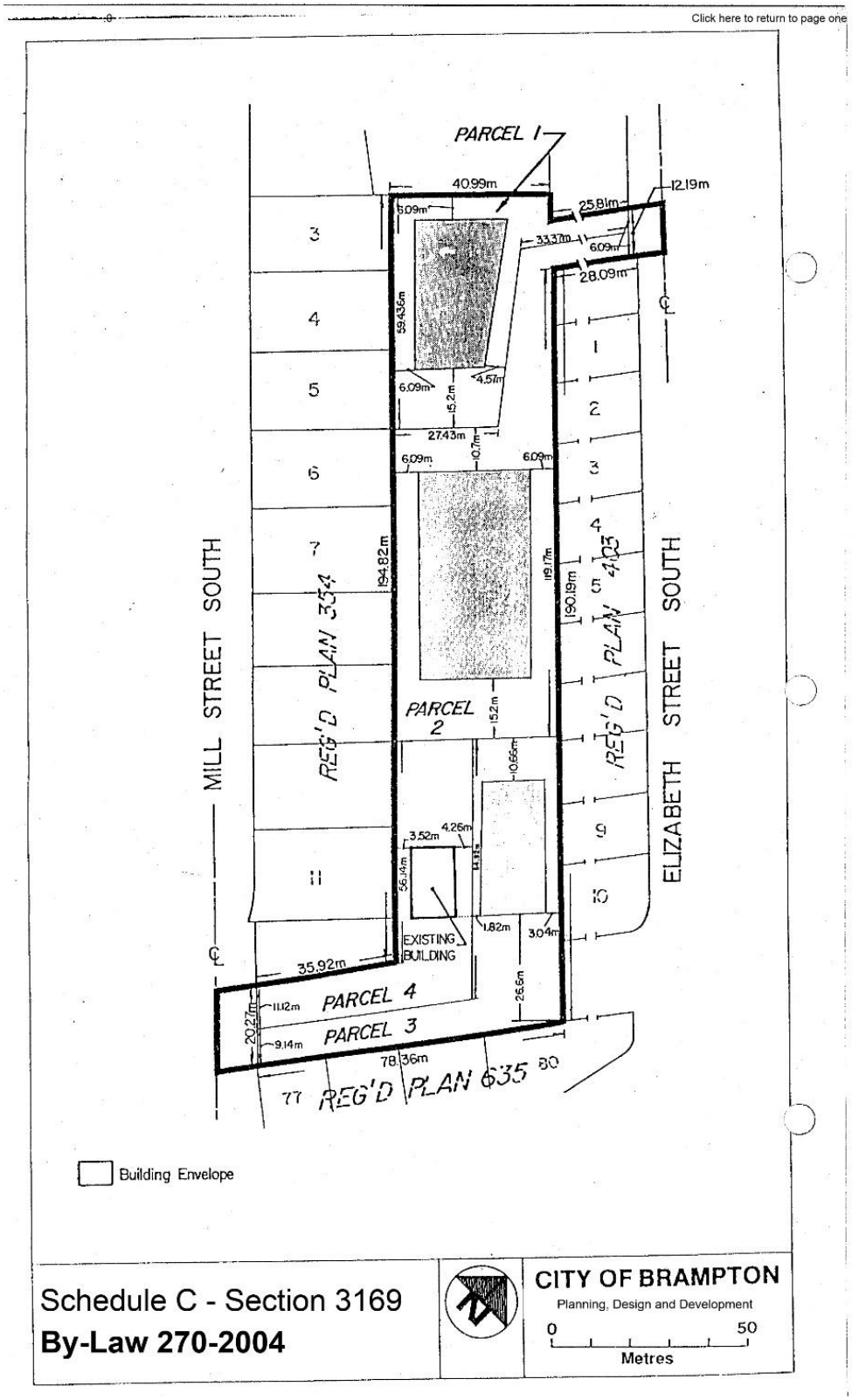
.d a mobile home, travel trailer, or trailer may be parked or stored on the lands if it is:

.i owned by the occupant of the land upon which the vehicle is parked or stored;

.ii parked or stored within the Building Envelopes as shown on Figure 1- Exception 1600 to this by-law; and,

.iii not used for human habitation while parked or stored on the lot.

Figure 1


Click here to return to page one
PARCEL 1
40.99m
6.09m
25.81m
12.19m
33.37m
6.09m
28.09m
59.43m
4.57m
6.09m
15.2m
27.43m
10.7m
6.09m
6.09m
194.82m
191.7m
190.19m
PARCEL 2
15.2m
10.65m
3.52m
4.26m
56.43m
EXISTING BUILDING
1.82m
3.04m
35.92m
PARCEL 4
11.12m
20.27m
PARCEL 3
9.14m
78.36m
25.6m
77
REG'D PLAN 635
80
MILL STREET SOUTH
REG'D PLAN 354
ELIZABETH STREET SOUTH
REG'D PLAN 403
Building Envelope
Schedule C - Section 3169
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0
50
Metres

12.1601 Exception 1601

12.1601.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the GE zone.

12.1601.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 50.0 metres

.2 Maximum Rear Yard Depth: 0 metres

.3 Outside Storage:

- .a outside storage shall be confined to the rear yard and shall be screened by solid fence screening having a minimum height of 1.8 metres;
- .b in cases where solid fence screening is required because of outside storage, the outside storage shall not exceed the height of the solid fence screening; and
- .c no outside storage shall be permitted on any portion of a lot required for parking, loading,
- .d driveways or landscaped open space.

12.1602 Exception 1602

12.1602.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the GE zone.

12.1602.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 50.0 metres;

.2 Maximum Front Yard Depth: 0 metres;

.3 Outside Storage:

- .a outside storage shall be confined to the rear yard and shall be screened by solid fence screening having a minimum height of 1.8 metres;
- .b in cases where solid fence screening is required because of outside storage, the outside storage shall not exceed the height of the solid fence screening;
- .c no outside storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space, and

.4 Minimum Lot Area: 0.33 hectares.

12.1602.3 for the purposes of Exception 1602:

.1 Lot shall mean a parcel of land which is permitted to be conveyed by the Planning Act, 1983.

.2 Lot Line, Front shall mean the lot line nearest and parallel to Deerhurst Drive.

12.1603 Exception 1603

12.1603.1 The lands shall only be used for the following purposes:

purposes permitted by exception 1603.1(1), purposes permitted by exception 1603.1(2), or purposes permitted by exception 1603.1(3), but not any combination of the purposes permitted by exception 1603.1(1), exception 1603.1(2) or exception 1603.1(3):

.1

.a a motor vehicle sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle parts and accessories sales establishment;

.b only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop, and

.c purposes accessory to the other permitted purposes.

or:

.2

.a an office;

.b only in conjunction with the uses permitted in Exception 1603.1(2)(a), the following purposes:

.i a bank, trust company or financial institution;

.ii a retail establishment having no outside storage;

.iii a personal service shop;

.iv a dry cleaning and laundry establishment;

.v a dining room restaurant;

.vi a convenience store;

.c a recreation facility or structure, and

.d purposes accessory to the other permitted purposes.

.e the Maximum Gross Floor Area for the uses permitted in Exception 1603.1(2)(b) shall not exceed 15% of the total gross floor area for the uses permitted in Exception 1603.1(2)(a).

or:

3.

.a a motel;

.b a convenience restaurant, a take-out restaurant;

.c a banquet hall; and,

.d purposes accessory to the other permitted purposes.

12.1603.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres;

.2 Minimum Interior Side Yard Width: 3.0 metres;

.3 Minimum Exterior Side Yard Width: 9.0 metres;

.4 Minimum Rear Yard Depth: 3.0 metres;

.5 Maximum Building Height: 7 storeys for a motel, 12 storeys for an office and 2 storeys for all other uses;

.6 Minimum Landscaped Open Space:

.a except at driveway locations, a 6.0 metre wide landscaped open space strip shall be provided along the Delta Park Boulevard frontage;

.b except at driveway locations, a 9.0 metre wide landscaped open space strip shall be provided along the Regional Road Number 107 frontage; and,

.c a 3.0 metre wide landscaped open space strip shall be provided where the site does not abut a street.

.7 maximum number of restaurants: two;

.8 all garbage and refuse storage areas, including containers for recycling materials, shall be located within a building;

.9 with the exception of new or used motor vehicles displayed for the purposes of sale, no outside storage of goods, materials or machinery shall be permitted;

.10 the Maximum Gross Floor Area for a restaurant shall not exceed 540 square metres;

.11 the Maximum Gross Floor Area for public meeting rooms within a motel shall not exceed 300 square metres; and,

.12 for the purposes permitted by Exception 1603.1(1), one display area not more than 18 square metres in size, for one automobile will be permitted within the required landscaped open space area along the Regional Road Number 107 frontage as set out in exception 1603.2(6).

12.1604 Exception 1604

12.1604.1 The lands shall only be used for the following purposes:

1. shall only be used for the purposes permitted by Exception 1604.1(1)(a), or the purposes permitted by Exception 1604.1(1)(b), but not for purposes permitted by Exception 1604.1(1)(a) in conjunction with any of the purposes permitted by Exception 1604.1(1)(b), or any combination of the purposes permitted by Exception 1604.1(1)(a) and Exception 1604.1(1)(b):

    .a either:

        .i motor vehicle sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle parts and accessories sales establishment;

        .ii only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop, and

        .iii purposes accessory to the other permitted purposes.

    .b or:

        .i a home design centre;

        .ii an office dealing specifically with home design, improvement or decorating;

        .iii only in conjunction with the uses permitted in Exception 1604.1(1)(b)(i), the following purposes:

            1. bank, trust company, or financial institution;

            2. one convenience restaurant;

            3. a service shop;

    .c a recreation facility or structure;

    .d a community club;

    .e a garden centre sales establishment;

    .f public or utility uses;

    .g manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage within wholly enclosed buildings;

    .h retail warehousing and other space extensive retail activities not food related, and

    .i purposes accessory to the permitted purposes.

12.1604.2 The lands shall be subject to the following requirements and restrictions:

.1 Landscaped Open Space, not less than 12.0 metres in width shall be provided and maintained adjacent to and contiguous with Highway Number 7;

.2 Landscaped Open Space, not less than 6.0 metres in width shall be provided and maintained adjacent to and contiguous with Delta Park Boulevard;

.3 Landscaped Open Space, not less than 3.0 metres in width shall be provided and maintained adjacent to and contiguous with Tracey Boulevard;

.4 the Maximum Building Height shall be 2 storeys;

.5 Minimum Setback from CNR right-of-way: 15 metres;

.6 Minimum Setback from Highway Number 7 right-of-way: 14 metres;

.7 with the exception of new or used motor vehicles displayed for the purposes of sale, no outdoor storage is permitted;

.8 for lots abutting Highway Number 7, one display area, not more than 18 square metres is size, for one automobile will be permitted within the required landscaped open space area as set out in Exception 1604.2(1), and

.9 all garbage and refuse storage, including any containers for the storage of recyclable materials shall be enclosed and screened from Highway Number 7.

12.1605 Exception 1605

12.1605.1 The lands shall only be used for the following purposes:

1. shall only be used for the purposes permitted by exception 1605.1(1)(a), or for the purposes permitted by exception 1605.1(1)(b), but not for purposes permitted by exception 1605.1(1)(a) in conjunction with any of the purposes permitted by exception 1605.1(1)(b) or any combination of the purposes permitted by exception 1605.1(1)(a) and exception 1605.1(1)(b):

    .a either;

        .i a bank, finance company or trust company;

        .ii motor vehicle parts and accessories retail sales;

        .iii motor vehicle repair shop;

        .iv only in conjunction with another permitted use, an automated teller machine;

        .v a motor vehicle washing establishment, and

        .vi purposes accessory to the other permitted purposes.

    .b or:

        .i purposes permitted by exception 1604.1(1)(b)

12.1605.2 The lands shall be subject to the following requirements and restrictions:

.1 those uses permitted by exception 1604.1(1)(b) shall be subject to the requirements and restrictions as set out in exception 1604.2;

.2 for those purposes permitted by exception 1605.1(1)(a), the following requirements and restrictions shall apply:

    .a Minimum Front Yard Depth: 5 metres;

    .b Maximum Building Height: 2 storeys;

    .c all operations are to be carried out within enclosed buildings;

    .d no outdoor storage of goods or materials shall be permitted;

    .e Minimum Building Setback from CNR right-of-way: 15 metres;

    .f all garbage containers, including containers for the storage of recyclable materials, shall be enclosed and screened from view, and

    .g Landscaped Open Space not less than 3.0 metres shall be provided and maintained adjacent to and contiguous with Tracey Boulevard.

12.1605.3 for the purposes of exception 1605:

.1 for the purposes of exception 1605, an Automated Teller Machine shall mean any computerized terminal which performs any or all of the following banking functions: cash withdrawals, deposits, transfer of funds, payment of bills from accounts, account balance enquiries, and credit card cash advances. An automated teller machine shall be either a freestanding unit or incorporated into a building.

12.1606 Exception 1606

12.1606.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a PE zone.

12.1606.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings and structures shall be located a minimum of 10.0 metres from a Natural System (NS) zone; and,

.2 a Landscaped Area not less than 12 metres in width, shall be provided and maintained abutting Goreway Drive.

12.1607 Exception 1607

12.1607.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1607.2 The lands shall be subject to the following requirements and restrictions:

.1 a Landscaped Open Space Area shall be provided abutting the dwelling unit, and directly accessible from the dwelling unit, having a minimum area of 93 square metres and a width and depth of 7.5 metres, and shall not be located in the front yard or an exterior side yard.

12.1608 Exception 1608

12.1608.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home;

.3 purposes accessory to the other permitted purposes.

12.1608.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 170 square metres per dwelling unit

.2 Minimum Lot Width:

.a Interior Lot: 13.7 metres per lot and 6.85 metres per dwelling unit.

.b Corner Lot: 15.5 metres per lot and 8.65 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Interior Side Yard Width: 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the setback may be 0.

.7 Minimum Rear Yard Depth: 7.5 metres

.8 the Rear Yard Depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.

.9 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line result in an angle of less than 75 degrees at the front lot line.

12.1609 Exception 1609

12.1609.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in a GE zone;

.2 a transport terminal; and,

.3 purposes accessory to the other permitted purposes.

12.1609.2 The lands shall be subject to the following requirements and restrictions:

.1 a Landscaped Open Space area having a minimum width of 6.0 metres shall be provided and maintained:

- .a abutting Ward Road, except at approved driveway locations; and,
- .b contiguous to the side lot lines for a distance of 30.0 metres from Ward Road.

.2 Outdoor Storage shall:

- .a not be permitted in the required front yard;
- .b not exceed a height of two transport containers, or 6 metres, whichever is less, at the west property line and increasing in height at a 45 degree angle to a maximum of five containers or 15 metres, whichever is less; and,
- .c not be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space.

12.1610 Exception 1610

12.1610.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone of this by-law;

12.1610.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth:

.a to main wall of building: 3 metres; and,

.b to front of garage or carport: 6 metres.

.2 Minimum Interior Side Yard Width: the minimum width of a side yard abutting a public park or walkway, or a lot on Registered Plan 605, shall be 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

12.1611 Exception 1611

12.1611.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposed permitted in a R1 zone.

12.1611.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.5 metres
- .b Corner Lot: 14.3 metres

.3 Minimum Lot Depth: 0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres

.7 the Rear Yard Depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the Minimum Lot Area.

.8 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

.10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1612 Exception 1612

12.1612.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1612.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 205 square metres per dwelling unit.

.2 Minimum Lot Width:

.a Interior Lot: 13.7 metres per lot and 6.85 metres per dwelling unit.

.b Corner Lot: 15.5 metres per lot and 8.65 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 0.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres.

.7 the Rear Yard Depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the Minimum Lot Area.

.8 Minimum Interior Side Yard: 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the setback may be 0.

.9 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

12.1613 Exception 1613

12.1613.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone of this by-law;

12.1613.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth:

.a to main wall of a building: 3 metres; and

.b to front garage or carport: 6 metres.

12.1614 Exception 1614

12.1614.1 The lands shall only be used for the following purposes:

.1 a dining room restaurant;

.2 a single detached dwelling; and,

.3 purposes accessory to the other permitted purposes.

12.1614.2 The lands shall be subject to the following requirements and restrictions:

.1 not more than one dining room restaurant and one single detached dwelling unit shall be permitted;

.2 all buildings shall be located within Building A and B as shown on Figure 1- Exception 1614 to this by-law;

.3 no building within Building Area A, as shown on Figure 1- Exception 1614 to this by-law, shall be more than two and a half storeys in height;

.4 no building within Building Area B, as shown on Figure 1- Exception 1614 to this by-law, shall be more than one storey in height;

.5 Minimum Lot Width: 40 metres;

.6 Minimum Lot Depth: 48 metres;

.7 all waste disposal facilities shall be located indoors and within Building Areas A and B, as shown on Figure 1- Exception 1614 to this by-law;

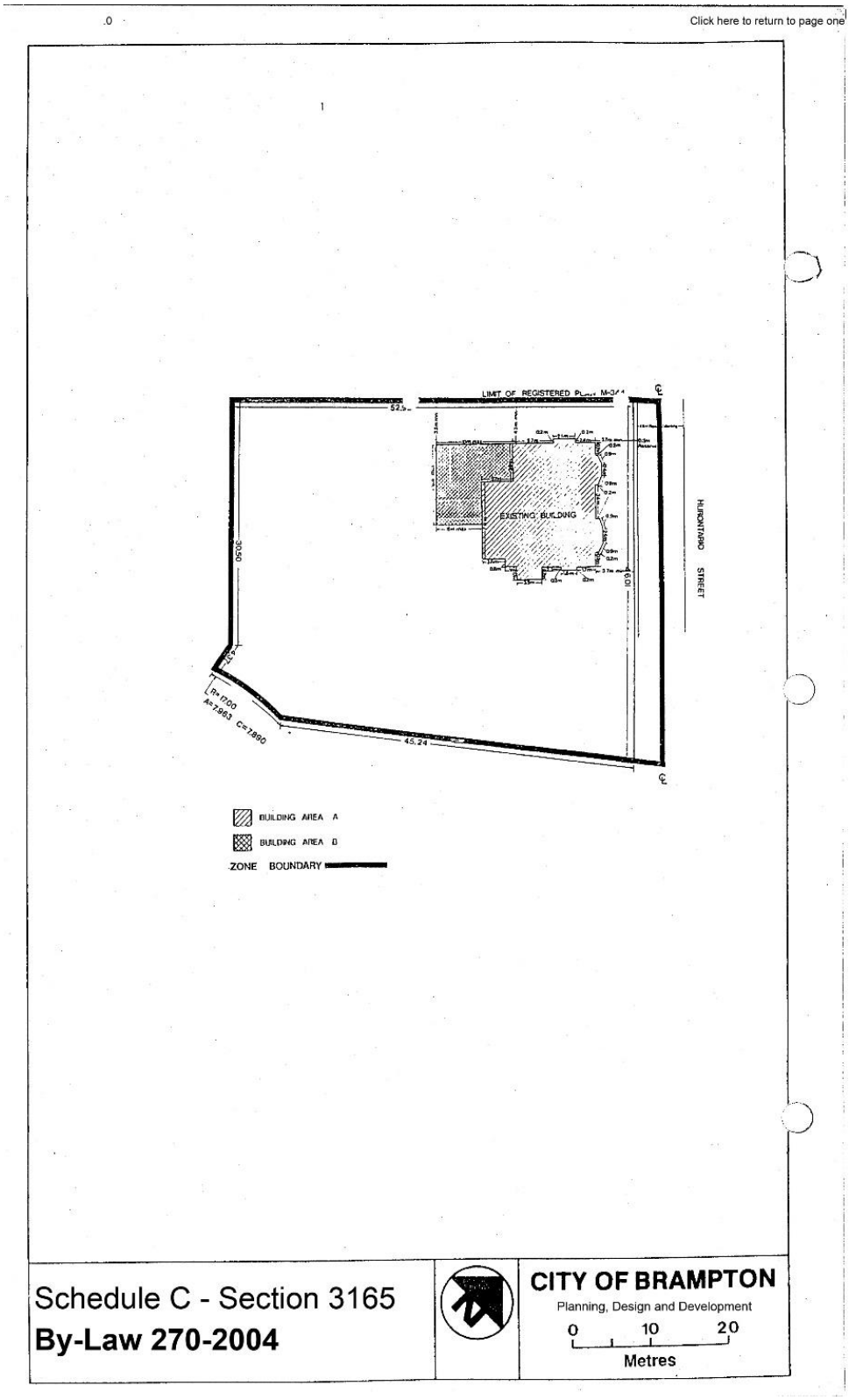
.8 Minimum Parking Requirements:

.a for a dining room restaurant: at least one parking space for every 10 square metres of gross commercial floor area;

.b for a single detached dwelling unit: at least two parking spaces; and,

.9 Accessory Buildings are not permitted.

Figure 1


.0
Click here to return to page one
LIMIT OF REGISTERED PLAN M-344
EXISTING BUILDING
HURONTARIO STREET
30.50
45.24
R=17.00
A=19.83
C=17.90
BUILDING AREA A
BUILDING AREA B
ZONE BOUNDARY
Schedule C - Section 3165
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0 10 20
Metres

12.1615 Exception 1615

12.1615.1 The lands shall only be used for the following purposes:

.1 a public school;

.2 a public recreation facility; and,

.3 the purposes permitted in an RE zone of this by-law

12.1615.2 The lands shall be subject to the following requirements and restrictions:

.1 for a public school and a public recreation facility, the requirements and restrictions relating to the I1 zone shall apply; and,

.2 for the purposes permitted by Exception 1615.1(3), the requirements and restrictions relating to the RE zone shall apply.

12.1616 Exception 1616

12.1616.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in the GC zone to this by-law, except for an amusement arcade; and,

.2 movie theatres

12.1616.2 The lands shall be subject to the following requirements and restrictions:

.1 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats;

.2 a maximum height limit of 8 storeys;

.3 front yard; minimum 3 metres, maximum 8 metres

12.1617 Exception 1617

12.1617.1 The lands shall only be used for the following purposes:

.1 Building A and Building B:

- .a a retail establishment having no outside storage, display or sale of goods or materials;
- .b an office, permitting no more than one doctor, or one dentist or one drugless practitioner;
- .c a service shop;
- .d a personal service shop;
- .e a bank, trust company, finance company;
- .f a dry cleaning and laundry distribution station;
- .g a laundromat;
- .h a dining room restaurant, a take-out restaurant, or convenience restaurant;
- .i a printing or copying establishment;
- .j community club or a place for a fraternal organization;
- .k health centre;
- .l custom workshop; and,
- .m tavern.

.2 Building C and Building D:

- .a a retail establishment having no outside storage, display or sale of goods or materials;
- .b an office permitting no more than one doctor, or one dentist or one drugless practitioner;
- .c a service shop;
- .d a personal service shop;
- .e a bank, trust company, finance company;
- .f a dry cleaning and laundry distribution station;
- .g a laundromat;
- .h a printing or copying establishment;
- .i a community club or a place for a fraternal organization;
- .j health centre;
- .k a custom workshop; and,

.l a tavern.

12.1617.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 1.00 hectare

.2 Minimum Lot Width: 65 metres

.3 Minimum Lot Depth: 140 metres

.4 Minimum Interior Side Yard Width along the south property boundary shall be as shown on Figure 1-Exception 1617;

.5 "Building A" and "Building B" shall have a maximum total gross commercial floor area of 1020 square metres;

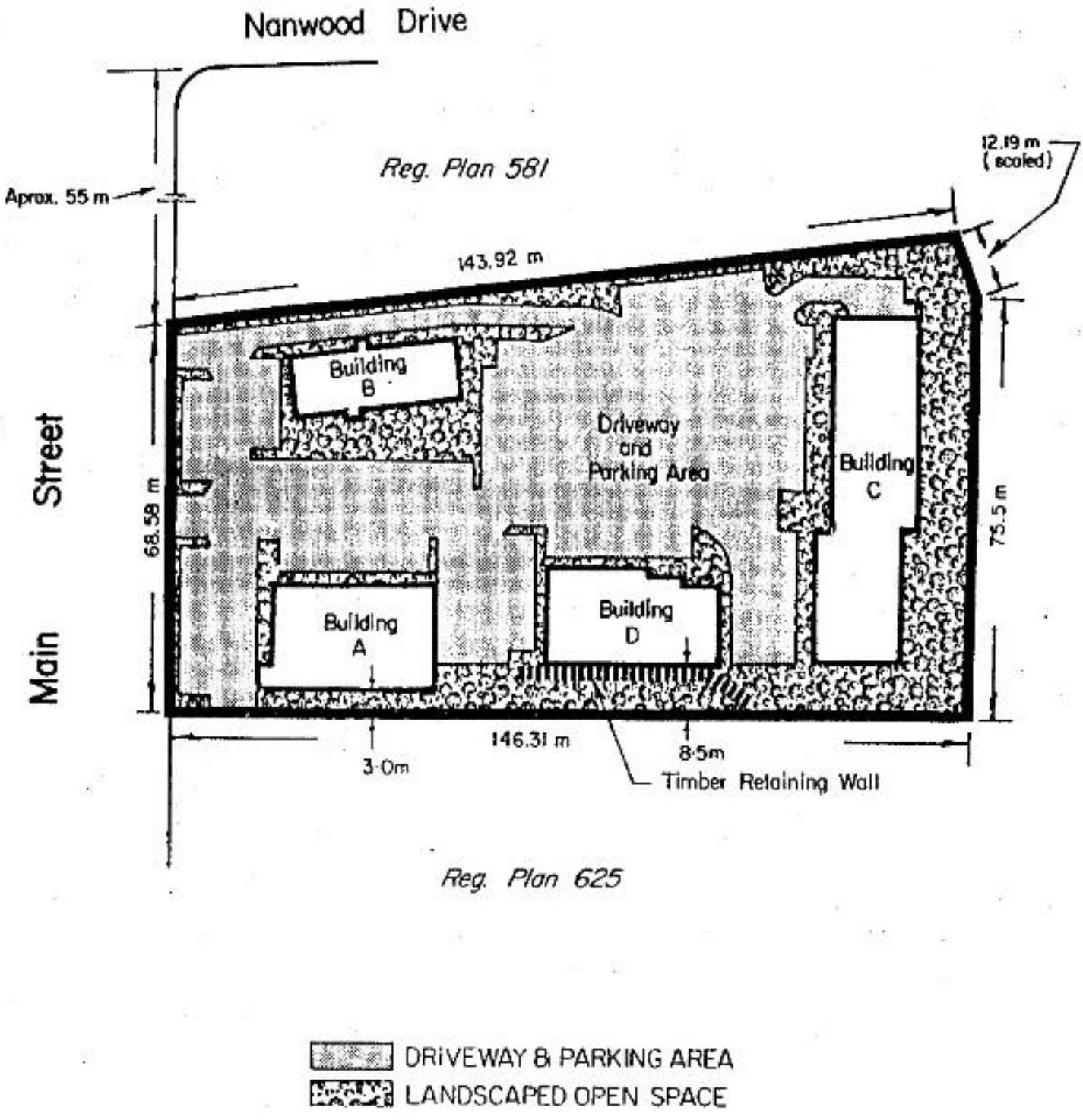
.6 "Building C" and "Building D" shall have a maximum total gross commercial floor area of 1625 square metres;

.7 a minimum of 139 parking spaces shall be provided and maintained in the area shown as DRIVEWAY AND PARKING AREA on Figure 1 - Exception 1617;

.8 the Maximum Height of all buildings and structures shall not exceed 1 storey, and

.9 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 1617.

Figure 1


Nanwood Drive
Reg. Plan 581
Aprox. 55 m
12.19 m
(scaled)
143.92 m
Building
B
Driveway
and
Parking Area
Building
C
Building
A
Building
D
Main Street
68.58 m
75.5 m
146.31 m
3·0m
8·5m
Timber Retaining Wall
Reg. Plan 625
DRIVEWAY & PARKING AREA
LANDSCAPED OPEN SPACE

12.1618 Exception 1618

12.1618.1 The lands shall only be used for the following purposes:

.1 the manufacturing and assembling of motor vehicles;

.2 the purposes permitted in the PE zone;

.3 uses that legally existed as of the date of passing of this By-law are permitted uses; and

.4 purposes accessory to the other permitted purposes.

12.1618.2 The lands shall be subject to the following requirements and restrictions:

.1 parking spaces are required to be provided and maintained in accordance with the following:

.a manufacturing, cleaning, packaging, processing, repairing, assembling, or printing operation - 1 parking space for each 93 square metres of gross floor area devoted to the industrial use, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail or educational uses.

.2 no loading spaces shall be required; and,

.3 No outside storage shall be permitted within 50 metres of public street, except in conjunction with a permitted seasonal outdoor garden centre associated with a retail warehouse.

12.1622 Exception 1622

12.1622.1 The lands shall only be used for the following purposes:

.1 purposes permitted in a LC zone;

.2 only in connection with an establishment retailing alcoholic beverages, a warehouse operation for alcoholic beverages;

.3 a gas bar; and,

.4 purposes accessory to the other permitted purposes.

12.1622.2 The lands shall be subject to the following requirements and restrictions:

.1 all main buildings shall be located within the areas shown as Building Areas on Figure 1- Exception 1622 to this by-law;

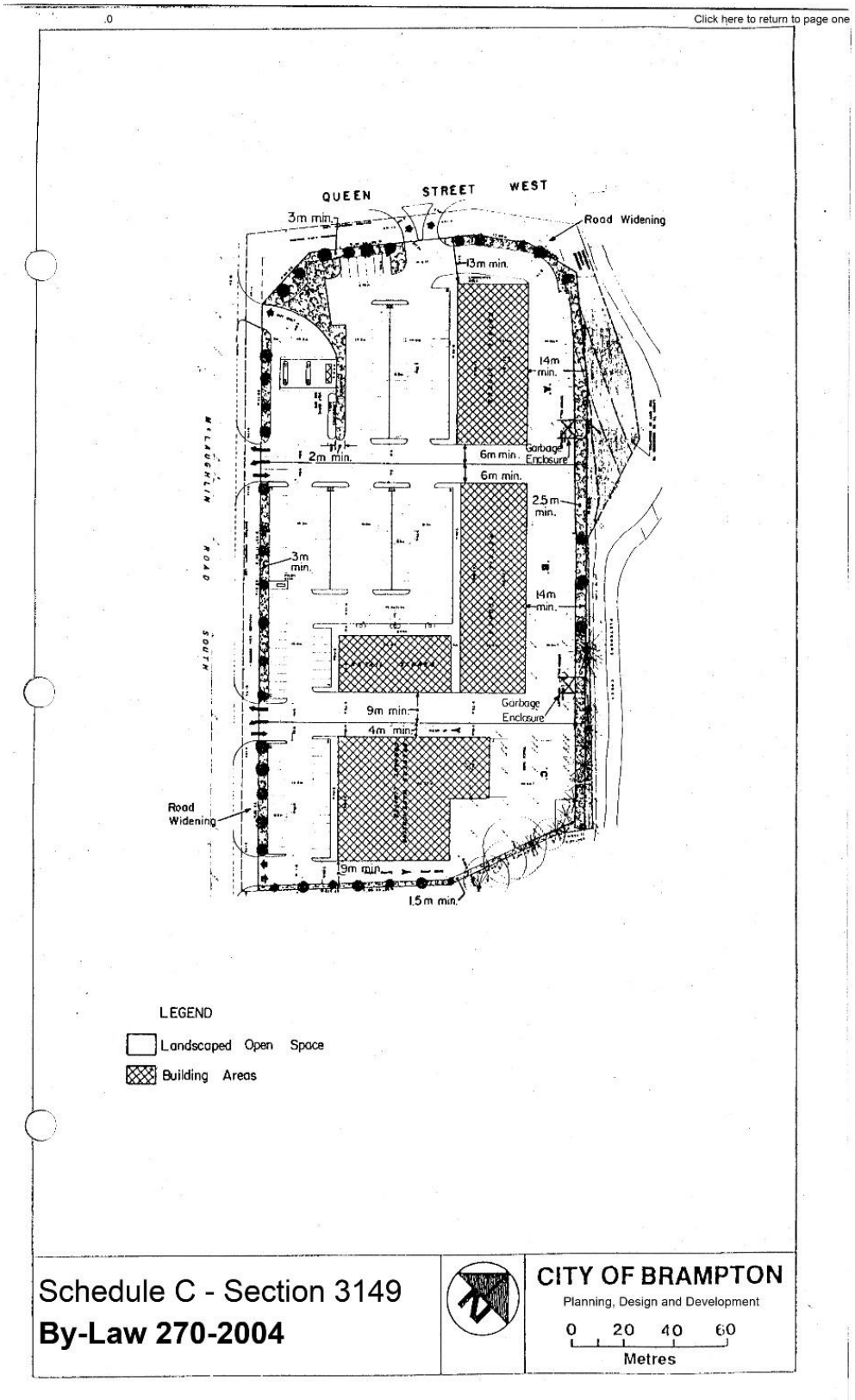
.2 on-site landscaped open space shall be provided and maintained in the location shown on Figure 1- Exception 1622 to this by-law;

.3 all waste disposal facilities shall be located in enclosed areas or within the areas shown as Building Areas on Figure 1- Exception 1622 to this by-law, except that waste disposal facilities for restaurants and food-related uses shall be located within the main buildings in a climate controlled area;

.4 the height of any building shall not exceed 6.1 metres; and,

.5 all gasoline pump islands and related canopies shall be located a minimum of 6 metres from any street lines, and a minimum of 7.5 metres from the boundary of any residential properties.

Figure 1


.0
Click here to return to page one
QUEEN STREET WEST
3m min.
Road Widening
13m min.
14m min.
Garbage Enclosure
2m min.
6m min.
6m min.
2.5m min.
3m min.
14m min.
9m min.
4m min.
Garbage Enclosure
Road Widening
9m min.
1.5m min.
WILLOUGHBY ROAD SOUTH
LEGEND
Landscaped Open Space
Building Areas
Schedule C - Section 3149
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0 20 40 60
Metres

12.1623 Exception 1623

12.1623.1 The lands shall only be used for the following purposes:

.1 the lands designated as Parcel A on Figure 1 to this by-law shall only be used for an apartment dwelling containing no more than 270 dwelling units and having a maximum height of 20 storeys;

.2 the lands designated as Parcel B on Figure 1 to this by-law shall only be used for an apartment dwelling containing no more than 285 dwelling units and having a maximum height of 21 storeys;

.3 the lands designated as Parcel C on Figure 1 to this by-law shall only be used for an apartment dwelling containing no more than 270 dwelling units and having a maximum height of 20 storeys;

.4 the lands designated as Parcel D on Figure 1 to this by-law shall only be used for an apartment dwelling containing no more than 285 dwelling units and having a maximum height of 21 storeys;

.5 the lands designated as Parcel E on Figure 1 to this by-law shall only be used for a recreational centre building and associated facilities. The recreational centre building may also contain a Commercial Area in the north-east corner of the building with a gross commercial floor area not to exceed 290 square metres;

.6 the lands designated as Parcel F on Figure 1 to this by-law shall only be used for the following purposes:

- .a a public park;
- .b a recreation centre;
- .c a day-care centre;
- .d a public library; or,
- .e purposes accessory to the other permitted purposes.

12.1623.2 The lands shall be subject to the following requirements and restrictions:

.1 Dwelling Units:

- .a none of the apartment dwellings shall contain a dwelling unit with more than 3 bedrooms;
- .b the total number of 3 bedroom dwelling units in any one apartment dwelling shall not exceed 2; and,
- .c no more than 45 percent of the total number of dwelling units in any one apartment dwelling shall be 2 bedroom dwelling units.

.2 Setbacks:

- .a the minimum setbacks from parcel boundaries for all parts of each apartment dwelling that are above grade, excluding the parking structure, balconies, the elevator motor rooms, tank rooms and similar service facilities, shall be as shown on Figure 1 to this by-law;

.b the minimum distance between the apartment dwellings on parcels A, B, C, and D shall be as shown on Figure 1 to this by-law; and,

.c the parking structure for each apartment dwelling shall be constructed within the parking structure limits and with the minimum setbacks shown on Figure 1 to this by-law for each parcel.

.3 Parking:

.a parking spaces shall be provided for each apartment dwelling, within the parking structure for that apartment dwelling; at the rate of 1.25 parking space for each dwelling unit contained in that apartment dwelling;

.b a maximum of 6 percent of the total number of parking spaces required for each apartment dwelling may be tandem parking spaces;

.c on each of Parcel A, B, C, and D, there shall be provided, either within the apartment dwelling's parking structure or on the grounds within the parcel boundaries for that apartment dwelling, surface level parking spaces for visitors at the rate of 1 parking space for every four dwelling units contained within that apartment dwelling;

.d all areas containing parking spaces for visitors shall be designated by signs stating "Visitors' Parking Only"; and,

.e parking for employees for the Commercial Area shall consist of a minimum of 3 spaces in the location shown of Figure 1. In addition, a single loading space for the commercial area shall be provided in the location shown on Figure 1. The area containing employee parking spaces and a loading space for the Commercial Area shall be designated by signs stating "Employee Parking/Loading Space Only".

.4 Landscaped Open Space:

.a at least 50 percent of the area of each of Parcel A, Parcel B, Parcel C and Parcel D shall be occupied by landscaped open space; and,

.b at least 65 percent of the total area of all land included in Parcels A, B, C, D, and E shall be occupied by landscaped open space, recreational facilities and areas.

.5 Vehicular Access:

.a vehicular access to the lands shown outlined on Figure 1 to this by law shall be limited to the entrances and driveways located as shown on Figure 1 to this by-law.

.6 Garbage Collection and Storage:

.a all areas reserved for the collection of garbage and for the storage of garbage collection devices shall be completely screened from view;

.b there shall be no incineration of garbage or refuse on the lands to which this by-law applies, or in any of the buildings thereon;

.c garbage and refuse shall be stored within each apartment dwelling in temperature-controlled areas, and garbage compactors shall be used; and,

.d garbage and refuse generated from the Commercial Area shall be stored entirely within the Commercial Area in a temperature controlled enclosure.

.7 Recreational Facilities:

.a the recreational centre building on Parcel E shall be constructed and completed at the same time as the first apartment dwelling to be built on any of the other parcels;

.b within the recreation centre dwelling on Parcel E, at least the following facilities, with all necessary equipment and furniture, shall be provided:

.i a swimming pool with a water surface area of a least 210 square metres;

.ii two regulation size squash courts and one handball court;

.iii gymnasium or exercise room with a floor area of at least 60 square metres;

.iv a lounge or meeting room; and,

.v two saunas.

.c upon the lands designated as Parcel E, the following facilities shall be constructed and completed, and thereafter maintained, at the same time as the first apartment dwelling to be built on any of the other parcels:

.i a children's outdoor play area with a minimum area of 300 square metres;

.ii at least four tennis courts, of which at least two must be floodlit; and,

.iii an outdoor wading pool with a water surface area of at least 95 square metres.

.d a sheltered and enclosed pedestrian walkway, from each of the apartment dwellings to the recreational centre building on Parcel E, shall be provided;

.e a children's outdoor play area with a minimum area of 95 square metres shall be provided and maintained at the rear of each of the apartment dwellings; and,

.f a lounge, a hobby room, a children's play room and a meeting room, with a total floor area of least (150) square metres shall be provided within each of the apartment dwellings.

.8 Commercial Area:

.a the commercial area in the recreational centre building on Parcel E, Figure 1, shall not exceed 290 square metres, and shall only be used for the following purposes:

.i a convenience store having no external display and outside storage;

.ii a beauty salon; and,

.iii a dry cleaning and laundry distribution station.

12.1623.3 for the purposes of Exception 1623:

.1 Commercial Area shall mean that portion of the recreational centre building containing commercial purposes which are to be used solely and exclusively by occupants of Parcels A, B, C, and D through a method of controlled access.

.2 Parking Space shall mean an area of not less than seventeen square metres and a width of not less than 2.9 metres which is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving any other motor vehicle.

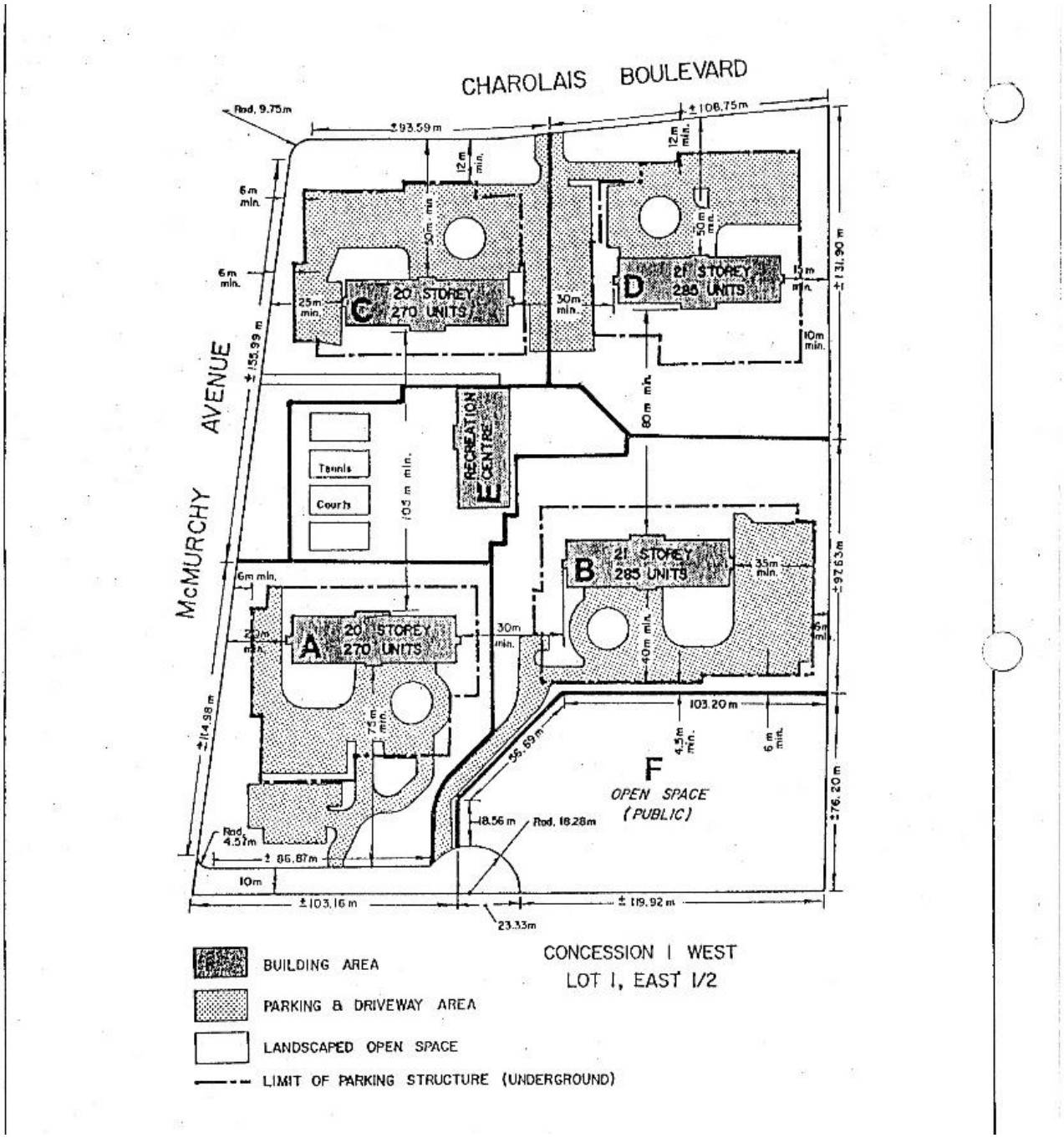
.3 Setback shall mean the minimum distance measured at right angles between a lot line and the nearest main wall of any buildings or structure.

.4 Storey shall mean that portion of a building other than a cellar or basement, between the surface of any floor and the surface of the floor next above it, if there be no floor above it, that portion between the surface of such floor and the ceiling above it.

.5 Tandem Parking Space shall mean an area of not less than seventeen (17) square metres and a width of not less than 2.9 metres which is not readily accessible at all times and it may be necessary to move another motor vehicle for the parking and removal of a motor vehicle on this space.

.6 For the purposes of this Exception, floors accommodating mechanical and parking facilities for an apartment dwelling shall not be counted in determining the number of storeys of each apartment dwelling.

Figure 1


CHAROLAIS BOULEVARD
McMURCHY AVENUE
Rad. 9.75m
±93.59m
±108.75m
12m min.
6m min.
50m min.
25m min.
C 20 STOREY 270 UNITS
30m min.
D 21 STOREY 285 UNITS
15m min.
10m min.
±131.90m
±135.99m
80m min.
RECREATION CENTRE E
Tennis Courts
105m min.
B 21 STOREY 285 UNITS
35m min.
±97.63m
A 20 STOREY 270 UNITS
30m min.
75m min.
±114.98m
103.20m
4.5m min.
6m min.
55.69m
F
OPEN SPACE
(PUBLIC)
±76.20m
18.56m
Rad. 18.28m
Rad. 4.57m
±86.87m
10m
±103.16m
±119.92m
23.33m
CONCESSION I WEST
LOT 1, EAST 1/2
BUILDING AREA
PARKING & DRIVEWAY AREA
LANDSCAPED OPEN SPACE
LIMIT OF PARKING STRUCTURE (UNDERGROUND)

12.1624 Exception 1624

12.1624.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.1624.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 180 square metres;

.2 Minimum Exterior Lot Width: 8 metres;

.3 Minimum Front Yard Depth: 6 metres;

.4 Minimum Exterior Side Yard Width: 1.8 metres;

.5 the width of an exterior side yard flanking Kennedy Road South shall not be less than 6 metres; and,

.6 Maximum Building Height: 7.6 metres

12.1625 Exception 1625

12.1625.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a animal hospital;
- .b bank, trust company, finance company;
- .c banquet facilities;
- .d commercial school;
- .e convenience store;
- .f dry cleaning & laundry establishment;
- .g garden centre sales establishment;
- .h gas bar;
- .i gymnastic facility;
- .j health centre;
- .k furniture and appliance store;
- .l laundromat;
- .m motor vehicle sales, rental, leasing or service establishment, motor vehicle repair shop, and motor vehicle parts and accessories sales establishment;
- .n motor vehicle washing establishment;
- .o business, professional and administrative office;
- .p personal service shop;
- .q place of commercial recreation;
- .r printing or copying establishment;
- .s dining room restaurant, convenience restaurant, and take-out restaurant subject to a maximum of two dining room restaurants;
- .t retail establishment having no outside storage, including the sales of food to a maximum GFA of 600 square metres;
- .u service station;
- .v tavern;
- .w tool & equipment rental establishment;

.2 Accessory:

.a purposes accessory to the other permitted purposes.

12.1626 Exception 1626

12.1626.1 The lands shall only be used for the following purposes:

.1 a gas bar;

.2 a service station;

.3 a motor vehicle washing establishment; and

.4 only in conjunction with a gas bar or service station, a retail establishment having no outside storage, a grocery store, a personal service shop, a convenience restaurant, a take-out restaurant, a dry cleaning and laundry distribution station, or a bank, trust company or finance company; and,

.5 a convenience store.

12.1627 Exception 1627

12.1627.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle body shop as a principal or accessory use;

.b a printing establishment; and

.c a warehouse.

.2 Non-Industrial:

.a a radio or television broadcasting and transmission establishment;

.b a recreation facility or structure;

.c a community club; and

.d an office, excluding offices for medical, health care and dental practitioners; administrative offices of school boards and governments, and offices of accredited or licensed professionals such as accountants, architects, engineers, financial advisors, insurance agents/brokers, landscape architects, lawyers, real estate agents/brokers/appraisers and urban planners.

.3 Accessory:

.a an associated educational purpose;

.b an associated office;

.c a retail outlet operated in connection with a particular use permitted by Exception 1627.1(1) and (2), provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular use; and

.d purposes accessory to the other permitted purposes.

12.1628 Exception 1628

12.1628.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone

12.1628.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 315 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 10.5 metres;

.b Corner Lot: 12.3 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 the following provisions shall apply to garages:

.a the maximum garage door width shall be 4.12 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width.

12.1629 Exception 1629

12.1629.1 The lands shall only be used for the following purposes:

.1 a transport terminal;

.2 a warehouse;

.3 an office use; and,

.4 purposes accessory to the other permitted purposes.

12.1629.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 8.0 hectares;

.2 Minimum Lot Width: 6.0 metres;

.3 Maximum Lot Coverage: 40 percent

.4 Minimum Landscaped Open Space:

- .a a minimum of 15.0 metres shall be provided and maintained abutting the west limit of the property, except at approved driveway locations;
- .b a minimum of 9.0 metres shall be provided and maintained abutting the south limit of the property, except at approved driveway locations

.5 Outdoor Storage:

- .a shall only be permitted in connection with a building;
- .b shall not be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space;
- .c shall be limited to the parking and storage of trucks, trailers, and intermodal containers and chassis;
- .d shall not exceed a maximum height of 4.5 metres (or 1 container on a truck chassis) when located within 200 metres from Queen Street East;
- .e shall permit a maximum height of 6.0 metres (or 2 containers) when located within 120 metres of the westerly property limit and when located a minimum distance of 200.0 metres from Queen Street East; and,
- .f shall permit a maximum height of 15.0 metres (or 5 containers) when located a minimum distance of 120 metres from the westerly property limit and a minimum distance of 260 metres from Queen Street East.

.6 Minimum Setback from Queen Street East to a loading space or loading door shall be 100.0 metres.

12.1630 Exception 1630

12.1630.1 The lands shall only be used for the following purposes:

.1 either:

.a the outside storage of goods and materials without the necessity of constructing a building on the site, as a temporary use until February 13, 1997, and,

.b purposes accessory to the other permitted purposes.

.2 or:

.a the purposes permitted in the GE - Exception 1561 zoning designation.

12.1630.2 The lands shall be subject to the following requirements and restrictions:

.1 for the purposes permitted by Exception 1630.1(1), the following shall apply:

.a the outside storage area shall be enclosed by a chain link fence not less than 2.0 metres in height.

.b the outside storage area shall be located a minimum of 67 metres from the front property line.

.c the maximum height of any materials stored on the site shall be 2.5 metres.

.d the use permitted under Exception 1630.1(1) shall be considered as a temporary use under Section 39 of the Planning Act, R.S.O. 1990, c.P.13, and no claim of legal non-conforming use shall be permitted.

.2 for the purposes permitted in the GE - Exception 1561 zone, the requirements and restrictions related to the GE - Section 1561 zone shall apply.

12.1631 Exception 1631

12.1631.1 The lands shall only be used for the following purposes:

.1 purposes permitted in the R1 zone; and,

.2 walkways.

12.1631.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 216 square metres;

.2 Minimum Lot Depth: 24 metres;

.3 a garage or carport shall not be closer than 6 metres to the front lot line;

.4 Minimum Front Yard Depth: 4.6 metres;

.5 a side yard, other than a side yard abutting a street or a walkway owned by a public authority, may be reduced to between zero metre to one metre or less in width provided that:

- .a the building with such a reduced side yard shall be a minimum of 1.5 metres from any other building; and,
- .b the wall of any building facing such a reduced side yard shall contain no openings other than windows for bathrooms on the first or second storey;

.6 Minimum Exterior Side Yard Width: 3 metres;

.7 the width of a side yard flanking a walkway owned by a public authority shall not be less than 1.5 metres;

.8 Minimum Rear Yard Depth: 6 metres;

.9 where side lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between points on the side lot lines measured on a line 7.6 metres back from the front lot line;

.10 the building area shall not occupy more than 45 percent of the lot area; and,

.11 no building shall exceed a building height of 7.6 metres.

12.1632 Exception 1632

12.1632.1 The lands shall only be used for the following purposes:

.1 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;

.2 a motor vehicle repair shop and a motor vehicle body shop as a principle or accessory use;

.3 industrial uses involving the storage of goods and materials in the open;

.4 a printing establishment;

.5 a warehouse;

.6 a parking lot;

.7 the non-industrial purposes permitted in GE Zone of this by-law;

.8 purposes accessory to the other permitted purposes.

12.1632.2 The lands shall be subject to the following requirements and restrictions:

.1 no motor vehicle repair facility or body shop shall be located within 25 metres of the front lot line.

12.1633 Exception 1633

12.1633.1 The lands shall only be used for the following purposes:

.1 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;

.2 a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

.3 industrial uses involving the storage of goods and materials in the open;

.4 a printing establishment;

.5 a warehouse;

.6 a parking lot;

.7 Non-Industrial Uses:

- .a a radio or television broadcasting and transmission establishment
- .b a recreational facility or structure
- .c a community club
- .d an animal hospital
- .e a place of worship only when located in a Business Corridor Area

.8 Accessory Uses:

- .a an associated educational use
- .b an associated office
- .c a retail outlet operated in connection with a particular purpose permitted by exception 1633.1(1) and 1633.1(4) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
- .d purposes accessory to the other permitted purposes
- .e Thermal Degradation (Energy from Waste) Use provided that the source of waste input into the energy generation is a by-product of the primary use of the site and is not a Hazardous Waste.

12.1633.2 The lands shall be subject to the following requirements and restrictions:

.1 parking shall be provided in accordance with section 4.1 of this by-law as amended;

.2 no outdoor storage of vehicles associated with the uses permitted by exception 1633.1(2) shall be permitted;

.3 the uses permitted by exception 1633.1(2) shall be located a minimum of 50 metres from Clark Boulevard and Delta Boulevard right-of-ways; and

.4 the uses permitted by exception 1633.1(2) shall have a maximum gross floor area of 710 square metres

12.1634 Exception 1634

12.1634.1 The lands shall only be used for the following purposes:

.1 either:

.a those purposes permitted in the GE – Exception 1565 zone or,

.b a concrete mixing plant,

.2 but not both, and

.a purposes accessory to the other permitted purposes.

12.1634.2 The lands shall be subject to the following requirements and restrictions:

.1 for the purposes permitted by Exception 1634.1(1)(b), the following shall apply:

.a the maximum height for any materials stored on the lands shall be 6.0 metres; and,

.b a 3.5 metre wide landscaped area shall be provided along the east and south limit of the subject property.

12.1634.3 for the purposes of Exception 1634:

.1 shall also be subject to the requirements and restrictions relating to the GE-Exception 1565 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1634.2

S12.1635 Exception 1635

12.1635.1 The lands shall only be used for the following purposes:

.1 an office;

.2 a bank, trust company and financial company;

.3 a retail establishment subject to the requirement set out in Exception 1635.2(7);

.4 a personal service shop;

.5 a dry cleaning and laundry distribution station;

.6 a dining room restaurant, a convenience restaurant and a take-out restaurant;

.7 a community club;

.8 a recreation facility or structure;

.9 a hotel or motel;

.10 a banquet hall; and,

.11 purposes accessory to the other permitted purposes.

12.1635.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 4047 square metres;

.2 Maximum Coverage: 28 percent;

.3 all buildings and structures shall be located a minimum of 14.0 metres from the Highway Number 7 right-of-way, as widened;

.4 Maximum Building Height: no restriction;

.5 a Landscaped Area, not less than 3.0 metres in width, shall be provided and maintained where the lands abut a road;

.6 a Landscaped Area, not less than 9.0 metres in width, shall be provided and maintained where the lands abut Highway Number 7;

.7 the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;

.8 the Maximum Floor Space Index for office purposes shall be 0.5;

.9 the Maximum Floor Space Index for office purposes may exceed 0.5, to a maximum of 1.0, provided that:

.a the lot has a minimum lot area of 12,141 square metres;

.b the lot has a minimum lot width of 60 metres;

.c the lot has a maximum coverage of 25 percent; and,

.d the maximum gross commercial floor area of an office building devoted to those uses permitted in 1635.1(2) to (11), shall not exceed 15 percent of an office building;

.10 parking shall be provided in accordance with Section 4.1 of this by-law;

.11 no outside storage of goods, materials or machinery except seasonal goods in a contained package shall be permitted provided that such storage shall not occupy any required parking space or landscaped area;

.12 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Highway Number 7 and Airport Road;

.13 an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted;

12.1635.3 Holding (H):

.1 The holding (H) symbol on any portion of the lot shall not be removed until the Council of the City of Brampton has determined that satisfactory arrangements have been made with the City and the Ministry of Transportation (Ontario) to obtain vehicular access to the property; and,

.2 in addition to Exception 1635.3(1), the holding (H) symbol shall not be removed until the Council of the City of Brampton has determined that a tertiary plan, for the most northerly 80 metres and the most westerly 85 metres of the site, has been approved by the Commissioner of Planning, Design and Development, indicating how these lands can be developed in a comprehensive manner with the abutting lands to the north and west, respectively; and,

.3 until the holding (H) symbol is removed, the lands designated LC(H)-Exception 1635 shall only be used for those purposes permitted in an A zone, subject to the requirements and restrictions of an A zone.

12.1636 Exception 1636

12.1636.1 The lands shall only be used for the following purposes:

.1 a garden centre sales establishment, within an enclosed building;

.2 furniture and appliance store;

.3 a service station;

.4 a dining room restaurant, a convenience restaurant, and a takeout restaurant;

.5 a personal service shop;

.6 a bank, trust company, and finance company;

.7 a retail establishment having no outside storage;

.8 an office;

.9 a motor vehicle repair shop;

.10 a recreation facility or structure;

.11 a hotel or motel;

.12 a banquet hall; and,

.13 purposes accessory to the other permitted purposes.

12.1636.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 4047 square metres;

.2 Maximum Coverage: 28 percent;

.3 all buildings and structures shall be located a minimum of 14.0 metres from Humberwest Parkway and the Regional Road Number 107 (Queen Street) right-of-way;

.4 except for approved access locations, landscaped open space shall be provided as follows:

.a a minimum 9.0 metre wide strip along Humberwest Parkway and Regional Road #107 (Queen Street); and,

.b a minimum 3.0 metre wide strip along all other public roads.

.5 the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;

.6 Maximum Floor Space Index:

.a for office purposes shall be 0.5; and,

.b for all other purposes, other than offices, shall be 0.38;

.7 a screened outdoor area devoted to the year round display and sale of products and commodities only in conjunction with a retail establishment, and a temporary open air market, and shall be restricted to areas not required for landscaping and parking;

.8 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Regional Road #107 (Queen Street) and Humberwest Parkway;

.9 the uses permitted within Exception 1636.1(9) will not be permitted on lands that abuts Humberwest Parkway;

.10 an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

12.1637 Exception 1637

12.1637.1 The lands shall only be used for the following purposes:

.1 an office;

.2 a bank, trust company and financial company;

.3 a personal service shop;

.4 a retail establishment, having no outside storage;

.5 a dry cleaning and laundry distribution station;

.6 a dining room restaurant, a convenience restaurant and a take-out restaurant;

.7 a community club;

.8 a recreation facility or structure;

.9 a hotel or motel;

.10 a banquet hall; and,

.11 purposes accessory to the other permitted purposes.

12.1637.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 4047 square metres;

.2 Maximum Lot Coverage: 28 percent;

.3 all buildings and structures shall be located a minimum of 14.0 metres from the Humberwest Parkway right-of-way;

.4 except for approved access locations, landscaped open space shall be provided as follows:

.a a minimum 9.0 metre wide strip along Humberwest Parkway; and,

.b a minimum 3.0 metre wide strip along all other public roads;

.5 the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;

.6 the Maximum Floor Space Index:

.a for office purposes shall be 0.5; and,

.b for all other purposes, other than offices, shall be 0.38;

.7 a screened outdoor area devoted to the year round display and sale of products and commodities shall only be permitted in conjunction with a retail establishment, and a temporary open air market, and shall be restricted to areas not required for landscaping and parking;

.8 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Humberwest Parkway; and,

.9 an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

12.1638 Exception 1638

12.1638.1 The lands shall only be used for the following purposes:

.1 a manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage use within a wholly enclosed building;

.2 a furniture and appliance store;

.3 a recreation facility and structure;

.4 a community club;

.5 an automobile sales dealership and establishment;

.6 a garden centre sales establishment;

.7 a service shop;

.8 a banquet hall;

.9 a heavy equipment sales, rental or leasing, establishment, with associated servicing and storage;

.10 a retail warehouse;

.11 purposes accessory to the other permitted purposes.

12.1638.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 6070 square metres;

.2 Maximum Coverage: 38 percent;

.3 Minimum Lot Frontage: 50 metres;

.4 Maximum Floor Space Index: 0.45;

.5 except for approved access locations, landscaped open space shall be provided as follows:

.a a minimum 3.0 metre wide strip along all public roads;

.6 a screened outdoor area devoted to the year round display and sale of products and commodities shall only be permitted in conjunction with a retail establishment, and a temporary open air market, and shall be restricted to areas not required for landscaping and parking;

.7 outdoor storage shall only be permitted in conjunction with the uses permitted within Exception 1638.1, shall be within a screened side yard, and/or a rear yard, and shall only be permitted on lands located west of Sun Pac Boulevard;

.8 the uses permitted within Exception 1638.1(9) shall only be permitted on lands located west of Sun Pac Boulevard; and,

.9 an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

12.1638.3 for the purposes of Exception 1638:

.1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The uses permitted shall be for the sale of non-human food products that are displayed and stored in a warehouse format.

12.1639 Exception 1639

12.1639.1 The lands shall only be used for the following purposes:

.1 a beauty salon or barber shop;

.2 a dwelling unit, to be occupied by not more than one person; and,

.3 purposes accessory to the other permitted purposes

12.1639.2 The lands shall be subject to the following requirements and restrictions:

.1 minimum front, rear and side yard depths and widths shall be provided as shown on Figure 1;

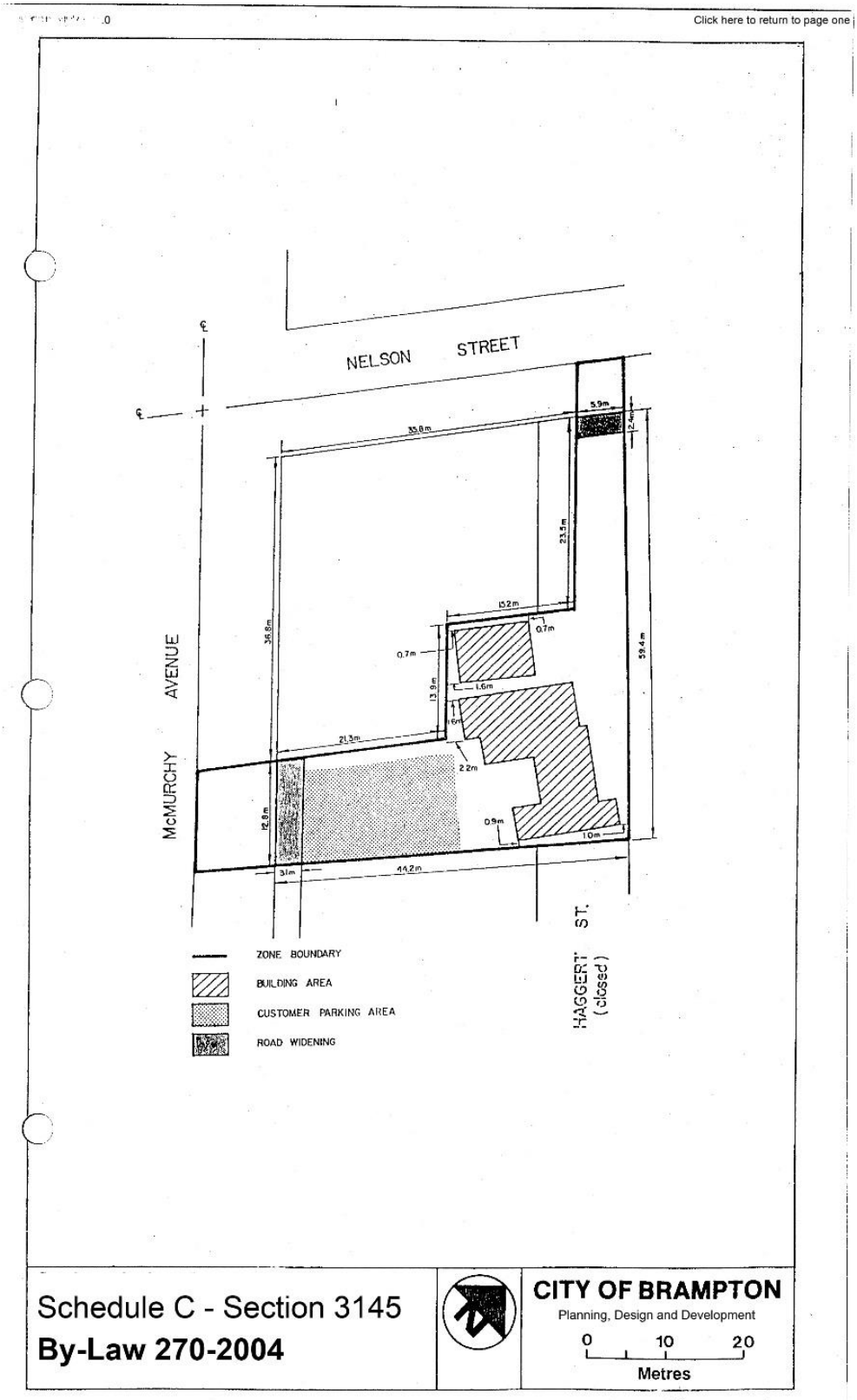
.2 Maximum Building Height: 5.18 metres;

.3 all buildings, including the accessory building, shall be located within the Building Area as shown on Figure 1;

.4 a minimum of 6 parking spaces shall be provided and located in the Customer Parking Area as shown on Figure 1; and,

.5 a minimum of 3 parking spaces shall also be provided on the site outside the Customer Parking Area.

Figure 1


Click here to return to page one
NELSON STREET
McMURCHY AVENUE
HAGGERT ST. (closed)
ZONE BOUNDARY
BUILDING AREA
CUSTOMER PARKING AREA
ROAD WIDENING
Schedule C - Section 3145
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0 10 20
Metres

12.1640 Exception 1640

12.1640.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.1640.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 275 square metres; and,
- .b Corner Lot: 370 square metres.

.2 Minimum Front Yard Depth:

- .a 5.2 metres, where the lot depth is less than 33 metres; and,
- .b 6 metres, where the lot depth is 33 metres or greater.

12.1641 Exception 1641

12.1641.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in a PE - Exception 1574 zone; and,

.2 purposes accessory to the other permitted purposes.

12.1641.2 Holding (H):

.1 The holding (H) symbol shall not be removed until either:

.a the two abutting residential properties to the north and east are rezoned for non-residential purposes; or,

.b the owner has submitted a satisfactory concept site plan to the satisfaction of the Council of the City of Brampton, illustrating that the two abutting residential properties, to the north and east, can be comprehensively developed in conjunction with both the PE - Exception 1575 (SPECIAL RESERVE) and the PE(H)- Exception 1641 zones; and

.2 until the holding (H) symbol is removed, the lands designated PE(H) - Exception 1641 shall:

.a only be used for those purposes permitted in the A zone, subject to the requirements and restrictions of the A zone, and all general provisions of this by-law; and,

.b until November 13, 1998 may be temporarily used for the parking of trucks and trailers, subject to the requirements and restrictions of the PE-Exception 1574 zone.

12.1641.3 for the purpose of Exception 1641:

.1 shall also be subject to the requirements and restrictions relating to the PE - Exception 1574 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1641.2.

12.1642 Exception 1642

12.1642.1 The lands shall only be used for the following purposes:

.1 service stores, including not more than one of each of the following: barber, beauty parlour or hairdressing establishment, dry cleaning collection depot or dry cleaning plant (where synthetic cleaning only is carried on), laundromat, shoe repair shop, florist, tailor or dressmaker;

.2 one bank or financial institution;

.3 business or profession offices, each not exceeding a gross floor area of one hundred and fifty (150) square metres;

.4 one medical and one dental office, each not exceeding a gross floor area of one hundred and fifty (150) square metres;

.5 one dining room restaurant;

.6 not more than two convenience restaurants;

.7 not more than one of each of the following;

- .a drugstore and/or optical store;
- .b food store and/or convenience store and/or pop shop;
- .c bake shop and/or donut shop;
- .d delicatessen and/or meat and/or fish store;
- .e fruit or vegetable store;
- .f variety, tobacco and gift shop;
- .g jewellery shop;
- .h hobby shop and/or pet shop;
- .i bookstore;
- .j hardware store;
- .k paint and wallpaper store;
- .l floor and tile store;
- .m music store;
- .n camera and photo supplies store;
- .o sporting goods store;
- .p radio and television sales and service store;

.q clothing store and/or shoe store; and,

.r day nursery.

12.1642.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Floor Area of all buildings and structures shall not exceed 25 percent of the area of the lot;

.2 all building and structures shall be located within the area shown as Commercial Building Area on Figure 1;

.3 Vehicular Access and Egress from the said lands shall be as shown on Figure 1;

.4 Landscaped Open Space of a minimum of twenty percent (20%) of the area of the lot shall be provided and maintained;

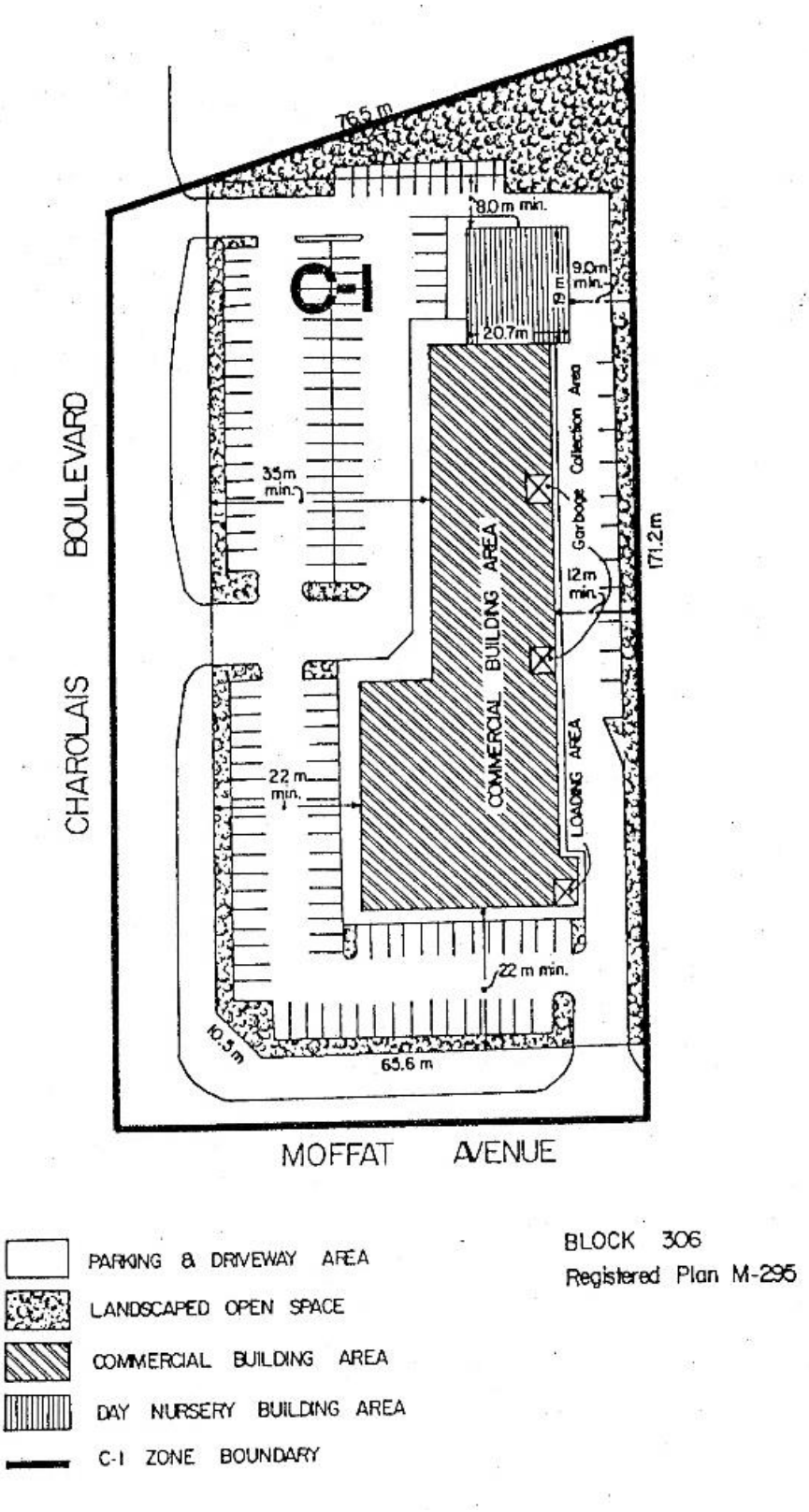
.5 off-street parking, at the rate of 59.2 spaces for each 1,000 square metres of the net floor area of all buildings and structures shall be provided and maintained on the lot;

.6 a garbage and refuse collection area with pick-up facilities shall be provided on the lot within the area shown as the Commercial Building Area on Figure 1;

.7 a day nursery shall be located only within the area shown as DAY NURSERY BUILDING AREA on Figure 1; and,

.8 no building or structure shall have more than one storey.

Figure 1


76.5 m
8.0 m min.
9.0m min.
19 m
20.7m
C-1
35m min.
Garbage Collection Area
12 m min.
171.2m
CHAROLAIS BOULEVARD
COMMERCIAL BUILDING AREA
LOADING AREA
22 m min.
22 m min.
10.5 m
65.6 m
MOFFAT AVENUE
PARKING & DRIVEWAY AREA
LANDSCAPED OPEN SPACE
COMMERCIAL BUILDING AREA
DAY NURSERY BUILDING AREA
C-1 ZONE BOUNDARY
BLOCK 306
Registered Plan M-295

12.1643 Exception 1643

12.1643.1 The lands shall only be used for the following purposes:

.1 a building supplies outlet within an enclosed building;

.2 a garden centre sales establishment within an enclosed building;

.3 a retail warehouse not engaged in the selling of food;

.4 a furniture and appliance store;

.5 a service station;

.6 a motor vehicle repair shop;

.7 a dining room restaurant, a convenience restaurant, and a take-out restaurant;

.8 a personal service shop;

.9 an office;

.10 a bank, trust company and finance company;

.11 a retail establishment, subject to the requirement set out in Exception 1643.2(6);

.12 a hotel/motel; and,

.13 purposes accessory to the other permitted purposes.

12.1643.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 4047 square metres;

.2 Maximum Coverage: 28 percent;

.3 all buildings and structures shall be located a minimum of 14.0 metres from the Highway Number 7 right-of-way, as widened;

.4 Maximum Building Height: no restriction;

.5 Minimum Landscaped Area:

.a not less than 9.0 metres in width, shall be provided and maintained where the lands abut Highway Number 7;

.b not less than 3.0 metres in width, shall be provided and maintained where the lands abut any other road;

.6 the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;

.7 the Maximum Floor Space Index for office purposes shall be 0.5;

.8 parking shall be provided in accordance with Section 4.1 of this by-law;

.9 no outside storage of goods, materials or machinery except seasonal goods in a contained package shall be permitted provided that such storage shall not occupy any required parking space or landscaped area

.10 all restaurant refuse storage shall be enclosed in a climate controlled area within the building;

.11 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Highway Number 7; and,

.12 an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

12.1643.3 for the purposes of Exception 1643:

.1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format.

12.1645 Exception 1645

12.1645.1 The lands shall only be used for the following purposes:

.1 a dry cleaning and laundry establishment, using non-toxic, non-flammable materials only; and,

.2 the purposes permitted in a LC zone with the exception of:

.a a religious institution including an associated place of public assembly; and,

.b a dining room restaurant, and a convenience restaurant.

12.1645.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings shall be located within the areas shown as BUILDING AREA on FIGURE 1 - Exception 1645;

.2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on FIGURE 1 - Exception 1645;

.3 the Gross Commercial Floor Area of all buildings shall not exceed 1057 square metres;

.4 the Maximum Height of all structures shall not exceed 1 storey;

.5 parking shall be provided in accordance with section 4.1 of this by-law;

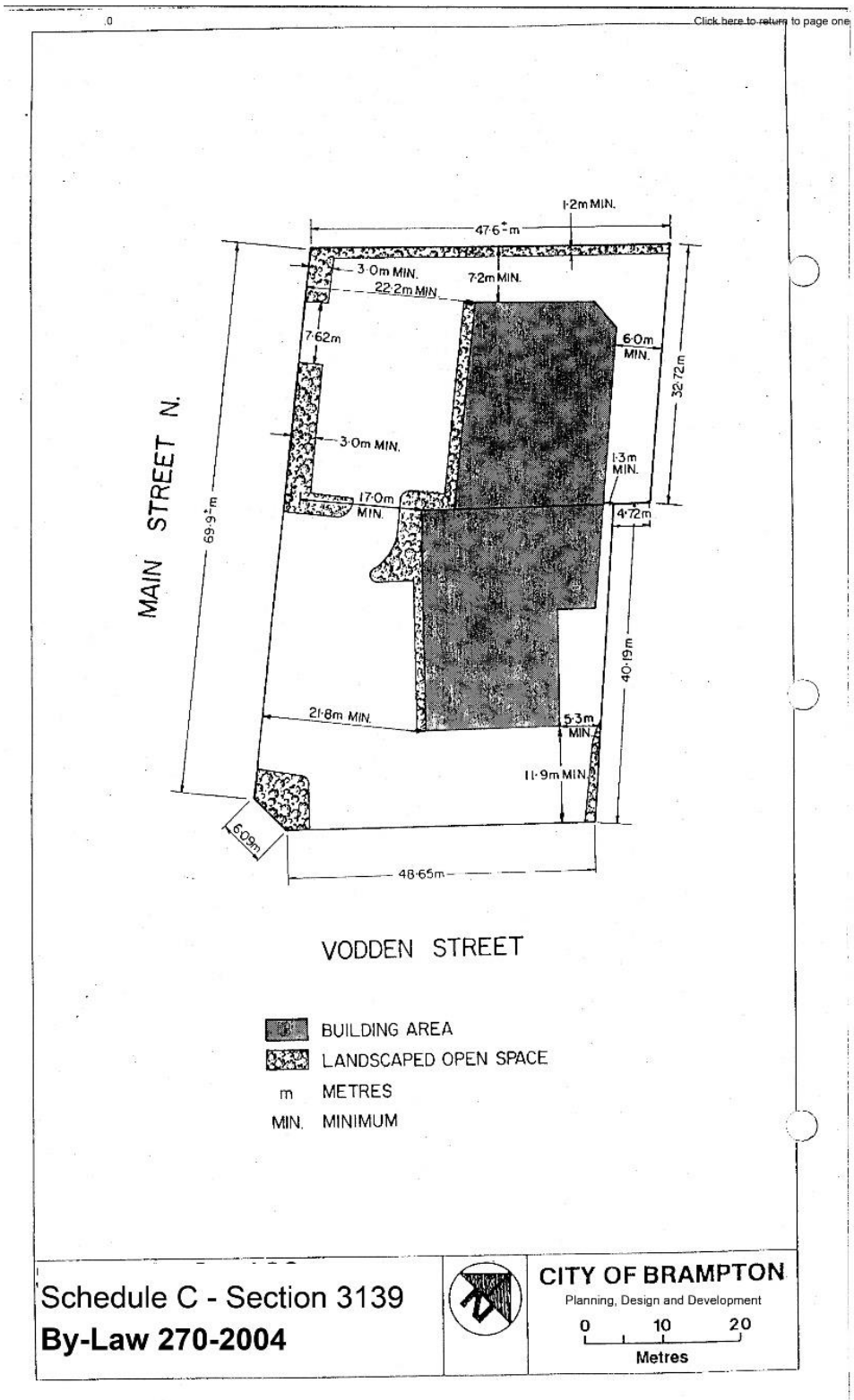
.6 all garbage and refuse containers shall be enclosed, with the exception of a roof;

.7 garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;

.8 an adult entertainment parlour shall not be permitted; and,

.9 no outside storage or display of goods shall be permitted

Figure 1


Click here to return to page one
1·2m MIN.
47·6±m
3·0m MIN.
7·2m MIN.
22·2m MIN.
7·62m
6·0m MIN.
32·72m
3·0m MIN.
1·3m MIN.
17·0m MIN.
4·72m
MAIN STREET N.
69·9±m
40·19m
21·8m MIN.
5·3m MIN.
11·9m MIN.
6·09m
48·65m
VODDEN STREET
BUILDING AREA
LANDSCAPED OPEN SPACE
m METRES
MIN. MINIMUM
Schedule C - Section 3139
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0 10 20
Metres

12.1646 Exception 1646

12.1646.1 The lands shall only be used for the following purposes:

.1 a single-family attached dwelling; and,

.2 purposes accessory to the other permitted purpose

12.1646.2 The lands shall be subject to the following requirements and restrictions:

.1 no more than 6 dwelling units shall be erected within Building J, as shown on Figure 1;

.2 no more than 70 dwelling units in total shall be erected within Building A, B, C, D, E, F, G, H, and I, as shown on Figure 1;

.3 Yards shall be as shown on Figure 1;

.4 separation between buildings within the group of buildings shall be as shown on Figure 1;

.5 a single-family attached unit shall have a minimum gross floor area of 83.6 square metres;

.6 the buildings shall be located as shown on Figure 1 and the aggregate building areas shall not exceed 30 percent of the lot area;

.7 no single-family attached dwelling shall exceed two storeys in height;

.8 off-street parking facilities shall be provided for each dwelling unit located within Building J on the basis of 1.33 parking spaces per dwelling unit; and,

.9 off-street parking facilities shall be provided for each dwelling unit located within Buildings A, B, C, D, E, F, G, H, and I on the basis of:

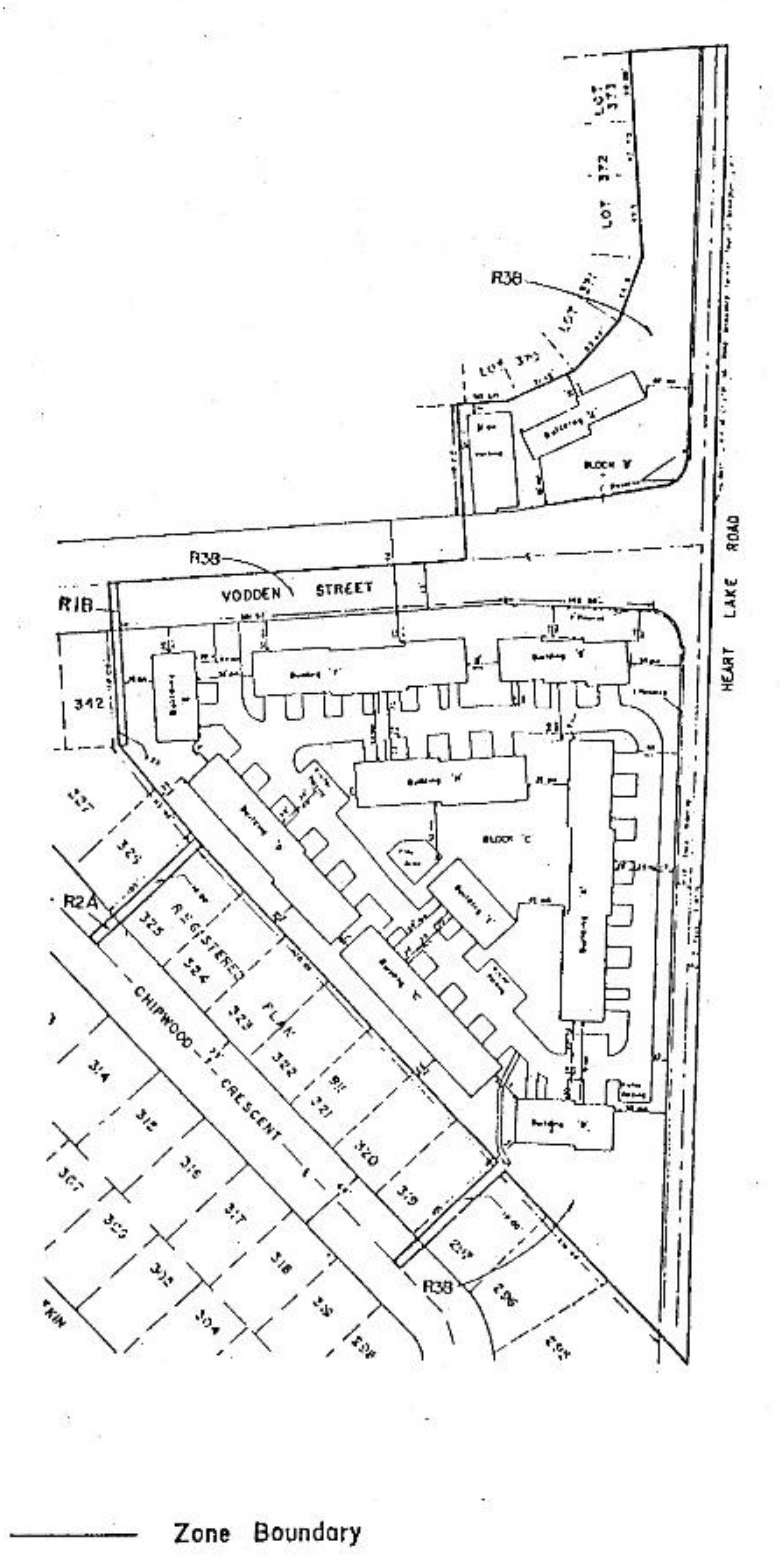
- .a 2 parking spaces per dwelling unit, one of which shall be provided within the unit and one in the driveway to the dwelling unit; and,
- .b 1 parking space for each 5 dwelling units for visitors and/or guest parking, and the aforesaid parking facilities shall be signed accordingly and shall be located as shown on Figure 1.

12.1646.3 for the purposes of Exception 1646:

.1 Landscaped Open Space means an open space at ground level on a lot which is used for the development, growth, maintenance and preservation of grass, flowers, trees, shrubs, and other forms of aesthetic or decorative landscaping, including surfaced walkways, patios, recreational facilities of similar amenities, but excluding any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any building or structure.

.2 Single-Family Attached Dwelling means a building divided vertically into 3 or more single detached dwelling units by common walls and with private front and rear access to each unit.

Figure 1


R3B
R3B
R1B
VODDEN STREET
HEART LAKE ROAD
R2A
CHIPWOOD CRESCENT
R3B
Zone Boundary

12.1647 Exception 1647

12.1647.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a LC zone.

12.1647.2 The lands shall be subject to the following requirements and restrictions:

.1 no building shall be located closer than:

.a 6.0 metres to a public street; and,

.b 1.2 metres to a zone boundary.

.2 Maximum Gross Commercial Floor Area shall not exceed 475.0 square metres;

.3 Minimum Lot Width: 30.0 metres; and,

.4 Landscaped Open Space, having a minimum width of 6.0 metres, shall be provided and maintained where the subject lands abut Goreway Drive, as widened, except at approved driveway locations.

12.1648 Exception 1648

12.1648.1 The lands shall only be used for the following purposes:

.1 multiple residential dwellings;

.2 apartment dwellings;

.3 only in conjunction with an apartment dwelling, a visitor lodging unit, subject to the requirements set out in Exception 1648.2(5); and,

.4 purposes accessory to the other permitted purposes.

12.1648.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 210

.2 Maximum Number of Apartment Dwelling Units: 185

.3 Maximum Number of Multiple Residential Dwelling Units: 28

.4 Maximum Number of dwelling units in a multiple residential dwelling: 8

.5 Maximum Number of visitor lodging units: 4

.6 Minimum Front Yard Depth: 11.0 metres

.7 Minimum Side Yard Width and Rear Yard Depth for all dwellings: 0 metres, except for the following:

.a where the side yard or rear yard abuts an OS zone, in which case 7.5 metres shall be provided; and,

.b where the side yard or rear yard abuts a LC-Exception 1647 zone, in which case 9.0 metres shall be provided;

.8 no apartment dwelling shall be located closer than 70.0 metres to Goreway Drive;

.9 no apartment dwelling greater than 6 storeys in height shall be located closer than 140.0 metres to Goreway Drive;

.10 no apartment dwelling greater than 8 storeys in height shall be located closer than 170.0 metres to Goreway Drive;

.11 Minimum Separation Distance between dwellings: 15.0 metres;

.12 Notwithstanding Exception 1648.2(11) the minimum separation distance between multiple residential dwellings shall be provided as follows:

.a between two exterior walls which contain no windows or doors to habitable rooms: 3 metres;

.b between two exterior walls, one or both of which contains windows to habitable rooms: 7.5 metres; and,

.c between two exterior walls one or both of which contains doors to habitable rooms: 10.0 metres;

.13 Maximum Building Height:

.a for an apartment dwelling: 9 storeys;

.b for a multiple residential dwelling: 1 storey;

.c notwithstanding clause (b) of this subsection, two units of the multiple residential dwellings may be increased to 2 storeys in height;

.14 Maximum Floor Area per dwelling unit:

.a for an apartment dwelling:

.i 45.0 square metres for a bachelor dwelling unit;

.ii 65.0 square metres for a one bedroom dwelling unit; and,

.iii 122.0 square metres for a two bedroom apartment dwelling unit; and,

.15 for a multiple residential dwelling:

.a 130.0 square metres;

.16 maximum number of bedrooms per dwelling unit: 2

.17 parking shall be provided in accordance with the following standards:

.a apartment and multiple residential dwellings shall provide the following number of parking spaces per dwelling unit:

.i Bachelor: RESIDENT-1.00, VISITOR- 0.23, TOTAL-1.23

.ii 1-Bedroom: RESIDENT-1.18, VISITOR- 0.23, TOTAL-1.41

.iii 2-Bedroom: RESIDENT-1.36, VISITOR- 0.23, TOTAL-1.59

.18 an underground parking garage shall not be located closer than 1.5 metres to Goreway Drive as widened or any property zoned OS, RE, RE - Exception 1556;

.19 Minimum Landscaped Open Space: 35 percent of the lot area;

.20 Landscaped Open Space, having a minimum width of 6.0 metres, shall be provided and maintained where the subject lands abut a RE - Exception 1556 zone and any portion of Goreway Drive, as widened, except at approved driveway locations;

.21 all garbage and refuse containers shall be enclosed within a building or structure.

12.1648.3 for the purposes of Exception 1648:

.1 Visitor Lodging Unit shall mean one or more habitable rooms designed or intended to be used for overnight sleeping accommodation for persons visiting residents of apartment dwellings and multiple residential dwellings, and which does not contain individual cooking facilities.

12.1649 Exception 1649

12.1649.1 The lands shall only be used for the following purposes:

.1 multiple residential dwellings;

.2 apartment dwellings; and,

.3 purposes accessory to the other permitted purposes.

12.1649.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 236

.a minimum side yard width and rear yard depth for all dwellings: 0 metres, except for the following:

.i no multiple residential dwelling shall be located closer than 9.0 metres to a RE - Exception 1556 zone;

.ii no apartment dwelling shall be located closer than 40.0 metres to a RE - Exception 1556 zone;

.iii no multiple residential or apartment dwelling shall be located closer than 10.0 metres to an OS zone;

.iv notwithstanding clause (iii) of this subsection, the minimum setback for a multiple residential dwelling to an OS zone, may be reduced to 7.5 metres, provided that the dwelling unit is fully located within 202.0 metres of Goreway Drive.

.2 Maximum Number of Dwelling Units in a multiple residential dwelling: 9

.3 Minimum Landscaped Open Space: 55 percent of the lot area;

.4 no apartment dwelling shall be located closer than 70.0 metres to Goreway Drive;

.5 no apartment dwelling greater than 7 storeys in height shall be located closer than 120.0 metres to Goreway Drive;

.6 no apartment dwelling greater than 9 storeys in height shall be located closer than 170.0 metres to Goreway Drive;

.7 Maximum Building Height:

.a for an apartment dwelling: 12 storeys; and,

.b for a multiple residential dwelling: 2 storeys;

.8 parking shall be provided in accordance with the following standards:

.a apartment and multiple residential dwellings shall provide the following number of parking spaces per dwelling unit:

.i Bachelor: RESIDENT-1.00, VISITOR- 0.23, TOTAL-1.23

.ii 1-Bedroom: RESIDENT-1.18, VISITOR- 0.23, TOTAL-1.41

.iii 2-Bedroom: RESIDENT-1.36, VISITOR- 0.23, TOTAL-1.59

.9 Maximum Floor Area per dwelling unit for an apartment dwelling:

.a 45.0 square metres for a bachelor dwelling unit;

.b 69.0 square metres for a one-bedroom dwelling unit; and,

.c 125.4 square metres for a two bedroom apartment dwelling unit; and,

.10 Maximum Floor Area per dwelling unit for a multiple residential dwelling:

.a 130.0 square metres per dwelling unit;

.11 Maximum number of bedrooms per dwelling unit: 2

12.1649.3 for the purposes of Exception 1649:

.1 shall also be subject to the requirements and restrictions relating to the R3M - Exception 1648 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1649.2.

12.1650 Exception 1650

12.1650.1 The lands shall only be used for the following purposes:

.1 apartment dwellings; and,

.2 purposes accessory to the other permitted purposes.

12.1650.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 355

.2 Minimum Lot Area: No requirement;

.3 Minimum Lot Width: No requirement;

.4 No dwelling shall be located closer than 7.5 metres to lands within any other zone, except along the southerly boundary where it shall be 1.5 metres;

.5 Minimum setback of an underground parking garage to any property limit: no requirement

.6 Maximum Building Height: 12 storeys;

.7 Maximum Lot Coverage: 30 per cent by the main buildings;

.8 Minimum Landscaped Open Space: 48 percent of the lot area;

.9 Maximum Floor Space Index excluding Amenity Floor Space: 2.4;

.10 Maximum Number of Bedrooms per Dwelling Unit: 2;

.11 Maximum Floor Area per Dwelling Unit:

- .a 45 square metres for a bachelor dwelling unit;
- .b 102 square metres for a one (1) bedroom dwelling unit;
- .c 130 square metres for a two (2) bedroom dwelling unit;

.12 All garbage and refuse containers shall be enclosed within the main building.

12.1650.3 for the purposes of exception 1650:

.1 shall also be subject to the requirements and restrictions relating to the R3M and all the general provisions of this by-law which are not in conflict with those set out in Exception 1650.2.

.2 That the lands zoned RM3 – Exception 1650 shall be treated as one lot for purposes of this by-law.

12.1651 Exception 1651

12.1651.1 The lands shall only be used for the following purposes:

.1 apartment dwellings; and,

.2 purposes accessory to the other permitted purposes.

12.1651.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 123 units per hectare;

12.1651.3 for the purpose of section 1651:

.1 Shall also be subject to the requirements and restrictions relating to the R3L - Exception 1648 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1651.2.

12.1651.4 Holding (H):

.1 the holding (H) symbol shall not be removed until:

- .a the re-alignment of Goreway Drive has been approved by City Council;
- .b 70 percent of the units located within the R3L - Exception 1648, R3L - Exception 1649 and R3L - Exception 1650 zones have been occupied;
- .c the owner has submitted documentation satisfactory to the Council of the City of Brampton which demonstrates that the site can be developed in a comprehensive manner with the abutting residential property to the west and for these combined lands that:
  - .i the need for the next phase is justified;
  - .ii essential services and facilities to serve the existing residential phase(s) including a private transit service integrated with the City's public transit system, have been provided and will be expanded to meet the needs of the next residential phase;
  - .iii the impact of the existing residential phases on public community services including traffic impact on the surrounding road network is minimal; and,
  - .iv the continued use of the rental parking standards for the residential phase is appropriate through the submission of a parking demand analysis of earlier phases; and,

.2 Until the holding (H) symbol is removed, the lands designated R3L(H) - Exception 1651, shall only be used for those purposes permitted in the OS zone, subject to the requirements and restrictions of the OS zone, and all the general provisions of this by-law.

12.1652 Exception 1652

12.1652.1 The lands shall only be used for the following purposes:

.1 those uses permitted in an I1 - Exception 1589 zone; and,

.2 a parking lot.

12.1652.2 The lands shall be subject to the following requirements and restrictions:

.1 a Landscaped Area having a minimum width of 15.0 metres shall be provided and maintained along the southerly property boundary;

.2 no building or structure shall be located closer than 7.9 metres or half the height of the building, whichever is the greater, from any non-institutional zone boundary;

.3 no building or structure shall be located closer than 10 metres or half the height of the building, whichever is the greater, from the easterly limit of the Goreway Drive right-of-way, as widened and/or realigned;

.4 the Maximum Permitted Gross Floor Area for the purpose of a nursing home shall be 8525 square metres.

.5 parking shall be provided in accordance with the following requirements:

.a for the purpose of a nursing home, a minimum of 50 parking spaces shall be provided, of which 25 spaces may be provided off-site on abutting lands but which shall all be located within 30 metres of the zone boundary;

.b for every building or structure erected or lot used for purposes other than a nursing home, one or more parking spaces shall be provided and maintained in accordance with section 4.1 of this by-law;

12.1652.3 for the purposes of Exception 1652:

.1 shall also be subject to the requirements and restrictions relating to the I1-Exception 1589 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1652.2.

.2 Floor Area, Gross shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment relating to the operation or maintenance of the building, stairwells or elevators.

12.1653 Exception 1653

12.1653.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1653.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.75 metres
- .b Corner Lot: 15.55 metres

.3 Minimum Lot Depth: 0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres.

.7 the Rear Yard Depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.

.8 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.9 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

.10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1654 Exception 1654

12.1654.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1654.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 16.80 metres.
- .b Corner Lot: 18.60 metres

.3 Minimum Lot Depth: 0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres.

.7 the rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.

.8 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.9 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees.

.10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1655 Exception 1655

12.1655.1 The lands shall only be used for the following purposes:

.1 prepared food take-out facility; and,

.2 purposes permitted in the GE zone.

12.1655.2 The lands shall be subject to the following requirements and restrictions:

.1 no facilities shall be provided to enable food to be consumed in the building;

.2 the Building Area shall be located as shown on Figure 1;

.3 the front, side and rear yard depths and widths shall be as shown on Figure 1;

.4 the Maximum Gross Floor Area of the prepared food take-out facility shall not exceed 325.2 square metres, and no more than 23.3 square metres shall be dedicated to customers purchasing food;

.5 no less than 45 off-street parking spaces shall be provided and shall occupy area shown as Parking Areas on Figure 1;

.6 no parking shall be permitted along the east side of the building, and a minimum width of 7.9 metres of pavement shall be provided to permit a two way traffic flow along the east side of the building, to provide access to a parcel of land to the north, as shown on Figure 1;

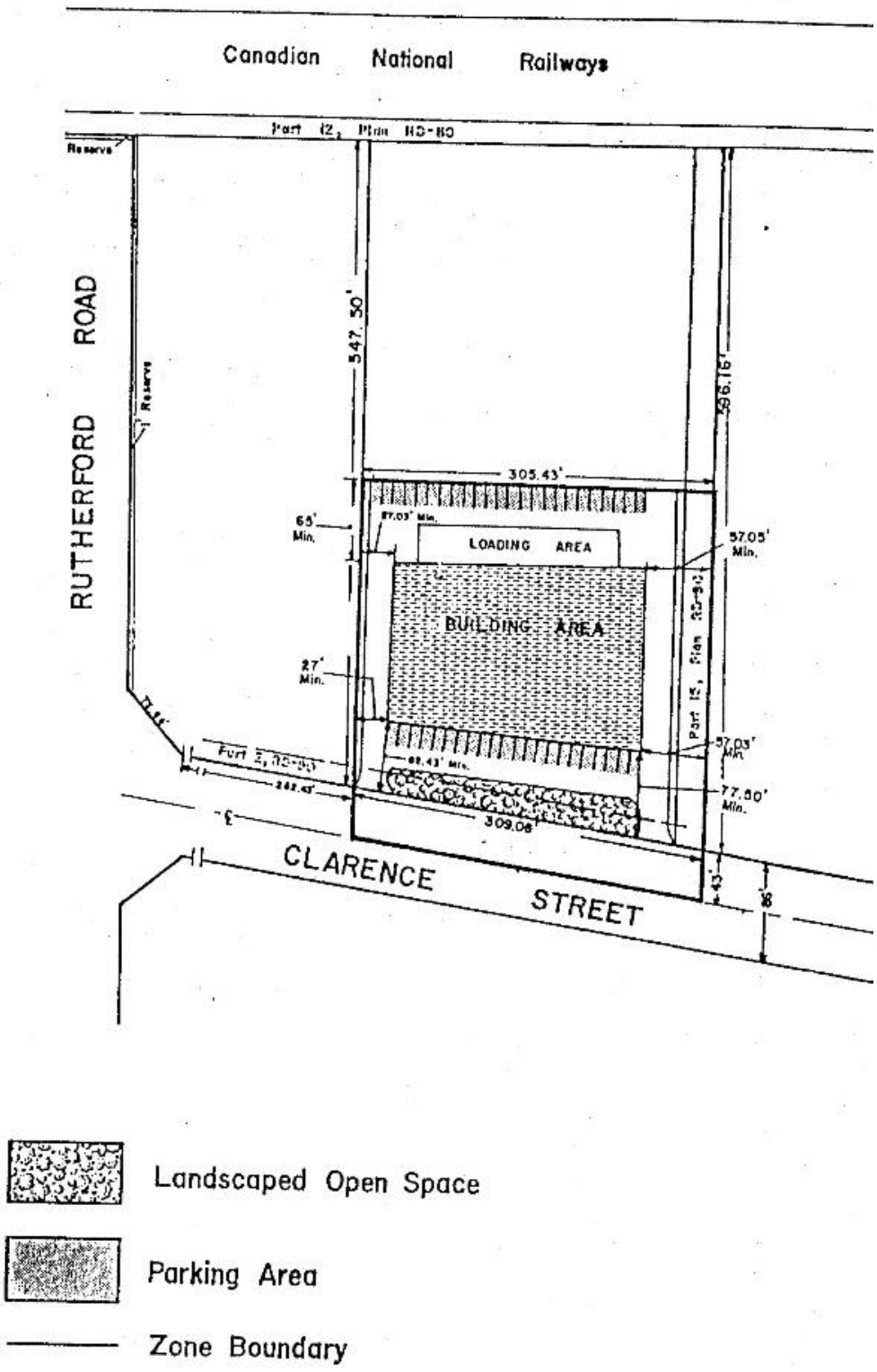
.7 a Loading Area shall be provided for the various units in the building and shall occupy an area indicated as Loading Area and shown on Figure 1; and,

.8 Landscaped Open Space shall be provided and shall occupy an area shown as Landscaped Open Space on Figure 1.

12.1655.3 for the purposes of Exception 1655:

.1 for the purposes of this section, a Prepared Food Take-Out Facility shall mean a commercial kitchen, a portion of a building used for the preparation of food to be consumed away from the building

Figure 1


Canadian National Railways
RUTHERFORD ROAD
CLARENCE STREET
LOADING AREA
BUILDING AREA
547.50'
305.43'
65' Min.
27' Min.
57.05' Min.
77.80' Min.
309.06'
Landscaped Open Space
Parking Area
Zone Boundary

12.1656 Exception 1656

12.1656.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.1656.2 The lands shall be subject to the following requirements and restrictions:

.1 a Minimum Lot Depth of 24.4 metres;

.2 a Minimum Lot Area of 371.6 square metres; and,

.3 the Rear Yard shall be not less than 7.6 metres in depth, except that the rear yard may be occupied by a portion of a main building located not less than 6.1 metres from the rear lot line, provided that the main building does not occupy more than fifty-five (55) percent of the rear yard width and that at least thirty-five (35) percent of the rear yard area is maintained in one contiguous unit, with a depth of a least 7.6 metres.

12.1657 Exception 1657

12.1657.1 The lands shall only be used for the following purposes:

.1 in respect of the area shown as the Existing Building on Figure 1 an office and warehouse; and,

.2 in respect of the area shown as the Proposed Extension on Figure 1, inside storage of goods as accessory to the existing office and warehouse.

12.1657.2 The lands shall be subject to the following requirements and restrictions:

.1 the existing building as shown on Figure 1 may be extended to the west by maximum gross floor area of 139.35 square metres;

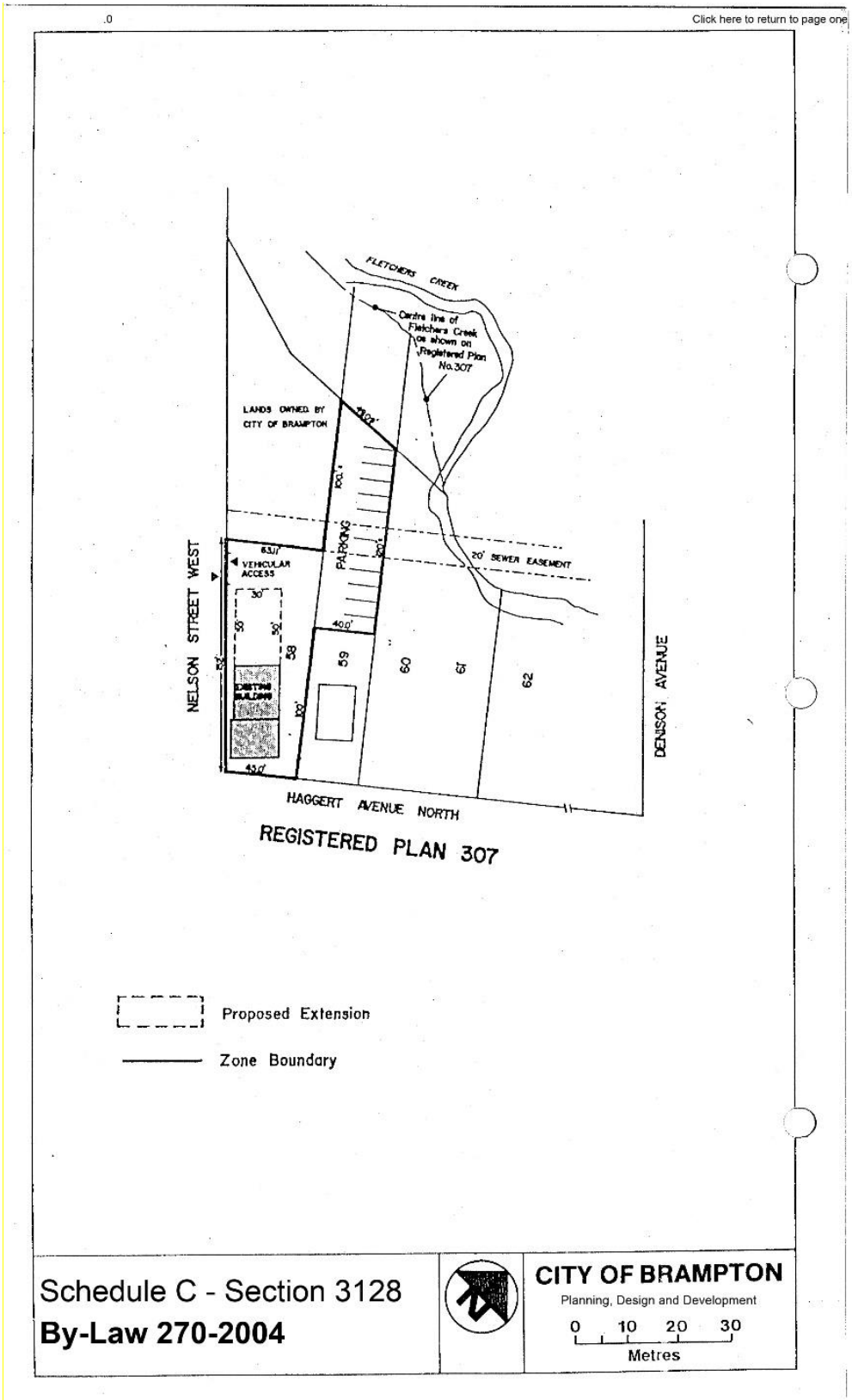
.2 the proposed building shall be located within the area shown as Proposed Extension on Figure 1;

.3 the Maximum Height of the proposed building shall be one storey;

.4 a minimum number of 12 parking spaces shall be provided on the site as shown on Figure 1; and,

.5 outside storage of goods shall be prohibited.

Figure 1


.0
Click here to return to page one
FLETCHERS CREEK
Centre line of Fletchers Creek as shown on Registered Plan No.307
LANDS OWNED BY CITY OF BRAMPTON
PARKING
20' SEWER EASEMENT
VEHICULAR ACCESS
NELSON STREET WEST
DENISON AVENUE
HAGGERT AVENUE NORTH
REGISTERED PLAN 307
Proposed Extension
Zone Boundary
Schedule C - Section 3128
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0 10 20 30
Metres

12.1658 Exception 1658

12.1658.1 The lands shall only be used for the following purposes:

.1 single-family attached dwellings.

12.1658.2 The lands shall be subject to the following requirements and restrictions:

.1 not more than 116 dwelling units shall be erected on this site;

.2 Maximum Gross Floor Area per dwelling unit: 83 square metres;

.3 Maximum Building Area: 25 percent of the lot area;

.4 Maximum Height per dwelling unit: 18.6 metres;

.5 Minimum Number of parking spaces per unit: two (2), one (1) of which shall be provided within the unit and one of which shall be provided in the driveway to the unit;

.6 off-street parking facilities shall be provided for visitor parking on the basis of one (1) parking space for each five (5) dwelling units and the aforesaid parking facilities shall be signed accordingly;

.7 all parking spaces, aisles and driveways shall be useable in all seasons and finished with a stable, dustless surface; and,

.8 not less than sixty (60) percent of the total site area shall be maintained as landscaped open space

12.1658.3 for the purposes of Exception 1658:

.1 for the purposes of this section, Single-Family Attached Dwelling shall mean a building divided vertically into three (3) or more single-family attached dwelling units by common walls and with private front and rear access to each unit.

12.1659 Exception 1659

12.1659.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1659.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 450 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 15.0 metres;

.b Corner Lot: 16.8 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 metres on the other side;

.b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.8 where a rear yard abuts an NS zone, no dwelling shall be located closer than 10.0 metres to the NS zone;

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.10 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

.11 where a lot has width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth;

12.1660 Exception 1660

12.1660.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1660.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 390 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 13.0 metres
- .b Corner Lot: 14.8 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

.10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth;

12.1661 Exception 1661

12.1661.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1661.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 312 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 13.0 metres;
- .b Corner Lot: 14.8 metres

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

.10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth;

12.1662 Exception 1662

12.1662.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1662.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 10.0 metres
- .b Corner Lot: 11.8 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less then 75 degrees at the front lot line;

.9 the following provisions shall apply to garages;

- .a the maximum garage door width shall be 3.1 metres; except where the lot exceeds 10.36 metres in width and is less than 11.0 metres in width in which case the maximum garage door width shall be 4.12 metres; and except where the lot is 11.0 metres or greater in width in which case the maximum garage door width shall be 5.5 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply too the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

.10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth;

12.1663 Exception 1663

12.1663.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes

12.1663.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 210 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 15.0 metres per lot and 7.0 metres per dwelling unit;
- .b Corner Lot: 16.8 metres and 8.8 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit;

.7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.1 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

12.1664 Exception 1664

12.1664.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes

12.1664.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 168 square metres per dwelling unit;

.2 Minimum Lot Depth: 24 metres.

12.1664.3 for the purposes of exception 1664:

.1 shall also be subject to the requirements and restrictions relating to the R1 - Exception 1663 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1664.2.

12.1665 Exception 1665

12.1665.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R2 zone;

12.1665.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 180 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres per lot and 6.0 metres per dwelling unit;
- .b Corner Lot: 19.8 metres and 7.8 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit;

.7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide a side lot line the setback may be zero;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 2.5 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

.10 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

.11 no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater;

.12 Maximum Lot Coverage: none

12.1666 Exception 1666

12.1666.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in an R3L zone of this by-law; and,

.2 the purposes permitted in a LC zone of this by-law, except for a dining room restaurant, a convenience or a take-out restaurant.

12.1666.2 The lands shall be subject to the following requirements and restrictions:

.1 the maximum amount of gross commercial floor area used for commercial purposes shall not exceed 460 square metres; and,

.2 commercial purposes shall only be permitted on the ground floor of the apartment dwelling.

12.1666.3 for the purposes of Exception 1666:

.1 shall also, in respect of the commercial purposes, be subject to the requirements and restrictions relating to the LC zone not in conflict with the ones set out in Exception 1666.2.

12.1667 Exception 1667

12.1667.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1667.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 12.0 metres;

.2 Minimum Lot Depth: 0 metres

12.1667.3 for the purposes of exception 1667:

.1 shall also be subject to the requirements and restrictions relating to the R1 – Exception 1662 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1667.2.

12.1668 Exception 1668

12.1668.1 The lands shall only be used for the following purposes:

.1 purposes permitted by an PE zone;

.2 business, professional and administrative offices connected with another permitted purpose;

.3 exhibition and conference halls;

.4 one dwelling unit, as part of an industrial building, only for the use of caretaker or night watchman employed in connection therewith;

.5 any use by a public body of the same general character as the other permitted purposes.

12.1668.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Front Yard Depth shall be 9.0 metres;

.2 the Minimum Lot Area shall be 2,000 square metres;

.3 the Minimum Interior Side Yard Width shall be 4.0 metres;

.4 the Minimum Rear Yard Depth shall be 20 metres;

.5 a minimum 3.0 metre wide Landscaped Open Space Strip shall be provided along the front lot line except at approved driveway locations;

.6 landscaping shall not be required in any interior side yard;

.7 no outdoor truck loading facilities are permitted in the front yard;

.8 at least one parking space for each 55 square metres of gross floor area shall be provided on the same lot;

.9 all operations are to be carried out within buildings, and the height of a building shall not exceed the following:

- .a two storeys in height, for manufacturing uses;
- .b Five storeys in height, for office space.

.10 Outside Storage of goods, material and equipment shall not be permitted;

.11 a Landscaped Open Space Area having a minimum width of 9.0 metres shall be provided and maintained along Williams Parkway;

12.1669 Exception 1669

12.1669.1 The lands shall only be used for the following purposes:

.1 Industrial

- .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- .b a warehouse;
- .c a utility installation; and
- .d a printing establishment.

.2 Non-Industrial

- .a only in conjunction with an industrial use permitted in Exception 1669.1(1):
  - .i a retail outlet, provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use;
  - .ii a day care centre;
  - .iii a recreation facility or structure; and,
  - .iv an associated office.
- .b a retail warehouse;
- .c a retail establishment
- .d a restaurant;
- .e a hotel or motel;
- .f a motor vehicle sales establishment;
- .g a service shop;
- .h a banquet hall;
- .i a community club;
- .j an office (location restricted by Exception 1669.2(1)(e));
- .k purposes permitted by an Institutional Major (I2) zone; and,
- .l purposes permitted by an Open Space (OS) zone;

.3 Accessory

- .a purposes accessory to the other permitted purposes.

12.1669.2 The lands shall be subject to the following requirements and restrictions:

.1 Setback of Building(s):

.a Industrial Uses: a minimum of 12 metres and a maximum of 33 metres to either the Ebenezer Road or The Gore Road;

.b Non-Industrial Uses: a minimum of 6 metres or half the building height, whichever is the greater to Ebenezer Road, The Gore Road, an "Open Space (OS)" zone, a "Natural System (NS)" zone, an "Agricultural (A)" zone, and residentially zoned properties;

.c notwithstanding the above, a distribution centre or an operation involving cold storage as a principle or accessory use, other than a restaurant or banquet hall, shall not be located within 200 metres from either The Gore Road or Ebenezer Road;

.d notwithstanding the above, a motor vehicle sales establishment shall not be located within 90 metres from either The Gore Road or Ebenezer Road;

.e notwithstanding the above, those purposes permitted in Exception 1669.1(2)(j) shall only be permitted within 120 metres from the intersection of The Gore Road and Ebenezer Road;

.f notwithstanding the above, no building or structure shall be located within 10.0 metres from a "Natural System (NS)" zone;

.2 Maximum Floor Space Index shall be 0.5;

.3 Minimum Landscaped Open Space (except at approved driveway locations):

.a for Industrial Uses: 12 metres along Ebenezer Road and The Gore Road;

.b for Non-Industrial Uses: 6 metres; and,

.c along all other public roads, and lands zoned "Open Space (OS)", "Natural System (NS)", "Agricultural (A)", and a residential zone category: 3 metres;

.4 Outside Storage: no outside storage shall be permitted, except for:

.a motor vehicles for sale in association with the purposes permitted within Exception 1669.1(2)(f); and,

.b seasonal goods associated with a Non-Industrial use permitted by Exception 1669.1(2), but such storage shall not be located within a yard abutting Ebenezer road, The Gore Road, an "Open space (OS)" zone, a "Natural System (NS)" zone, and residentially zoned properties; and

.c notwithstanding the above, such storage shall not occupy any required parking space or landscaped area;

.5 Minimum Lot Area: 1.0 hectares, except where lands abut a residential zone, in which case a minimum lot size of 0.65 hectares may be permitted;

.6 Maximum Building Height:

.a Industrial Uses: 1 storey, except for an ancillary office component in which case the maximum height limit shall be 3 storeys:

.b Non-Industrial Uses: 2 storeys, except for an office use located within 120 metres from the Ebenezer Road and The Gore Road intersection, in which case the maximum height limit shall be 3 storeys;

.7 Loading Doors:

.a for all uses, there shall be no overhead doors on a building wall that faces Ebenezer Road, The Gore Road, a "Natural System (NS)" zone or residentially zoned properties, unless screened from a public road;

.b for Industrial Uses, there shall be no overhead doors within 60 metres of Ebenezer Road and The Gore Road, unless screened from a public road;

.8 Screening:

.a all waste disposal facilities, including containers for recyclable materials, shall be screened from Ebenezer Road, The Gore Road, an "Open Space (OS)" zone, a "Natural System (NS)" zone, and residentially zoned properties;

.b all rooftop units located within 90 metres from either The Gore Road or Ebenezer Road shall be screened in their entirety;

.9 Parking:

.a truck parking and loading/unloading areas shall not be located within 60 metres of Ebenezer Road and The Gore Road, unless screened from public roads; and,

.10 Architecture: the Non-Industrial uses permitted by Exception 1669.1(2)(c), through (j), shall contain a sloped roof treatment;

.11 Accessory Building(s): no accessory building(s) shall be located within 60 metres of Ebenezer Road or The Gore Road;

.12 the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;

.13 an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted; and,

12.1669.3 for the purposes of Exception 12.1669:

.1 shall also be subject to the requirements and restrictions relating to the PE zone for those uses permitted by Exception 1669.1(1)(a) or the LC zone for those uses permitted by Exception 1669.1(1)(b), and all the general provisions of this by-law which are not in conflict with those set out in Exception 1669.2.

.2 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format.

12.1670 Exception 1670

12.1670.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R2 zone;

12.1670.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 180 square metres per dwelling unit;

.2 Minimum Lot Width:

.a Interior Lot: 22.5 metres per lot and 7.5 metres per dwelling unit;

.b Corner Lot: 24.3 metres and 9.3 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 24 metres;

.4 the following provisions shall apply to garages:

.a the maximum garage door width shall be 3.1 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

12.1670.3 for the purposes of Exception 1670:

.1 shall also be subject to the requirements and restrictions relating to the R2 - Exception 1665 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1670.2.

12.1671 Exception 1671

12.1671.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1671.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 0 metres;

12.1671.3 for the purposes of Exception 1671:

.1 shall also be subject to the requirements and restrictions relating to the R1 - Exception 1659 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1671.2.

12.1672 Exception 1672

12.1672.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1672.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 16.80 metres.

.b Corner Lot: 18.60 metres.

.3 Minimum Lot Depth: 0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 9.0 metres.

.7 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 meters on the other side.

.b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

.9 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1673 Exception 1673

12.1673.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1673.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres.

.2 Minimum Lot Width:

- .a Interior Lot: 13.75 metres.
- .b Corner Lot: 15.55 metres.

.3 Minimum Lot Depth: 0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

.9 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1674 Exception 1674

12.1674.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone

12.1674.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 228 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 12 metres;

.b Corner Lot: 13.8 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width.

12.1675 Exception 1675

12.1675.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1675.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 324 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 13.5 metres;
- .b Corner Lot: 15.3 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width.

12.1676 Exception 1676

12.1676.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1676.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 324 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 13.5 metres;

.b Corner Lot: 15.3 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

.8 Minimum Setback From NS Zone: no dwelling shall be located closer than 10 metres to an NS Zone;

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.10 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width

12.1677 Exception 1677

12.1677.1 The lands shall only be used for the following purposes:

.1 Industrial

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;

.b a warehouse; and

.c a parking lot.

.2 Accessory

.a an associated office;

.b a retail outlet operated in connection with a permitted industrial use; and

.c purposes accessory to the permitted purposes.

12.1677.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 4.8 metres;

.2 the Maximum Gross Floor Area for all buildings shall not exceed 4450 square metres.

.3 the Maximum Gross Floor Area devoted to associated office and/or accessory retail outlet purposes shall not exceed 830 square metres;

.4 Minimum Landscaped Open Space: 55 percent of the minimum required front yard area, including a minimum 3.0 metre wide landscaped open space area along the front lot line, except at approved driveway locations, shall be landscaped open space.

.5 No outside storage shall be permitted.

.6 Minimum Front Yard Depth: 9 metres

.7 Minimum Interior Side Yard Width: 4 metres except where it abuts an Institutional or Residential Zone, in which case the minimum requirement is 9 metres, and where it abuts a rail line, in which case there is no requirement.

12.1678 Exception 1678

12.1678.1 The lands shall only be used for the following purposes:

.1 Industrial

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

.b industrial uses involving the storage of goods and materials in the open;

.c a warehouse;

.d a power generation plant; and,

.e a printing establishment.

.2 Non-Industrial

.a a radio or television broadcasting and transmission establishment;

.b only in conjunction with an industrial use permitted in Exception 1678.1(1):

.i a day care centre;

.ii a recreation facility or structure; and,

.iii an associated office.

.3 Accessory

.a purposes accessory to the other permitted purposes.

12.1678.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 100.0 metres from the lot line abutting Goreway Drive;

.2 Minimum Interior and Exterior Side Yard Widths: 20.0 metres, except for structures which are set back in excess of 510.0 metres from Goreway Drive, then the side yard setback may be reduced to 4.0 metres;

.3 all buildings and structures shall be located a minimum of 10.0 metres from a Natural System and Open Space zone;

.4 Minimum Landscaped Open space:

.a a minimum of 15.0 metres in width, for a minimum distance of 200.0 metres, shall be provided and maintained abutting the north limit of the property, except at approved driveway locations;

.b a minimum of 20.0 metres in width, for a minimum distance of 300.0 metres, shall be provided and maintained abutting the south limit of the property, except at approved driveway locations;

.5 parking shall be provided in accordance with the general provisions of this by-law, with the exception of the use permitted within Exception 1678.1(1)(d), in which case the minimum number of on-site parking spaces shall be 71 spaces;

.6 a fence shall be permitted within the front yard, provided that it is set back a minimum distance of 40 metres from the front lot line.

12.1678.3 for the purposes of Exception 1678:

.1 Front Lot Line shall mean the lot line abutting Goreway Drive.

.2 Power Generation Plant shall mean any building, structure, plant or equipment essential to the provision and operation of electricity.

12.1679 Exception 1679

12.1679.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1679.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 360 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.8 Minimum Setback from NS Zone: no dwelling shall be located within 10.0 metres of an NS Zone

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1680 Exception 1680

12.1680.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1680.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 10 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.8 Minimum Setback From NS Zone: no dwelling shall be located within 10.0 metres of an NS Zone

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 4.0 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1681 Exception 1681

12.1681.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in an R1 zone;

12.1681.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 270 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9 metres
- .b Corner Lot: 10.8 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.8 Minimum Setback from NS Zone: no dwelling shall be located within 10.0 metres of an NS Zone

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 3.1 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1682 Exception 1682

12.1682.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1682.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 216 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9 metres
- .b Corner Lot: 10.8 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.8 Minimum Setback From NS Zone: no dwelling shall be located within 10.0 metres of an NS Zone

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 3.1 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1683 Exception 1683

12.1683.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for a Single Detached Dwelling: 270 square metres
- .b for a Semi-Detached Dwelling: 450 square metres

.2 Minimum Lot Width:

- .a for a Single Detached Dwelling:
  - .i Interior Lot: 9 metres
  - .ii Corner Lot: 10.8 metres
- .b for a Semi-Detached Dwelling:
  - .i Interior Lot: 15 metres and 7.5 metres per dwelling unit
  - .ii Corner Lot: 16.8 metres and 9.3 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area

.6 Minimum Interior Side Yard Width:

- .a for a Single Detached Dwelling:
  - .i 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
  - .ii 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .b for a Semi-Detached Dwelling: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.8 Minimum Setback From NS Zone: no dwelling shall be located within 10.0 metres of an NS Zone

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area

.b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees

.10 Maximum Garage Door Width:

.a the maximum garage door width shall be 3.1 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1684 Exception 1684

12.1684.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling;

.2 purposes accessory to the other permitted purposes; and

.3 an auxiliary group home.

12.1684.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 200 square metres per dwelling unit

.2 Minimum Front Yard Depth: 4.5 metres

.3 Minimum Rear Yard Depth: 7.0 metres

.4 Minimum Interior Side Yard Width: 3.6 metres

.5 Minimum Exterior Side Yard Width: 4.6 metres

.6 Minimum Setback From NS Zone: no dwelling shall be located within 10.0 metres of an NS Zone

.7 Maximum Building Height: 10.6 metres

.8 Maximum Lot Coverage of principal buildings: 35 percent of lot area

.9 Minimum Landscaped Open Space: 50 percent of lot area

.10 Minimum Distance between buildings:

- .a between exterior walls which contain no windows to habitable rooms: 1.8 metres;
- .b between two exterior walls, one of which contains windows to habitable rooms: 3.0 metres;
- .c between two exterior walls, both of which contain windows to habitable rooms: 10.0 metres;
- .d notwithstanding clauses (1), (2) and (3) of this subsection, the minimum distance between two exterior walls shall be increased by the width of any driveway running between such walls.

.11 Maximum Number of Units per building: 8

12.1685 Exception 1685

12.1685.1 The lands shall only be used for the following purposes:

.1 flood and erosion control;

.2 conservation area or purposes; and

.3 purposes accessory to other permitted purposes.

12.1685.2 The lands shall be subject to the following requirements and restrictions:

.1 no person shall erect, alter or use any building or structure for any purpose except that of flood and erosion control.

12.1686 Exception 1686

12.1686.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and

.3 purposes accessory to other permitted purposes.

12.1686.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 195 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 13 metres and 6.5 metres per dwelling unit
- .b Corner Lot: 14.8 metres and 8.3 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area

.6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.8 Minimum Setback From NS Zone: no dwelling shall be located within 10.0 metres of an NS Zone

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be:
  - .i 2.5 metres on a lot having a lot width per dwelling unit of less than 7 metres;
  - .ii 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7 metres but less than 8 metres;

.iii 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1687 Exception 1687

12.1687.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1687.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.8 Minimum Setback From NS Zone: no dwelling shall be located within 10.0 metres of an NS Zone

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 11 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than or equal to 16 metres;

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1688 Exception 1688

12.1688.1 The lands shall only be used for the following purposes:

.1 shall only by used for the purposes permitted in an R2 zone.

12.1688.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 144 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres, and 6.0 metres per dwelling unit
- .b Corner Lot: 19.8 metres, and 7.8 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Garage Door Width:

- .a the maximum garage door width shall be:
  - .i 2.5 metres on a lot having a lot width per dwelling unit of less than 7 metres;
  - .ii 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7 metres but less than 8 metres;
  - .iii 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot

.9 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

.10 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.11 Front to Rear Access: each townhouse dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without passing through a habitable room.

.12 Townhouse Width: no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.

.13 Maximum Lot Coverage: none

12.1689 Exception 1689

12.1689.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1689.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 315 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 10.5 metres
- .b Corner Lot: 12.3 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.8 Minimum Setback From NS Zone: no dwelling shall be located within 10.0 metres of an NS Zone

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be:
  - .i 4.12 metres on a lot having a lot width less than 11 metres but greater than or equal to 10.5 metres;
  - .ii 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 11 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than or equal to 16 metres.

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1690 Exception 1690

12.1690.1 The lands shall only be used for the following purposes:

.1 the outdoor storage of motor vehicles; and,

.2 purposes accessory to the other permitted purposes.

12.1690.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Landscaped Open Space:

.a a minimum 5.0 metre wide landscaped open space strip, shall be provided and maintained along the southerly limit of this zone boundary; and,

.b a minimum 12.0 metre wide landscaped open space strip, containing a 2.0 metre high berm, shall be provided and maintained along the easterly zone boundary that abuts Goreway Drive, and which shall extend across the site triangle at the road intersection, and shall further extend westerly, along the northerly zone boundary for a distance of 100 metres from the as-widened portion of Goreway Drive.

.2 Outdoor Storage:

.a any Motor Vehicle having a weight greater than 3,500 kilograms or an overall height greater than 2.75 metres shall not be permitted to be stored on the site;

.b no more than 10 percent of the site shall be used for the storage of Oversized Motor Vehicles, and any Oversized Motor Vehicle shall be set back a minimum distance of 100 metres from Goreway Drive;

.c the storage of motor vehicles shall only be permitted at grade level; and,

.d no storage shall be permitted within any required landscaped area.

.3 a solid opaque fence shall not be required, and a chain link fence may be permitted in the front yard.

12.1691 Exception 1691

12.1691.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1691.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 324 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 13.5 metres;

.b Corner Lot: 15.3 metres;

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 % of the minimum lot area;

.8 Minimum Landscaped Open Space:

.a 40 percent of the minimum front yard area;

.b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than or equal to 16 metres but greater than or equal to 13.5 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than or equal to 16 metres.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more the garage door width.

12.1692 Exception 1692

12.1692.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1692.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 360 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.8 Minimum Setback From NS Zone: no dwelling shall be located within 10.0 metres of an NS Zone

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than or equal to 16 metres but greater than or equal to 12metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than or equal to 16 metres.

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1693 Exception 1693

12.1693.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1693.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 450.0 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 15.0 metres.

.b Corner Lot: 16.8 metres.

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.8 Minimum Setback From NS Zone: no dwelling shall be located within 10.0 metres of an NS Zone

.9 Minimum Landscaped Open Space:

.a 40 percent of the minimum front yard area;

.b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.10 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres, but greater than or equal to 15.0 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line, and on a lot having a lot width greater than or equal to 16.0 metres;

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.12 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth;

12.1694 Exception 1694

12.1694.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1694.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 285.0 square metres

.2 Minimum Lot Width:

.a Interior Lot: 12.0 metres.

.b Corner Lot: 13.8 metres.

.3 Minimum Lot Depth: 24.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.8 Minimum Setback From NS Zone: no dwelling shall be located within 10.0 metres of an NS Zone

.9 Minimum Landscaped Open Space:

.a 40 percent of the minimum front yard area;

.b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.10 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres, but greater than or equal to 12.0 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line, and on a lot having a lot width greater than or equal to 16.0 metres;

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1695 Exception 1695

12.1695.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1695.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 216 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres per lot, and 9.0 metres per dwelling unit;
- .b Corner Lot: 19.8 metres per lot, and 10.8 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 24.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth:

- .a 7.5 metres, which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25 percent of the minimum required lot area for the particular unit; and,

.6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.8 Minimum Setback From NS Zone: no dwelling shall be located within 10.0 metres of an NS Zone

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.10 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 3.7 metres on a lot having a dwelling unit width of 9.0 metres or greater;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1696 Exception 1696

12.1696.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1696.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the requirements and restrictions permitted by Exception 1696.2(1)(a), or the requirements and restrictions permitted by Exception 1696.2(1)(b), but not both Exceptions or not any combination of both Exceptions:

either:

.a the requirements and restrictions as set out in Exception 1765;

or:

.b the requirements and restrictions as set out in Exception 1695.

12.1697 Exception 1697

12.1697.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the PE Zone of this by-law.

12.1697.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Centre Line Setback shall be 24.35 metres from the centre line of Holtby Avenue.

12.1698 Exception 1698

12.1698.1 The lands shall only be used for the following purposes:

.1 Commercial

.a a retail establishment having no outside storage;

.b a supermarket;

.c a service shop;

.d a personal service shop;

.e a bank, trust company, and finance company;

.f an office;

.g a dry cleaning and laundry distribution station;

.h a laundromat;

.i a parking lot;

.j a dining room restaurant, a convenience restaurant, and a takeout restaurant;

.k a gas bar;

.l a printing or copying establishment;

.m a commercial school;

.n a garden centre sales establishment;

.o an amusement arcade, but not including a billiard hall;

.p a temporary open air market;

.q a place of commercial recreation but not including a billiard hall;

.r a community club;

.s a health centre

.t a tavern;

.u a theatre;

.v a custom workshop;

.w a motor vehicle or boat sales establishment;

.x a motor vehicle repair shop, but excluding a motor vehicle body shop;

.y a motor vehicle washing establishment;

.z a swimming pool sales and service establishment;

.aa an animal hospital;

.bb a banquet hall;

.cc a hotel / motel

.2 Accessory

.a purposes accessory to the other permitted purposes.

12.1698.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 9.0 metres, except at a street intersection and/or at a full turns access driveway location, in which case the minimum front yard setback may be reduced to 6.0 metres when the area between the building and property limit are landscaped and not used for parking or driveway purposes.

.2 Minimum Interior Side Yard Width: 6.0 metres.

.3 Minimum Exterior Side Yard Width: 6.0 metres.

.4 Minimum Rear Yard Depth: 10.0 metres.

.5 no building, structure, parking space or driveway shall be located within 10.0 metres of a Natural System (NS) zone boundary.

.6 Minimum Lot Width: None.

.7 Maximum Building Height: no restrictions, except when a building is within 60 metres from a residentially zoned property, the maximum building height shall be 2 storeys.

.8 the Maximum Gross Leasable Commercial Floor Area for a supermarket shall not exceed 9,500 square metres.

.9 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.

.10 a screened outdoor area devoted to the year round display and sale of products only in conjunction with a supermarket, and shall be restricted to areas not required for parking and landscaping.

.11 except for approved access locations, landscaped open space shall be provided as follows:

.a a minimum 9.0 metre wide strip along Regional Road 50, except at a street intersection and/or at a full turns access driveway location, in which case the minimum landscaped open space may be reduced to 6.0 metres when the area between the building and property limit are landscaped and not used for parking or driveway purposes;

.b a minimum 6.0 metre wide strip along Ebenezer Road;

.c a minimum 10.0 metre wide strip abutting a Natural System (NS) zone boundary;

.d a minimum 3.0 metre wide strip along all other roads or property limits

.12 all rooftop units shall be screened.

.13 truck parking and loading/unloading areas shall not be located within 60 metres of any adjacent public road, unless screened from such public road.

.14 notwithstanding any other zoning provisions, within this by-law, to the contrary, the lands zoned by this zone category shall be treated as a single lot for zoning purposes.

12.1698.3 for the purposes of Exception 1698:

.1 Front Lot Line shall mean the lot line abutting Regional Road Number 50.

12.1699 Exception 1699

12.1699.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in a R1 zone;

.2 a funeral home;

.3 purposes accessory to the other permitted purposes.

12.1699.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a Interior Lot: 23 metres

.b Corner Lot: 26 metres

.2 Minimum Yard Depth from Lot Line abutting Main Street South: 40 metres.

.3 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.

.4 Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.

.5 Maximum Gross Residential Floor Area: 750 square metres, subject to the following:

.a Maximum gross residential floor area shall be dictated by a sliding scale floor space index which operates as follows:

.i for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;

.ii for lots of 450 square metres to 750 square metres, floor space index of 0.52 is reduced by 0.02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;

.iii for lots of 750 square metres to 1000 square metres, floor space index of 0.40 is reduced by 0.01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and,

.iv for lots in excess of 1000 square metres, a floor space index of 0.35 times the lot area applies to a maximum gross residential floor area of 750 square metres.

12.1700 Exception 1700

12.1700.1 The lands shall only be used for the following purposes:

.1 offices for Bell Canada; and,

.2 purposes accessory to the other permitted purpose.

12.1701 Exception 1701

12.1701.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in an R1 zone;

.2 a community club; and,

.3 a recreation facility.

12.1702 Exception 1702

12.1702.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1702.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

.a Interior Lot: 13.75 metres.

.b Corner Lot: 15.55 metres

.3 Minimum Lot Depth: 0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

.9 Where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1703 Exception 1703

12.1703.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1703.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 16.80 metres
- .b Corner Lot: 18.60 metres

.3 Minimum Lot Depth: 0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

.9 Where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1704 Exception 1704

12.1704.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in a LC zone; and,

.2 a gas bar.

12.1704.2 The lands shall be subject to the following requirements and restrictions:

.1 all gasoline pump islands and related canopies shall be located a minimum of 5.2 metres from any street line and a minimum of 7.5 metres from any lot line adjoining a residential zone. In the case of a corner property, the gasoline pump islands shall be located at a minimum distance of 3 metres back from a straight line between points on the lot lines abutting the streets, each such point being a distance of 15 metres from the intersection of the said lot lines;

.2 the Minimum Front Yard Setback for a gas bar kiosk shall be 6.5 metres;

.3 all building openings shall be at an elevation of 207.09 metres or higher;

.4 all garbage and refuse containers shall be enclosed; and,

.5 garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building.

12.1704.3 for the purposes of Exception 1704:

.1 shall, in respect of the purposes permitted in Exception 1704.1(1) be subject to the requirements and restrictions relating to the LC zone and all the general provisions of the by-law that are not in conflict with those set out in Exception 1704.2.

.2 shall, in respect of the purposes permitted in Exception 1704.1(2) be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law that are not in conflict with these set out in Exception 1704.2.

12.1705 Exception 1705

12.1705.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by Exception 1568.1;

.2 as a temporary use, until October 1, 2003, motor vehicle sales;

.3 purposes accessory to the other permitted purposes.

12.1705.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions of Exception 1570.2.

.2 a maximum of 10 motor vehicles will be displayed for sale within a building.

.3 the display area for motor vehicle sales shall not exceed 92 metres.

.4 a motor vehicle body shop and a motor vehicle repair shop shall not be permitted.

12.1706 Exception 1706

12.1706.1 The lands shall only be used for the following purposes:

.1 The purposes permitted by Exception 1612.1;

.2 a single detached dwelling;

.3 purposes accessory to the other permitted purposes.

12.1706.2 The lands shall be subject to the following requirements and restrictions:

.1 for those purposes permitted by Exception 1706.1(1), the requirements and restrictions of Exception 1612.2.

.2 for those purposes permitted by Exception 1706.1(2) the following:

- .a Minimum Lot Area: 216 square metres;
- .b Minimum Lot Width:
  - .i Interior Lot: 9.0 metres.
  - .ii Corner Lot: 10.8 metres

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.

.7 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area, if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.10 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.1707 Exception 1707

12.1707.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in an R1 Zone;

.2 a single detached dwelling;

.3 purposes accessory to the other permitted purposes.

12.1707.2 The lands shall be subject to the following requirements and restrictions:

.1 for those purposes permitted by Exception 1707.1(1), the requirements and restrictions of Exception 1471.2.

.2 for those purposes permitted by Exception 1707.1(2) the following:

- .a Minimum Lot Area: 216 square metres;
- .b Minimum Lot Width:
  - .i Interior Lot: 9.0 metres.
  - .ii Corner Lot: 10.8 metres

.3 Minimum Lot Depth: 24 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.

.7 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area, if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.10 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.1708 Exception 1708

12.1708.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1708.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

- .i Interior Lot: 18.3 metres
- .ii Corner Lot: 20.1 metres

.3 Minimum Lot Depth: 24.4 metres.

.4 Minimum Front Yard Depth: 4.5 metres, but 6.0 metres to the opening of a garage.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area, if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

.10 Minimum Setback from NS Zone: no permanent structures and excavations shall be located closer than 10 metres to a NS Zone.

.11 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

12.1709 Exception 1709

12.1709.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1709.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 24.4 metres
- .b Corner Lot: 26.2 metres.

.3 Minimum Lot Depth: 24.4 metres.

.4 Minimum Front Yard Depth: 4.5 metres, but 6.0 metres to the opening of a garage.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 10 metres.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area, if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

.10 Minimum Setback from NS Zone: no permanent structures and excavations shall be located closer than 10 metres to a Natural System Zone.

12.1710 Exception 1710

12.1710.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1710.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 16.80 metres.
- .b Corner Lot: 18.60 metres

.3 Minimum Lot Depth: 0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area, if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

.10 Minimum Setback from NS Zone: no permanent structures and excavations shall be located closer than 10 metres to a Natural System Zone.

.11 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

12.1711 Exception 1711

12.1711.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1711.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

.a Interior Lot: 13.75 metres.

.b Corner Lot: 15.55 metres.

.3 Minimum Lot Depth: 0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.

.7 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 metres on the other side;

.b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1712 Exception 1712

12.1712.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1712.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.75 metres
- .b Corner Lot: 15.55 metres

.3 Minimum Lot Depth: 0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 10 metres.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

.9 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1713 Exception 1713

12.1713.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1713.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 16.80 metres
- .b Corner Lot: 18.60 metres

.3 Minimum Lot Depth: 0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

.9 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1714 Exception 1714

12.1714.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1714.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 16.80 metres
- .b Corner Lot: 18.60 metres

.3 Minimum Lot Depth: 0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 10 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

.9 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1715 Exception 1715

12.1715.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1715.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

.a Interior Lot: 18.3 metres.

.b Corner Lot: 20.1 metres.

.3 Minimum Lot Depth: 0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.

.7 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 metres on the other side.

.b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

.9 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1716 Exception 1716

12.1716.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1716.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18.3 metres.
- .b Corner Lot: 20.1 metres.

.3 Minimum Lot Depth: 0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 10 metres.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

.9 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1717 Exception 1717

12.1717.1 The lands shall only be used for the following purposes:

.1 a convenience restaurant;

.2 the purposes permitted in LC Zone

12.1717.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres;

.2 Minimum Interior Side Yard Width: 3.0 metres;

.3 Minimum Exterior Side Yard Width: 3.0 metres;

.4 Minimum Rear Yard Depth: 3.0 metres

.5 Minimum Lot Width: 36 metres;

.6 Landscaped Open Space: except at approved driveway locations, a landscaped open space strip having a minimum width of 3.0 metres shall be provided along the property lines;

.7 restaurant refuse storage shall be enclosed in a climate controlled area within a building;

.8 the following purposes shall not be permitted:

- .a adult entertainment parlour;
- .b adult video store;
- .c pool halls;
- .d amusement arcades;
- .e temporary open air markets;
- .f a motor vehicle repair shop;
- .g a motor vehicle body shop;
- .h no storage of goods and materials outside a building; and
- .i a restaurant drive-through facility.

.9 a restaurant shall not be permitted within 20 metres from an R1-Exception 1711 and an R1-Exception 1713 zone.

.10 Maximum Gross Leasable Floor Area: 1,400 square metres.

12.1718 Exception 1718

12.1718.1 The lands shall only be used for the following purposes:

.1 shall only be used for a single detached dwelling.

12.1718.2 The lands shall be subject to the following requirements and restrictions:

.1 the main building shall not occupy more than thirty (30) percent of the lot area;

.2 the building area of all accessory buildings and structures, including a swimming pool covered or enclosed by a permanent structure, shall not exceed ten percent of the lot area; and,

.3 the minimum lot area, minimum lot width, minimum lot depth, minimum side yard width, front yard and rear yard depth requirements of the R1 zone shall not apply.

12.1719 Exception 1719

12.1719.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1719.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.75 metres.
- .b Corner Lot: 15.55 metres.

.3 Minimum Lot Depth: 0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 10 metres.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

.9 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

.10 Minimum Setback from NS Zone: no permanent structures or excavations shall be located closer than 10 metres to a Natural System Zone.

.11 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

12.1720 Exception 1720

12.1720.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1720.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 225 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 15.0 metres per lot and 7.5 metres per dwelling unit

.b Corner Lot: 16.8 metres per lot and 9.3 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit, provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres.

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

.a the maximum garage door width per dwelling unit shall be 3.10 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,

.d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.

.10 Minimum Setback From NS Zone: no dwelling, building or structure, including fill that is not for the purposes of flood erosion control or resource management, shall be located closer than 10 metres to an NS Zone.

12.1721 Exception 1721

12.1721.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1721.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 360 square metres.

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres.
- .b Corner Lot: 13.8 metres.

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,

.d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.

.10 Minimum Setback From NS Zone: no dwelling, building or structure, including fill that is not for the purposes of flood erosion control or resource management, shall be located closer than 10 metres to an NS Zone.

12.1722 Exception 1722

12.1722.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1722.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 10.0 metres

.b Corner Lot: 11.8 metres.

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

.a the maximum garage door width shall be 3.1 metres; except where the lot exceeds 10.36 metres in width and is less than 11.0 metres in width in which case the maximum garage door width shall be 4.12 metres; and except where the lot is 11.0 metres or greater in width in which case the maximum garage door width shall be 5.5 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,

.d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.

.10 Minimum Setback From NS Zone: no dwelling, building or structure, including fill that is not for the purposes of flood erosion control or resource management, shall be located closer than 10 metres to an NS Zone.

12.1723 Exception 1723

12.1723.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage;

.2 a service shop;

.3 a bank, trust company, finance company;

.4 an office;

.5 a dry-cleaning and laundry distribution station;

.6 a laundromat;

.7 a parking lot;

.8 a health centre;

.9 a grocery store; or,

.10 a children’s mental health centre.

12.1723.2 The lands shall be subject to the following requirements and restrictions:

.1 facilities for the overnight accommodation of staff or patients shall not be permitted in a children's mental health centre.

12.1723.3 for the purposes of Exception 1723:

.1 Children’s' Mental Health Centre shall mean a building or place maintained and operated to provide services for children suffering from mental, emotional, or psychiatric disorders or any combination thereof, which has been approved under the Children's Mental Health Services Act (R. S. O. 1980, C.69, as amended).

12.1724 Exception 1724

12.1724.1 The lands shall only be used for the following purposes:

.1 shall be used only for those purposes permitted in an R1 zone.

12.1724.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Street Centre Line Setback: 13 metres, provided that the minimum distance to the front of the garage is 14.5 metres.

.2 Minimum Side Yard Width:

.a adjacent to the north and south zone boundary, 1.2 metres for a one storey dwelling; and 0.1 metres for each additional storey or part thereof;

.b otherwise, 0.9 metres, provided that where the space between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any wall abutting that space.

.3 Maximum Building Height: two storeys

12.1726 Exception 1726

12.1726.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in the GE zone,

.2 a concrete batching plant, and;

.3 purposes accessory to the other permitted purposes.

12.1726.2 The lands shall be subject to the following requirements and restrictions:

.1 Outside Storage:

- .a no storage shall be permitted outside a building, except where such storage is confined to the rear yard;
- .b the maximum height of any materials stored outside shall be 6.0 metres; and,
- .c outside storage shall be screened from any abutting Open Space zone by an opaque fence having a minimum height of 1.8 metres.

12.1728 Exception 1728

12.1728.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in the GC zone to this by-law, except for an amusement arcade; and,

.2 movie theatres.

12.1728.2 The lands shall be subject to the following requirements and restrictions:

.1 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats;

12.1729 Exception 1729

12.1729.1 The lands shall only be used for the following purposes:

.1 single detached dwelling.

12.1729.2 The lands shall be subject to the following requirements and restrictions:

.2 nothing in this Exception shall prevent the occupant of a single detached dwelling from carrying on any domestic or household art not affecting the amenity of the neighbourhood or a professional person from occupying one or more rooms as an office, providing there is no display of goods or advertising other than a plaque no larger than 0.09 square metres;

.1 no dwelling shall have a floor area, exclusive of basement, verandah, garage, or attic, of less than seventy-four (74) square metres, and shall be of brick, brick veneer, stone or stucco over masonry construction; and,

.2 every residence shall be constructed on land having a lot width of at least eighteen (18) metres.

12.1729.3 for the purposes of Exception 1729:

.3 for the purposes of this Exception, a Single Detached Dwelling is defined as a building occupied, or intended to be occupied, as a dwelling by one family alone, and containing only one kitchen and may include a private garage and other accessory buildings.

12.1730 Exception 1730

12.1730.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes identified in the PE zone.

12.1730.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Gross Commercial Floor Area devoted to an accessory office shall be restricted to 5% of the gross floor area of the entire building, to a maximum of 465 square metres;

.2 Landscaped Open Space having minimum width of 9.0 metres shall be provided and maintained along Airport Road except at approved driveway locations;

.3 Landscaped Open Space having minimum widths of 3.0 metres shall be provided and maintained along all other road except any road abutting the south property line and at approved driveway locations;

.4 a 9.0 metre wide landscaped area shall be provided along the road abutting the south property line, except at approved driveway locations;

.5 there shall be no overhead doors within 60 metres of Airport Road;

.6 there shall be no overhead doors on a building wall that faces Airport Road;

.7 Screening:

.a all waste disposal facilities, including containers for recyclable materials, shall be screened from Airport Road;

.b all rooftop units located within 90 metres from Airport Road shall be screened in their entirety.

.8 Parking: truck parking and loading/unloading areas shall not be located within 60 metres of Airport Road;

.9 Accessory Buildings: no accessory building(s) shall be located within 60 metres of Airport Road.

12.1731 Exception 1731

12.1731.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1731.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 530 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18.3 metres.
- .b Corner Lot: 20.1 metres.

.3 Minimum Lot Depth: 29.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.10 no dwelling or inground swimming pool shall be located closer than 7.5 metres to the TransCanada Pipeline Easement.

12.1732 Exception 1732

12.1732.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1732.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 475 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18.3 metres.
- .b Corner Lot: 20.1 metres.

.3 Minimum Lot Depth: 26.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1733 Exception 1733

12.1733.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1733.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 512 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18.3 metres.
- .b Corner Lot: 20.1 metres.

.3 Minimum Lot Depth: 28.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.10 no dwelling or inground swimming pool shall be located closer than 10 metres to a Natural System zone.

12.1734 Exception 1734

12.1734.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1734.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 512 square metres

.2 Minimum Lot Width:

Interior Lot: 18.3 metres.

Corner Lot: 20.1 metres.

.3 Minimum Lot Depth: 28 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage

.6 faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width: 0.6 metres.

.8 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.

.9 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 no dwelling or inground swimming pool shall be located closer than 10 metres to a Natural System zone.

.12 no dwelling or inground swimming pool shall be located closer than 3.25 metres to the TransCanada Pipeline easement.

12.1735. Exception 1735

12.1735.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a a warehouse;

.b the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building; and,

.2 Non-Industrial

.a an office;

.b a hotel;

.c a conference centre;

.d only in conjunction with the uses permitted in Excepion.12.1735.1.(2)(a), (b) and (c), to a maximum of 15 per cent of the floor area of the principle use, the following purposes:

.i a bank, trust company or financial institution;

.ii a retail establishment;

.iii a convenience store;

.iv a banquet hall;

.v dry cleaning and laundry establishment;

.vi a dining room restaurant, a take-out restaurant, a convenience restaurant;

.vii a service shop;

.viii a personal service shop, but excluding a massage or body rub parlour;

.ix a printing or copying establishment;

.x commercial school;

.xi a community club;

.xii a health centre; and,

.xiii a day nursery;

.e a park, playground, recreational facility or structure;

.f the purposes permitted by the Natural System (NS) zone;

.g the purposes permitted by the Open Space (OS) zone;

.h a radio or television broadcasting and transmission establishment; and,

.3 Purposes accessory to other permitted purposes, including:

.a an associated educational use;

.b an associated office; and,

.c a retail outlet operated in connection with a particular purpose permitted by sections 12.1735.1.1.(a) and (b), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use.

12.1735.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.8 hectares;

.2 Minimum Lot Width: 60.0 metres;

.3 Minimum Lot Depth: 45 metres;

.4 Minimum Front Yard Depth: 6.0 metres;

.5 Minimum Interior Side Yard Width: 3.0 metres;

.6 Minimum Exterior Side Yard Width: 6.0 metres;

.7 Minimum Rear Yard Depth: 6.0 metres;

.8 Maximum Building Height: No requirement

.9 Minimum Building Height: 8.0 metres;

.10 Minimum Landscaped Open Space, except at approved driveway locations:

.a a width of 3.0 metres along Coleraine Drive and Countryside Drive; and,

.b no landscaped open space is required along a lot line that abuts a RE zone, or an agricultural zone, or an industrial zone;

.11 Minimum Parking Requirements:

.a If the associated office, retail and education floor areas are 15% or less of the total gross floor area of the buildings, 700 spaces or 1 space for each 162 square metres of gross floor area, whichever is less, shall be required for the first 113,613 square metres of gross floor area; and,

.b The applicable parking requirements of this By-law shall otherwise apply to any gross floor area in excess of 113,613 square metres.

.12 The openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened; from public view

.13 Outside Storage shall only be permitted as an accessory use in the rear, interior and exterior side yards, subject to the following criteria:

.a outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;

.b outside storage of goods and materials shall not exceed the lesser of 10% of the lot or 20% of the building area; and,

.c outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments;

.14 All garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

.15 Notwithstanding Section 30.6, fencing is permitted within the front yard to a maximum height of 1.8 metres;

.16 For the purposes Exception 1735

.a FRONT LOT LINE shall mean the lot line abutting Highway 50;

.17 For the purpose of this Exception, all lands zoned 1735 shall be treated as one lot for zoning purposes

12..1735.3 for the purposes of Exception 1735:

.1 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

12.1736 Exception 1736

12.1736.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the PE zone of this by-law; and,

.2 a bank.

12.1736.2 The lands shall be subject to the following requirements and restrictions:

.1 the location of a bank shall be limited to the area shown as Building Area A on Figure 1- Exception 1736 to this by-law;

.2 the area of any structure or building to be occupied by the bank shall be restricted to a maximum of 30.4 metres by 13.6 meters as shown on Figure 1- Exception 1736 of this by-law;

.3 a minimum of twenty-one (21) parking spaces shall be provided for the exclusive use of the bank employees and customers, and such parking shall be in addition to any parking required in this by-law for the other uses located on the said lands;

.4 a pedestrian walkway of 1.5 metres shall be provided along the westerly and southerly sides of the bank building;

.5 Landscaped Open Space as shown on Figure 1- Exception 1736 to this by-law shall be provided and maintained;

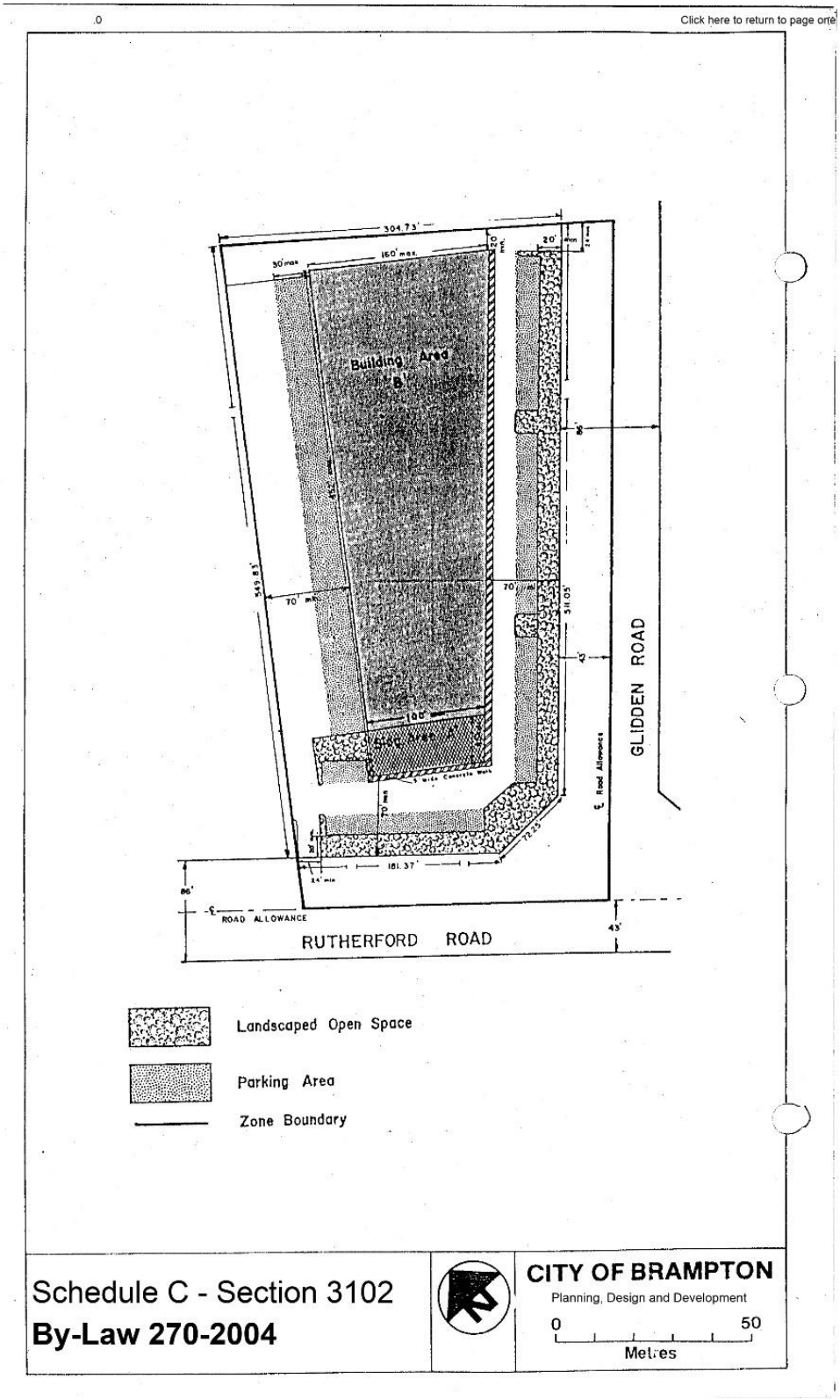
.6 the Maximum Height of any structure of building to be located on the said land shall be one (1) storey above established grade;

.7 the Minimum Yard requirements shall be as shown on Figure 1- Exception 1736 to this bylaw;

.8 Loading and Unloading shall be permitted only along the northerly side of any structure or building to be located on the said lands;

.9 Open Storage of goods and raw materials shall be prohibited.

Figure 1


Click here to return to page one
304.73'
160' max.
30' max
20' min
Building Area 'B'
549.83'
70' min
511.05'
100'
Bldg Area 'A'
GLIDDEN ROAD
℄ Road Allowance
181.37'
86'
ROAD ALLOWANCE
RUTHERFORD ROAD
43'
Landscaped Open Space
Parking Area
Zone Boundary
Schedule C - Section 3102
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0
50
Metres

12.1737 Exception 1737

12.1737.1 The lands shall only be used for the following purposes:

.1 an office excluding an office for a physician, dentist or drugless practitioner

.2 a commercial, technical or recreational school

.3 only on the ground floor:

- .a a retail establishment having no outside storage;
- .b a service shop;
- .c a personal service shop;
- .d a bank, trust and finance company;
- .e a dry cleaning and laundry distribution station;
- .f a laundromat;
- .g a dining room restaurant or take out restaurant;
- .h a printing or copying establishment;
- .i a health or fitness centre;
- .j a custom workshop;

.4 Purposes accessory to the other permitted uses

12.1737.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 2.06 hectares

.2 Minimum Lot Width: 90 metres

.3 Maximum Gross Commercial Floor Area: 12,500 square metres

.4 Maximum Floor Space Index: 0.75

.5 Minimum Front Yard Depth: 3 metres

.6 Minimum Exterior Side Yard Width: 3 metres

.7 Minimum Interior Side Yard Width: 7.5 metres

.8 Maximum Building Height: 9 storeys

.9 Minimum Number of Parking Spaces: 428

.10 a drive-through facility is not permitted in conjunction with an permitted use.

.11 the combined total gross commercial floor area for restaurants shall not exceed 300 square metres

12.1737.3 for the purposes of Exception 1737

.1 for the purposes of this by-law, the front lot line shall be the lot line abutting Rutherford Road South

.2 for the purposes of this by-law, the Floor Space Index shall be calculated by using the definition of Gross Commercial Floor Area to determine the building area and only on the lands zoned LC - Exception 1737

.3 The lands zoned LC - Exception 1737 shall be considered one lot for zoning purposes, except for the purposes of required parking.

12.1738 Exception 1738

12.1738.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

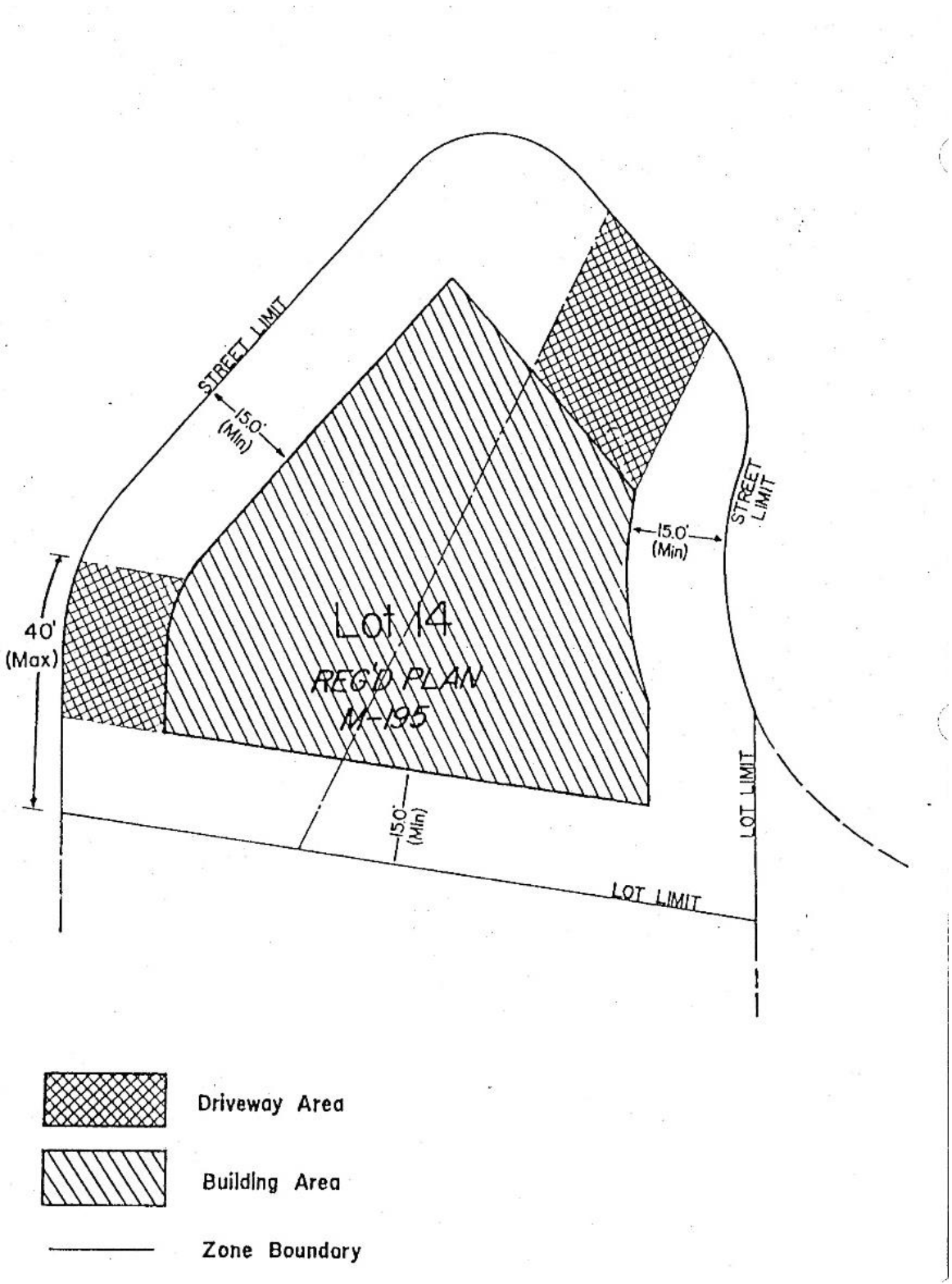
12.1738.2 The lands shall be subject to the following requirements and restrictions:

.1 a semi-detached dwelling shall only be erected within the area shown a Building Area on Figure 1- Exception 1738 to this by-law;

.2 the yard requirements shall conform to those shown on Figure 1 - Exception 1738 to this by-law; and,

.3 a driveway shall be located as shown on Figure 1- Exception 1738 to this by-law.

Figure 1


STREET LIMIT
15.0'
(Min)
STREET LIMIT
15.0'
(Min)
40'
(Max)
LOT 14
REG'D PLAN
M-195
15.0'
(Min)
LOT LIMIT
LOT LIMIT
Driveway Area
Building Area
Zone Boundary

12.1739 Exception 1739

12.1739.1 The lands shall only be used for the following purposes:

.1 townhouse dwelling;

.2 a recreation centre; and,

.3 purposes accessory to the other permitted purposes.

12.1739.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Coverage of all townhouse dwellings shall be thirty (30) percent of the lot area;

.2 Maximum Number of townhouse dwellings shall be four hundred and fifty-one (451);

.3 Maximum Building Height: 10.6 metres;

.4 Minimum Landscaped Open Space: fifty (50) percent of the lot area;

.5 a driveway leading to a private garage shall be considered as provided one (1) parking space, providing that the distance between the edge of the private roadway and the front walk of the garage is not less than six (6) metres;

.6 all areas containing more than two (2) parking spaces shall have direct and unobstructed access to and from a public street by means of a driveway.

12.1740 Exception 1740

12.1740.1 The lands shall only be used for the following purposes:

.1 semi-detached dwellings; and,

.2 purposes accessory to the other permitted purpose.

12.1740.2 The lands shall be subject to the following requirements and restrictions:

.1 Lot Area Requirements:

.a Interior Lot:

.i Minimum Lot Area per semi-detached: 445 square metres;

.ii Minimum Lot Area per semi-detached unit: 210 square metres.

.b Exterior Lot:

.i Minimum Lot Area per semi-detached dwelling: 510 square metres;

.ii Minimum Lot Area per semi-detached dwelling unit: 260 square metres;

.2 the minimum setbacks, minimum required rear yard depth and minimum required side yard width shall be as shown on Figure 1- Exception 1740 to this by-law provided that the distances shall vary by not more than 0.4 metre less than the measurement shown;

.3 each semi-detached unit shall only be erected within the area shown as Building Area on Figure 1- Exception 1740 to this by-law;

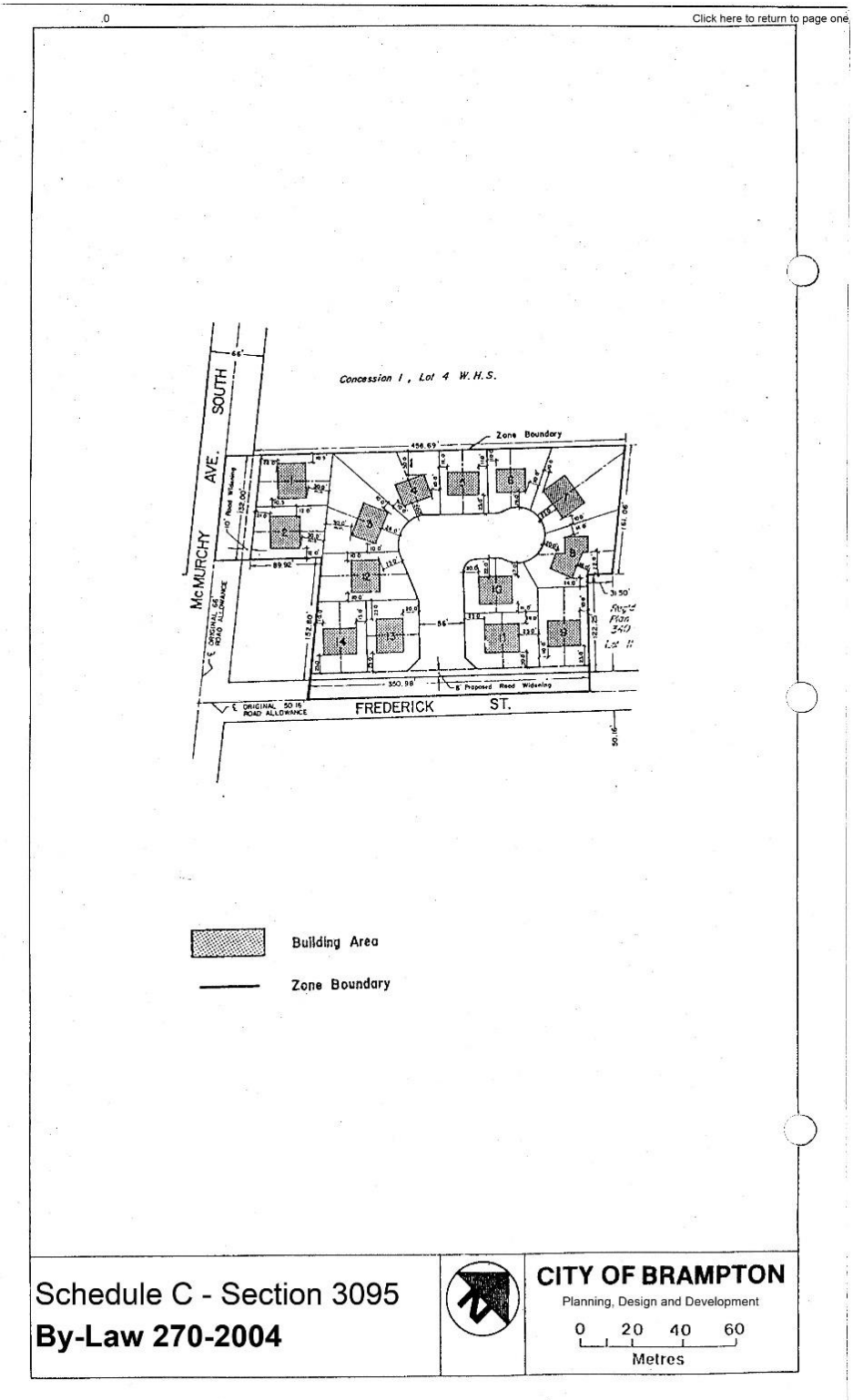
.4 the Maximum Coverage on each semi-detached lot shall not exceed thirty-five (35) percent of the lot area;

.5 the Minimum Gross Floor Area for each semi-detached unit shall be seventy-four (74) square metres;

.6 the Maximum Building Height shall be two and one half (2 1/2) storeys or eight (8) metres, whichever is the lesser; and,

.7 a minimum of 50 percent of the required front yard shall be maintained as landscaped open space.

Figure 1


Click here to return to page one
Concession I, Lot 4 W.H.S.
Zone Boundary
McMURCHY AVE. SOUTH
FREDERICK ST.
Building Area
Zone Boundary
Schedule C - Section 3095
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0 20 40 60
Metres

12.1741 Exception 1741

12.1741.1 The lands shall only be used for the following purposes:

.1 townhouse dwellings.

12.1741.2 The lands shall be subject to the following requirements and restrictions:

.1 no more than sixty (60) townhouse dwelling units shall be erected on the site;

.2 the Minimum Yard Requirements shall be as shown on Figure 1- Exception 1741 to this by-law;

.3 townhouse dwelling units shall only be erected within the area defined as Building Area on Figure 1- Exception 1741 to this by-law;

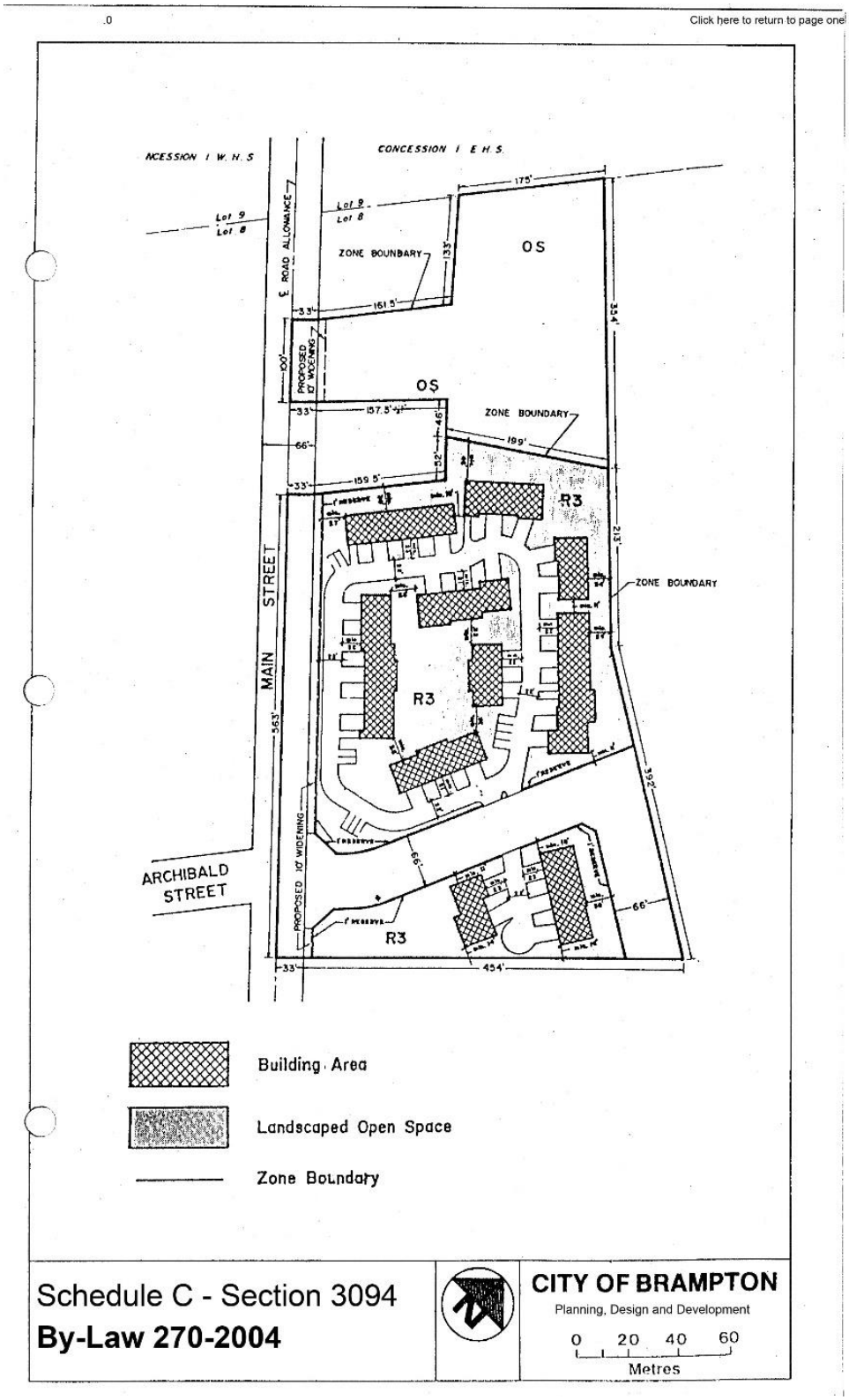
.4 the Maximum Coverage of the townhouse dwellings shall not exceed twenty-five (25) percent of the lot area;

.5 the Minimum Gross Floor Area per dwelling unit shall be 83 square metres;

.6 Off-street Parking facilities shall be provided for each dwelling unit on the basis of two (2) parking spaces per unit, one of which shall be provided within the unit and one in the driveway of the unit; and,

.7 Off-street Parking facilities shall be provided for visitor of guest parking on the basis of one (1) parking space for each five (5) dwelling units and the aforesaid parking facilities shall be signed accordingly and shall be located as shown on Figure 1- Exception 1741 to this by-law.

Figure 1


Click here to return to page one
CONCESSION I E H S
Lot 9
Lot 8
ZONE BOUNDARY
OS
R3
MAIN STREET
ARCHIBALD STREET
PROPOSED 10' WIDENING
Building Area
Landscaped Open Space
Zone Boundary
Schedule C - Section 3094
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0 20 40 60
Metres

12.1742 Exception 1742

12.1742.1 The lands shall only be used for the following purposes:

.1 a restaurant;

.2 a bank; and,

.3 the PE zone uses.

12.1742.2 The lands shall be subject to the following requirements and restrictions:

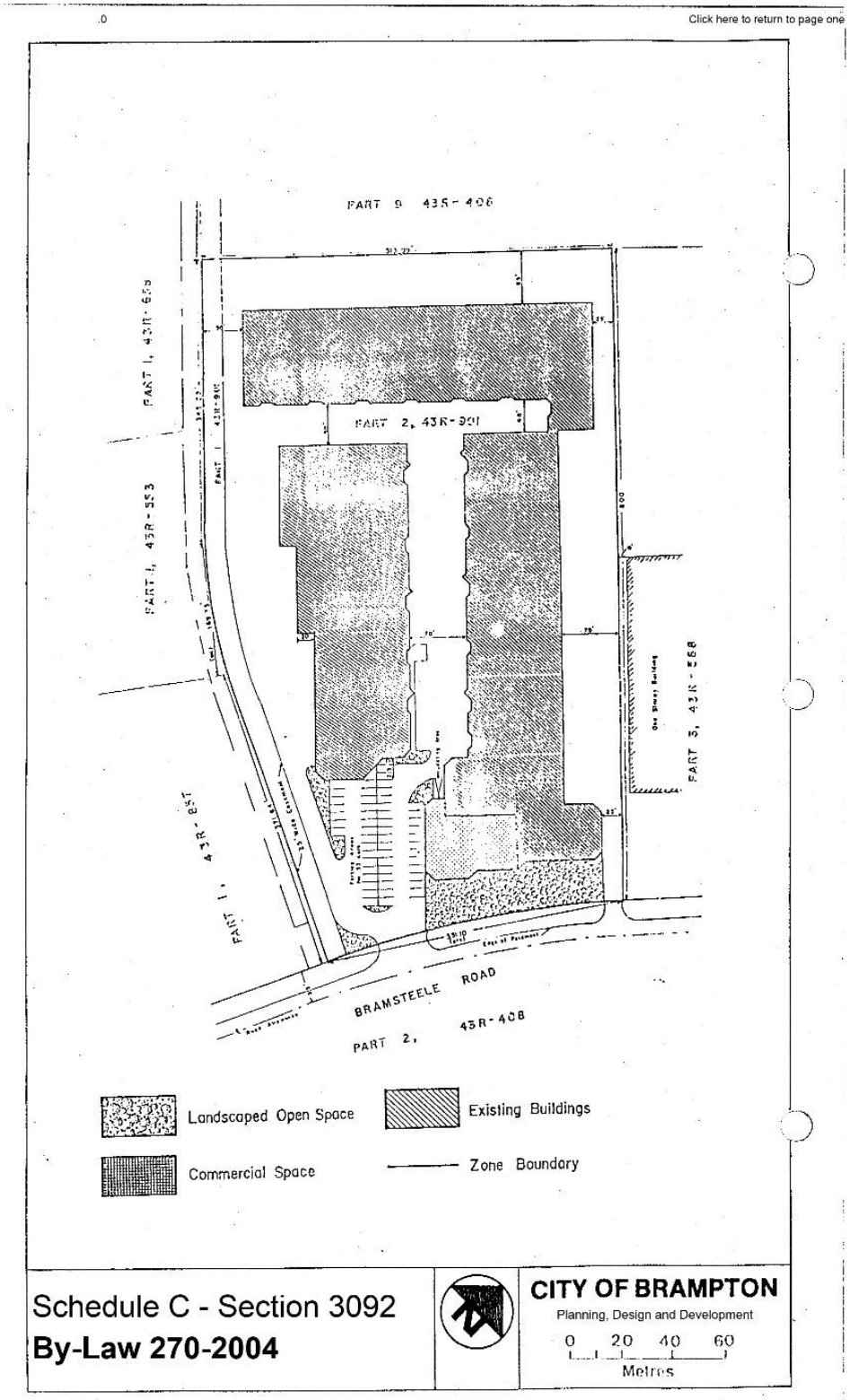
.1 the Maximum Gross Floor Area of the restaurant shall not exceed 506 square metres and the maximum gross floor area of the bank shall not exceed 246 square metres;

.2 not less than 53 off-street parking spaces shall be provided and shall occupy an area indicated as Parking Areas for 53 cars as shown on Figure 1- Exception 1742 to this by-law;

.3 Landscaped Open Space shall be provided and shall occupy an area indicated as Landscaped Open Space as shown on Figure 1- Exception 1742 to this by-law; and,

.4 at least one loading area shall be provided for the restaurant and shall occupy an area indicated as Loading Area and shown on Figure 1- Exception 1742 to this by-law.

Figure 1


.0
Click here to return to page one
PART 9 43R-406
PART 1, 43R-553
PART 2, 43R-991
PART 3, 43R-568
PART 1, 43R-EST
BRAMSTEELE ROAD
PART 2, 43R-408
Landscaped Open Space
Existing Buildings
Commercial Space
Zone Boundary
Schedule C - Section 3092
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0 20 40 60
Metres

12.1743 Exception 1743

12.1743.1 The lands shall only be used for the following purposes:

.1 townhouse dwellings; and,

.2 purposes accessory to the other permitted purpose.

12.1743.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Lot Area per townhouse dwelling unit shall be 270 square metres;

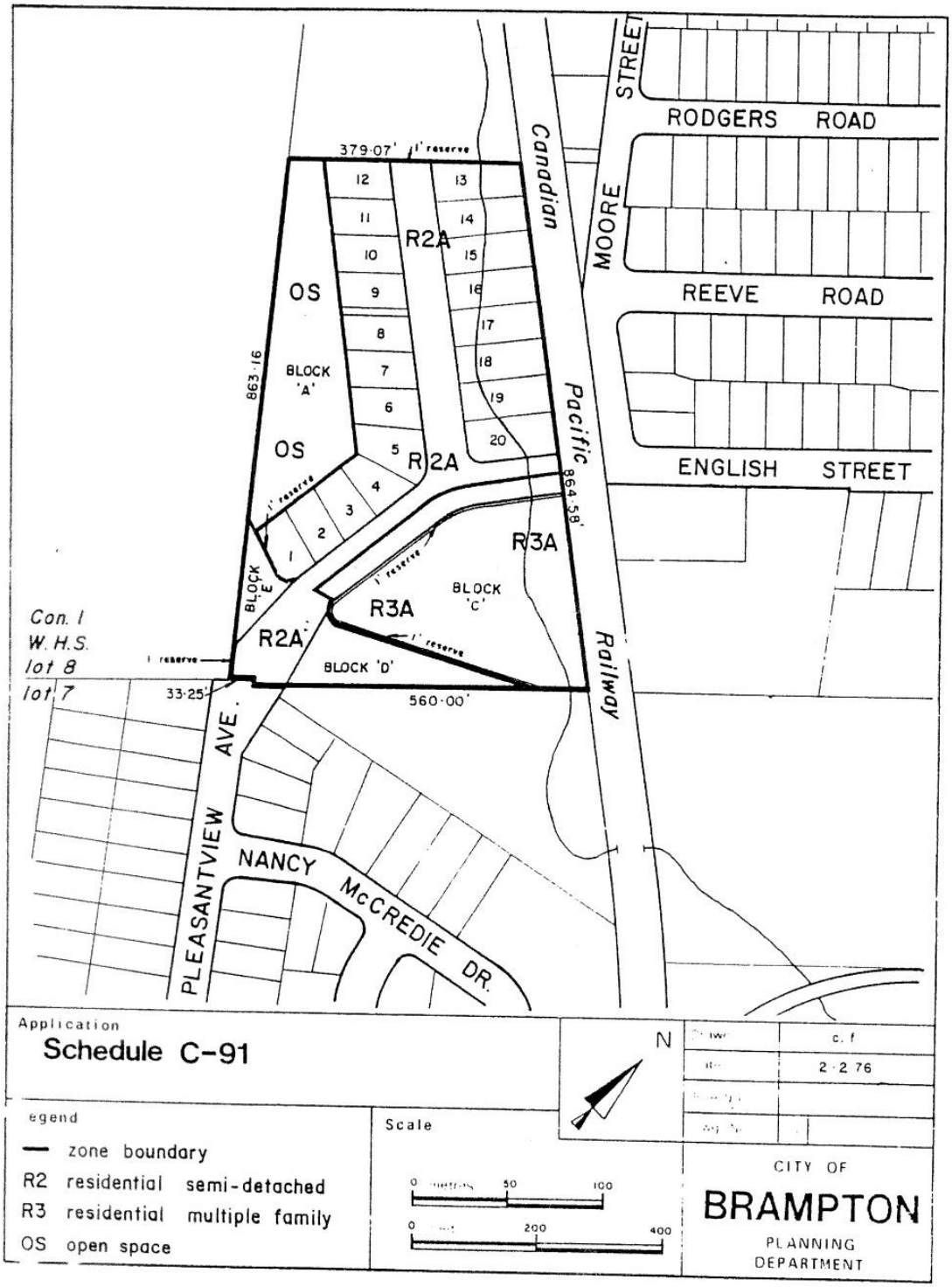
.2 the Maximum Number of townhouse dwellings units shall be thirty (30);

.3 the Minimum Gross Floor Area of each townhouse dwelling unit shall be 83 square metres;

.4 the Minimum Yard Requirements shall be as shown on Figure 1- Exception 1743 to this by-law; and,

.5 Maximum Coverage shall not exceed thirty (30) percent of the lot area.

Figure 1


RODGERS ROAD
REEVE ROAD
ENGLISH STREET
MOORE STREET
Canadian Pacific Railway
379·07'
863·16
864·58'
560·00'
33·25'
BLOCK 'A'
BLOCK 'B'
BLOCK 'C'
BLOCK 'D'
OS
R2A
R3A
Con. 1
W.H.S.
lot 8
lot 7
PLEASANTVIEW AVE.
NANCY McCREDIE DR.
Application
Schedule C-91
N
2·2·76
Legend
zone boundary
R2 residential semi-detached
R3 residential multiple family
OS open space
Scale
CITY OF
BRAMPTON
PLANNING
DEPARTMENT

12.1744 Exception 1744

12.1744.1 The lands shall only be used for the following purposes:

.1 townhouse dwelling; and,

.2 purposes accessory to the other permitted purpose.

12.1744.2 The lands shall be subject to the following requirements and restrictions:

.1 no more than forty-seven (47) dwelling units shall be erected on the site;

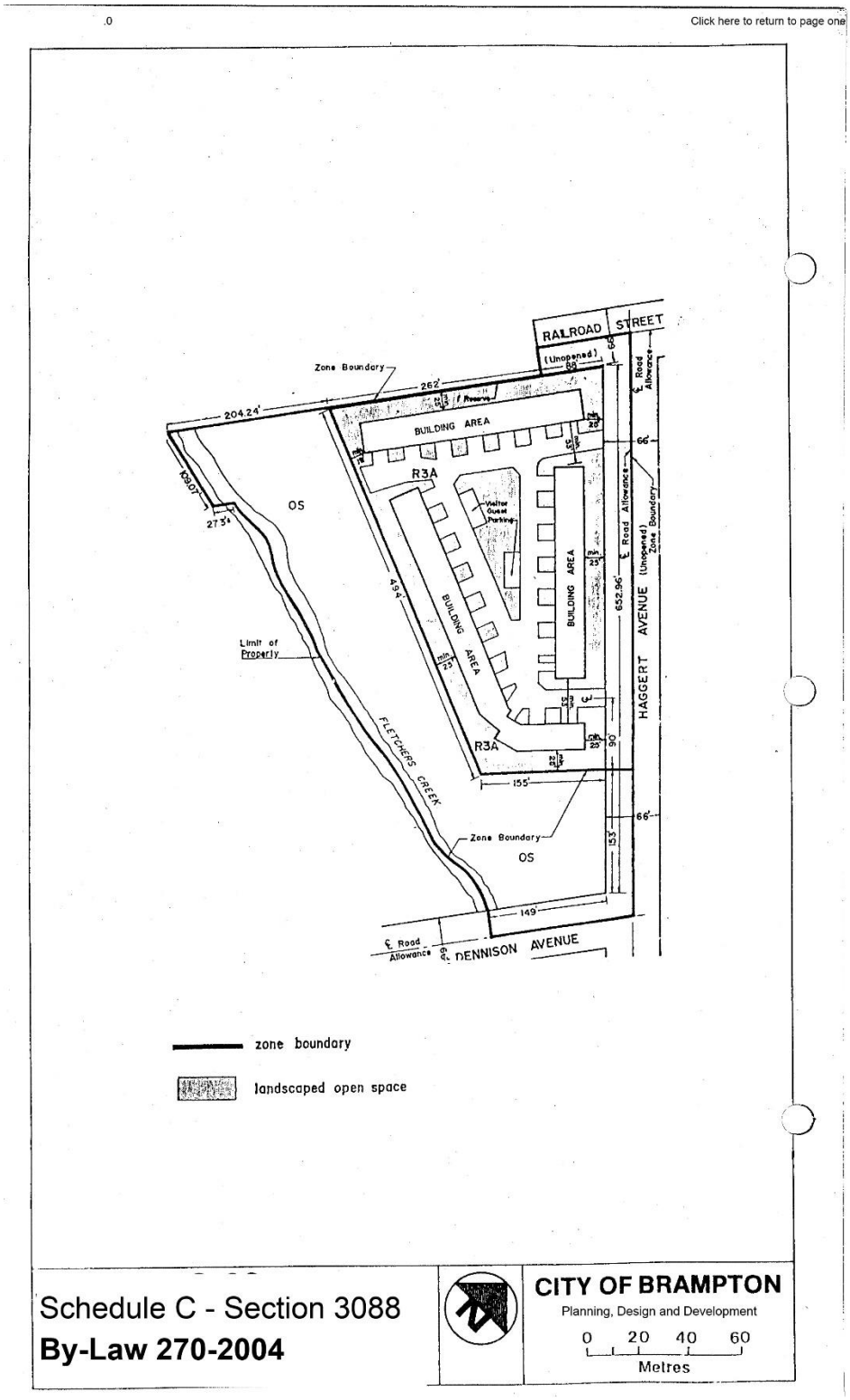
.2 the minimum front, side and rear yard dimensions and the minimum separation between townhouse dwellings shall be as shown on Figure 1- Exception 1744 to this by-law;

.3 a townhouse dwelling shall only be erected within each area shown as a Building Area on Figure 1- Exception 1744 to this by-law;

.4 off-street parking facilities shall be provided for each townhouse dwelling unit on the basis of two (2) parking spaces per townhouse dwelling unit, one (1) of which shall be provided within the unit and one in the driveway to the unit; and,

.5 off-street parking facilities shall be provided for visitors or guest parking on the basis of one (1) parking spaces for each five (5) dwelling units and the aforesaid parking facilities shall be signed accordingly and shall be located as shown on Figure 1- Exception 1744 of this by-law.

Figure 1


.0
Click here to return to page one
RAILROAD STREET
(Unopened)
Zone Boundary
262'
204.24'
BUILDING AREA
R3A
OS
Visitor Guest Parking
BUILDING AREA
BUILDING AREA
652.96'
HAGGERT AVENUE (Unopened)
Limit of Property
FLETCHERS CREEK
R3A
155'
Zone Boundary
OS
149'
DENNISON AVENUE
zone boundary
landscaped open space
Schedule C - Section 3088
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0 20 40 60
Metres

12.1745 Exception 1745

12.1745.1 The lands shall only be used for the following purposes:

.1 townhouse dwellings;

.2 open space; and,

.3 purposes accessory to the other permitted purposes.

12.1745.2 The lands shall be subject to the following requirements and restrictions:

.1 the minimum front, side and rear yards shall have minimum depths and widths as shown on Figure 1- Exception 1745 to this by-law;

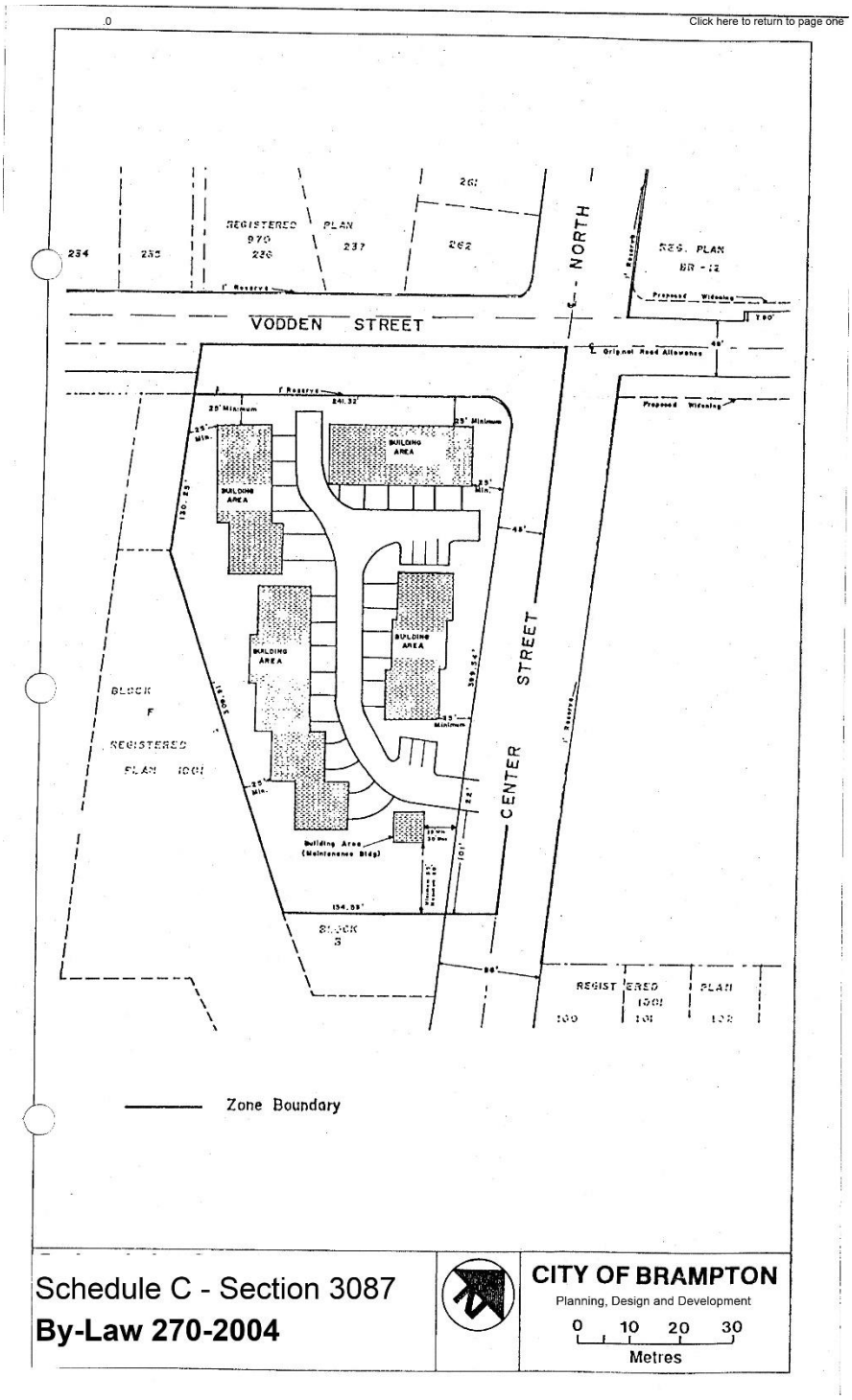
.2 a townhouse dwelling shall only be erected within the areas shown as Building Areas on Figure 1- Exception 1745 to this by-law;

.3 a maintenance building shall only be erected in the area defined as Building Area (Maintenance Building) on Figure 1- Exception 1745 to this by-law;

.4 for each townhouse dwelling unit, two (2) parking spaces shall be provided, one of which may be located in a driveway; and,

.5 not less than seven (7) parking spaces shall be provided for visitors and guests.

Figure 1


Click here to return to page one
VODDEN STREET
NORTH
CENTER STREET
REGISTERED PLAN
BUILDING AREA
BLOCK F
REGISTERED PLAN 1001
Zone Boundary
Schedule C - Section 3087
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0 10 20 30
Metres

12.1746 Exception 1746

12.1746.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1746.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Lot Width requirement set out in R1 Zone shall not apply to Lot 17 on Registered Plan 581.

12.1747 Exception 1747

12.1747.1 The lands shall only be used for the following purposes:

.1 a senior citizens' apartment dwelling;

.2 a church, which may contain a church assembly hall, reading rooms and administration offices.

.3 a day nursery and a gymnasium.

12.1747.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Building Height of the apartment dwelling shall be ten (10) storeys:

.2 the Maximum Floor Space Index of the apartment building shall be 1.0;

.3 the Maximum Number of Dwelling Units shall be as follows:

- .a Bachelor dwelling unit - sixty-three (63) dwelling units
- .b One bedroom dwelling - forty (40) dwelling units
- .c Two bedroom dwelling - twenty (20) dwelling units
- .d Total dwelling units - one hundred twenty-three (123) dwelling units

.4 no dwelling units with more than two bedrooms shall be permitted;

.5 Landscaped Open Space:

- .a not less than sixty-five (65) percent of the roof of the senior citizens' apartment dwelling shall be maintained as a roof garden; and,

.6 Parking Requirements:

- .a all parking areas shall have direct and unobstructed access to and from a public street by driveways;
- .b not less than thirty-one (31) parking spaces shall be provided and reserved for use by residents and visitors of the senior citizens' apartment dwelling; and,
- .c not less than one hundred seventy-nine (179) spaces shall be provided which shall be for the use of the church, day nursery and gymnasium.

.7 a service area for the loading or unloading of persons, animals or goods, with unobstructed ingress and egress to a public street, shall be provided; and

.8 no fence, hedge or structure, except outdoor recreation facilities and signs, shall exceed a height of 1.8 metres within the landscaped open space area.

12.1747.3 for the purposes of Exception 1747:

.1 for the purposes of this section, Roof Garden shall mean an open space at roof-top level of a building which is used for the growth, maintenance, preservation of grass, flowers, trees and shrubs and other landscaping including a surfaced walk, patio, pool or similar amenity but excluding any ramp, stairwell, retaining wall or any covered space within any main building or structure.

12.1748 Exception 1748

12.1748.1 The lands shall only be used for the following purposes:

.1 a gas bar and shall include a convenience store,

.2 a motor vehicle washing establishment, only in conjunction with a gas bar and convenience store,

.3 a dining room restaurant, a convenience restaurant, and a take out restaurant,

.4 a personal service shop,

.5 a bank, trust company or finance company,

.6 a dry cleaning and laundry distribution station, and

.7 purposes accessory to other permitted uses.

12.1748.2 The lands shall be subject to the following requirements and restrictions:

.1 a convenience store/gas bar kiosk shall be located within 35 metres of the westerly limits of the Goreway Drive right-of-way and 35 metres from the southerly limits of the Castlemore Road right-of-way.

.2 Minimum Front Yard Depth: 3 metres.

.3 Minimum Setback from Natural System (NS) Zone: 10 metres

.4 restaurant refuse storage shall be enclosed in a climate-controlled area within a building.

.5 the following provisions shall apply to drive-through facilities:

- .a the drive-through facility must be physically separated from the parking area, and
- .b Minimum Number of Stacking Spaces:
  - .i 10 spaces for a facility associated with a restaurant or a convenience store;
  - .ii 8 spaces for a facility associated with a bank, trust company or finance company; and
  - .iii 3 spaces for a facility associated with any other land use.

.6 Minimum Landscaped Open Space:

- .a 10 metres abutting a Natural System (NS) Zone.
- .b 3 metres abutting the front lot line and exterior lot line, except at approved access locations.

12.1749 Exception 1749

12.1749.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the LC zone.

12.1749.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 3 metres.

.2 Minimum Setback from Natural System (NS) Zone: 10 metres

.3 Minimum Landscaped Open Space:

.a 10 metres abutting an NS zone.

.b 3 metres abutting the front lot line, except at approved access locations.

12.1749.3 Holding (H):

.1 The holding symbol (H) shall not be removed until it is determined to the satisfaction of the Commissioner of Works and Transportation that an approved alignment of an east-west collector road connecting Humberwest Parkway with Goreway Drive does not to interfere with the development of the lands zoned LC-Exception 1749.

.2 Until the holding symbol (H) is removed, the lands designated LC-Exception 1749 shall only be used for the purposes permitted by the A zone, subject to the requirements and restrictions of the A zone, and all the general provisions of this by-law, that are not in conflict with those set out above.

12.1750 Exception 1750

12.1750.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a RE zone;

12.1750.2 The lands shall be subject to the following requirements and restrictions:

.1 no dwelling unit or inground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way; and,

.2 no permanent building, structure, or excavation shall be located closer than 10 metres to a Natural System (NS) zone.

12.1751 Exception 1751

12.1751.1 The lands shall only be used for the following purposes:

.1 townhouse dwellings; and,

.2 purposes accessory to the other permitted purpose.

12.1751.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Number of Dwelling Units shall be seventy-three (73) units;

.2 the Minimum Lot Area per dwelling unit shall be two hundred and sixty (260) square metres;

.3 townhouse dwellings shall only be erected within the areas shown as Building Areas, and in accordance with the minimum yard and building dimensions indicated, on Figure 1- Exception 1751 to this by-law;

.4 Minimum Gross Floor Area per townhouse dwelling unit: eighty-three (83) square metres;

.5 Maximum Coverage: thirty (30) percent of the lot area;

.6 Maximum Building Height: 10.6 metres;

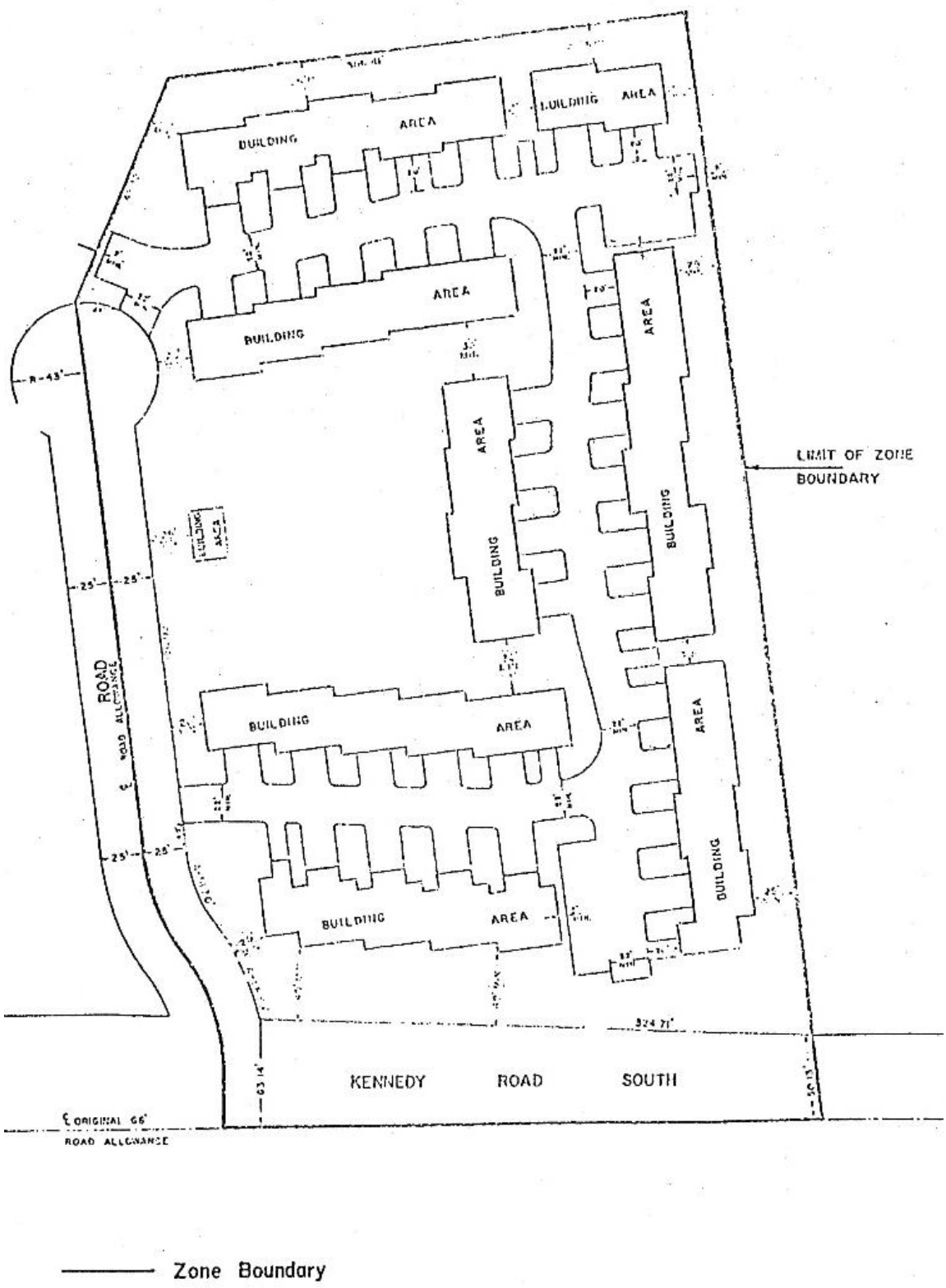
.7 each townhouse dwelling unit shall have a private open space area which is enclosed by a privacy fence with a gate and which is not less than 5.5 metres by 6 metres in area;

.8 a townhouse dwelling group shall have landscaped open space equal to at least thirty-five (35) percent of the lot area;

.9 any fence erected between a building and court shall not exceed 1.8 metres in height;

.10 for any parking area which is in a yard which abuts any zone where residential uses are permitted, a hedgerow of evergreen shrubs not less than 1.5 metres in height must be placed between the parking area and the lot line, and the remaining land between the hedgerow and the lot line shall be landscaped open space.

Figure 1


BUILDING
AREA
BUILDING
AREA
AREA
BUILDING
AREA
BUILDING
AREA
BUILDING
AREA
BUILDING
AREA
BUILDING
AREA
BUILDING
LIMIT OF ZONE
BOUNDARY
R-45'
25'
25'
ROAD
ROAD ALLOWANCE
25'
25'
324.71'
63.14'
KENNEDY ROAD SOUTH
ORIGINAL 66'
ROAD ALLOWANCE
Zone Boundary

12.1752 Exception 1752

12.1752.1 The lands shall only be used for the following purposes:

.1 a building containing four dwelling units; and,

.2 purposes accessory to the other permitted purpose.

12.1752.2 The lands shall be subject to the following requirements and restrictions:

.1 a building containing four dwelling units shall only be erected within the area defined as Building Area on Figure 1 – Exception 1752 to this by-law;

.2 the depth of the front or rear yard and width of a side yard shall not be less than that shown on Figure 1 – Exception 1752 to this by-law;

.3 Maximum Coverage by main building: thirty (30) percent of the lot area;

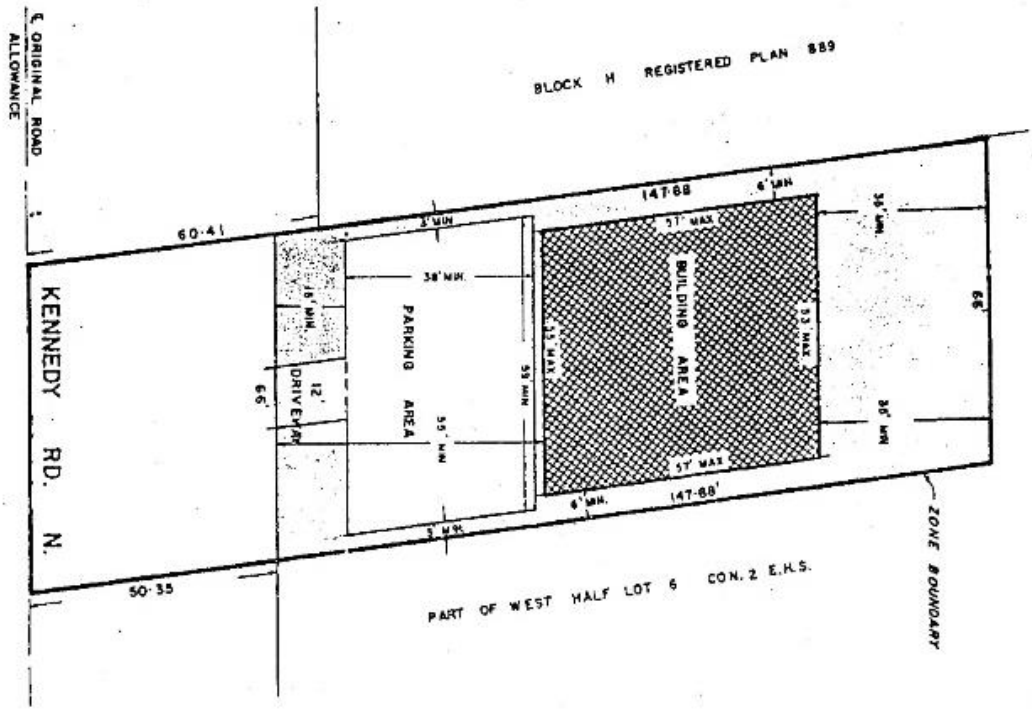
.4 an accessory building or structure, including a swimming pool covered or enclosed by a permanent structure, may be located within the area defined as Landscaped Open Space on Figure 1 – Exception 1752 to this by-law, provided that the building area for all accessory buildings and structures does not exceed ten (10) percent of the lot area;

.5 Maximum Building Height:

.a main building: two (2) storeys; and,

.b accessory building: 4.5 metres.

Figure 1



Landscaped Open Space

Zone Boundary

12.1753 Exception 1753

12.1753.1 The lands shall only be used for the following purposes:

.1 an automobile sales dealership and establishment;

.2 an automobile reconditioning facility;

.3 purposes accessory to the other permitted purposes.

12.1753.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 6070 square metres

.2 Maximum Lot Coverage: 35 percent

.3 Minimum Lot Frontage: 50 metres;

.4 all buildings and structures shall be located within the areas outlined as BUILDING ENVELOPE on Figure 1-Exception 1753, with the exception of accessory buildings less than 10.0 square metres;

.5 except for driveway locations, LANDSCAPED OPEN SPACE shall be provided and maintained in the locations and at the minimum widths shown outlined on Figure 1-Exception 1753;

.6 no outdoor storage of goods materials shall be permitted except for the temporary parking of automobiles associated with an automobile reconditioning facility;

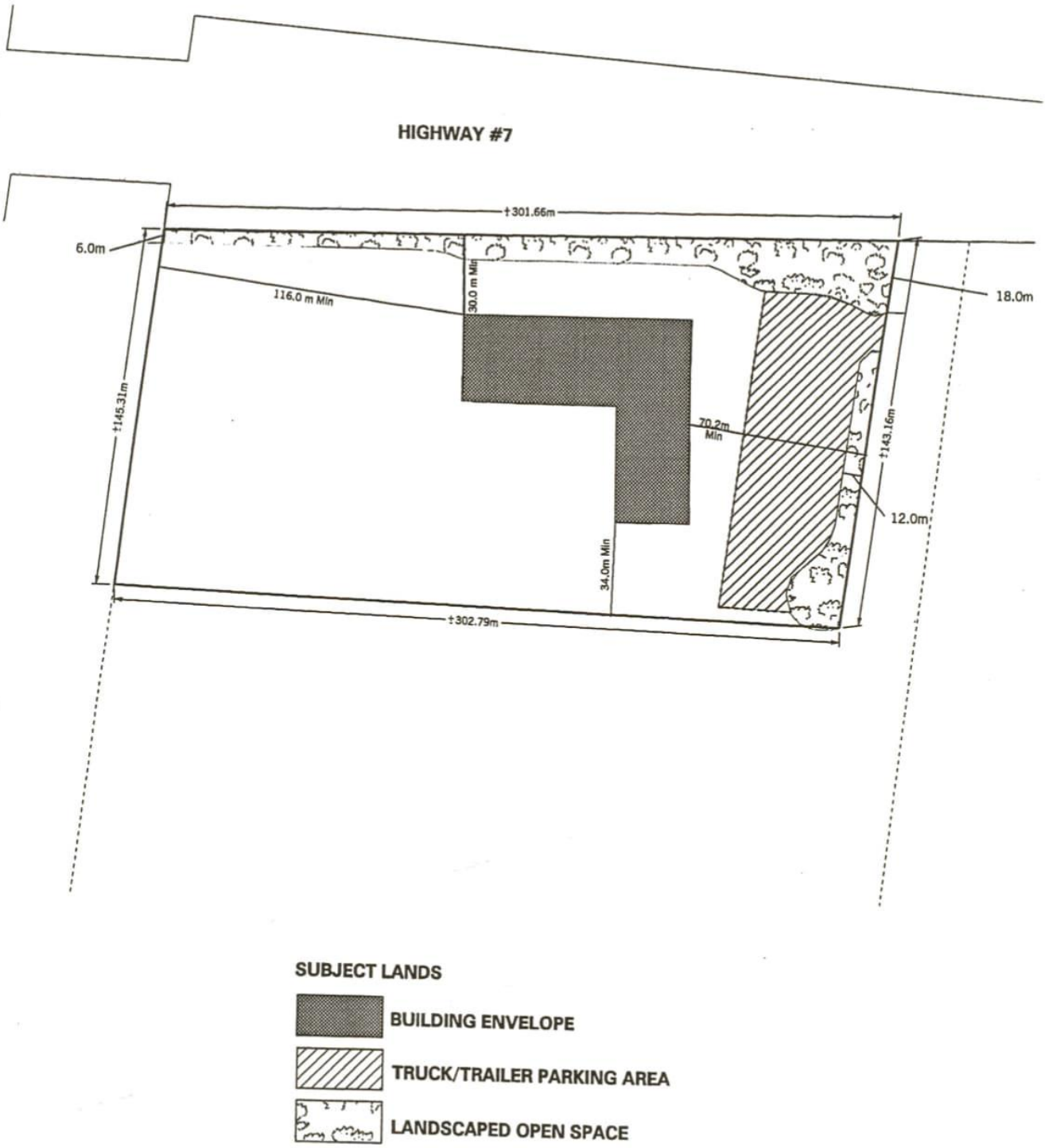
.7 rooftop mechanical equipment shall be enclosed and/or screened from view from abutting roads including Queen Street East; and,

.8 truck and trailer parking shall only be permitted within those areas outlined as TRUCK/TRAILER PARKING on Figure 1-Exception 1753.

12.1753.3 for the purposes of section 1753:

.1 an Automobile Reconditioning Facility shall mean a building or place where automobile vehicles are washed, cleaned and prepared for sale in conjunction with an automobile sales establishment, and shall only include a motor vehicle repair shop or body shop as an accessory use.

Figure 1


HIGHWAY #7
±301.66m
6.0m
116.0 m Min
30.0 m Min
18.0m
±145.31m
70.2m Min
±143.16m
12.0m
34.0m Min
±302.79m
SUBJECT LANDS
BUILDING ENVELOPE
TRUCK/TRAILER PARKING AREA
LANDSCAPED OPEN SPACE

12.1754 Exception 1754

12.1754.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purpose permitted in an R2M zone.

12.1754.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per townhouse dwelling units: 269 square metres;

.2 Maximum Number of townhouse dwelling units: 60 units;

.3 townhouse dwellings shall only be erected within the areas shown as Building Area, and in accordance with the building and yard dimensions indicated, on Figure 1- Exception 1754 to this by-law;

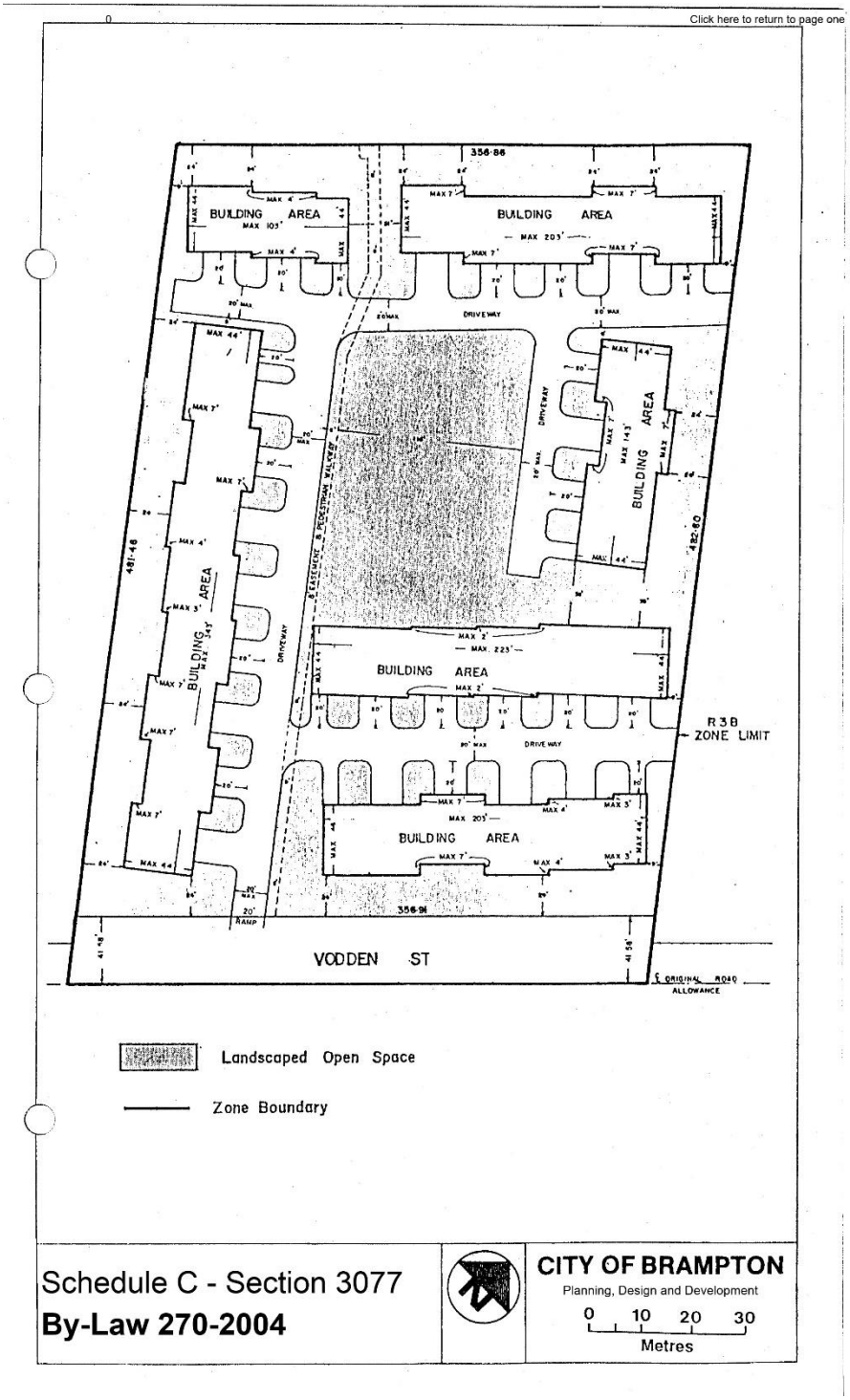
.4 each townhouse dwelling unit shall have a private open space area which is enclosed by a privacy fence with a gate and which is not less than six (6) metres by six (6) metres in area;

.5 a townhouse dwelling group shall have landscaped open space equal to at least thirty five (35) percent of the lot area;

.6 any fence erected between the closest main building and Vodden Street shall not exceed 1.8 metres in height; and,

.7 where any parking area is located in a yard which abuts any zone in which residential uses are permitted, a hedgerow of evergreen shrubs not less than 1.5 metres in height shall be placed between the parking area and the lot line, and the land between the parking area and the lot line and the land between the hedgerows and the lot line shall be landscaped open space.

Figure 1


Click here to return to page one
BUILDING AREA
BUILDING AREA
BUILDING AREA
BUILDING AREA
BUILDING AREA
BUILDING AREA
DRIVEWAY
R3B ZONE LIMIT
VODDEN ST
Landscaped Open Space
Zone Boundary
Schedule C - Section 3077
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development
0 10 20 30
Metres

12.1756 Exception 1756

12.1756.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1756.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 570 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 16.8 metres
- .b Corner Lot: 18.6 metres

.3 Minimum Lot Depth: 34 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space

- .a 40% of the minimum front yard area; and ,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard.

.11 Minimum Dwelling Unit Setback from the limit of a Natural System (NS) zone: 10 metres.

12.1757 Exception 1757

12.1757.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1757.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 420 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 16.8 metres
- .b Corner Lot: 18.6 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space

- .a 40 % of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard.

12.1758 Exception 1758

12.1758.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1758.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 340 square metres

.2 Minimum Lot Width:

Interior Lot: 13.7 metres

Corner Lot: 15.5 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard.

12.1759 Exception 1759

12.1759.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by 1759.1.a, or the purposes permitted by 1759.1.b, but not both exceptions or not any combination of both Exceptions:

.a either:

.i a golf course; and,

.ii purposes accessory to the other permitted purposes.

.b or:

.i those purposes permitted by EXCEPTION 1758.

12.1759.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted by EXCEPTION 1758, the requirements and restrictions set out in EXCEPTION 1758.

.2 for those uses permitted by Exception1759.1.a, the requirements and restrictions set out in the RC zone.

12.1761 Exception 1761

12.1761.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1761.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 229.8 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres per lot and 6.8 metres per dwelling unit
- .b Corner Lot: 15.5 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 33.5 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 12.0 metres

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area and
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 3.1 metres, if the lot width for the particular dwelling unit is less than 8.0 metres; and,
  - .ii 3.7 metres, if the lot width for the particular dwelling unit is 8.0 metres or greater.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or a front wall of a dwelling for a particular unit.

12.1762 Exception 1762

12.1762.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1762.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 205.8 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres per lot and 6.8 metres per dwelling unit
- .b Corner Lot: 15.5 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area and
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 3.1 metres, if the lot width for the particular dwelling unit is less than 8.0 metres; and,
  - .ii 3.7 metres, if the lot width for the particular dwelling unit is 8.0 metres or greater.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

.c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or a front wall of a dwelling for a particular unit.

12.1763 Exception 1763

12.1763.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1763.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 360 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.8 Minimum Landscaped Open Space

- .a 40 % of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.11 Minimum Dwelling Unit Setback from a Natural System (NS) zone: 10 metres.

12.1764 Exception 1764

12.1764.1 The lands shall only be used for the following purposes:

.1 Residential

.a a townhouse dwelling;

.2 Non-Residential

.a purposes accessory to the other permitted purposes; and,

.b an auxiliary group home.

12.1764.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.95 hectares.

.2 Minimum Lot Width: 30.0 metres.

.3 Minimum Lot Depth: 200.0 metres.

.4 Minimum Yard Setbacks: minimum 4.6 metres from all lot lines, except where a lot line abuts an NS zone, in which case a minimum yard setback of 10.0 metres shall be required.

.5 Minimum Setback to Garage Door: minimum 6 metres, between the edge of an internal roadway as measured in a parallel line to the edge of a garage door, of any particular unit.

.6 Distance Between Buildings: minimum 3.0 metres shall be maintained between all main buildings within the lot.

.7 Maximum Building Height: 10.6 metres.

.8 Maximum Lot Coverage by principal building(s): 30 percent of lot area.

.9 Minimum Landscaped Open Space: 40 percent of lot area.

.10 the following provisions shall apply to garages:

.a the maximum garage door width per dwelling unit shall be:

.i 2.5 metres for a dwelling unit having a width of less than 7.0 metres;

.ii 3.1 metres for a dwelling unit having a width of less than 8.0 metres, but greater than or equal to 7.0 metres;

.iii 3.7 metres for a dwelling unit having a width of 8.0 metres or greater.

.b the garage door width for a dwelling unit may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted for the dwelling unit.

.11 Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

.12 Maximum Number of Dwelling Units per townhouse dwelling: 8

.13 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.

12.1765 Exception 1765

12.1765.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1765.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 195 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 13.0 metres per lot, and 6.5 metres per dwelling unit;
- .b Corner Lot: 14.8 metres per lot, and 8.38 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 30.0 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth:

- .a 7.5 metres, which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25 percent of the minimum required lot area for the particular unit; and,

.6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Minimum Setback From NS Zone: no dwelling shall be located within 10.0 metres of an NS Zone.

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area; and,
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.10 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 2.5 metres on a lot having a lot width per dwelling unit of less than 7.0 metres;

.ii 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7.0 metres, but less than 8.0 metres;

.iii 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8.0 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1766 Exception 1766

12.1766.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 purposes accessory to the other permitted uses; and

.3 a home occupation.

12.1766.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Yard Depth from lot line abutting Main Street South: 20 metres.

.2 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.

.3 Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.

.4 Maximum Gross Residential Floor Area: 550 square metres, subject to the following:

- .a Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:
  - .i for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
  - .ii for lots of 450 square metres to 750 square metres, floor space index of .52 is reduced by .02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
  - .iii for lots of 750 square metres to 1000 square metres, floor space index of .40 is reduced by .01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
  - .iv for lots in excess of 1000 square metres, a floor space index of .35 times the lot area applies to a maximum gross residential floor area of 550 square metres.

12.1767 Exception 1767

12.1767.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in a GC zone, except for an amusement arcade;

.2 automobile accessory sales, but not including the sale or servicing of automobiles;

.3 coin-operated cleaning establishment;

.4 gas regulator facility; and,

.5 movie theatres.

12.1767.2 The lands shall be subject to the following requirements and restrictions:

.1 buildings shall only be erected with the areas designated as Building Areas B, C, D, E, F, or G, as shown on Figure 1- Exception 1767 to this by-law, provided that nothing shall prevent the use of underground corridors and stairs not within the designated building area;

.2 the Floor Space Index of all buildings erected within the designated Building Areas shall not exceed 0.3;

.3 Maximum Building Height: two storeys or 7.3 metres whichever is the lesser;

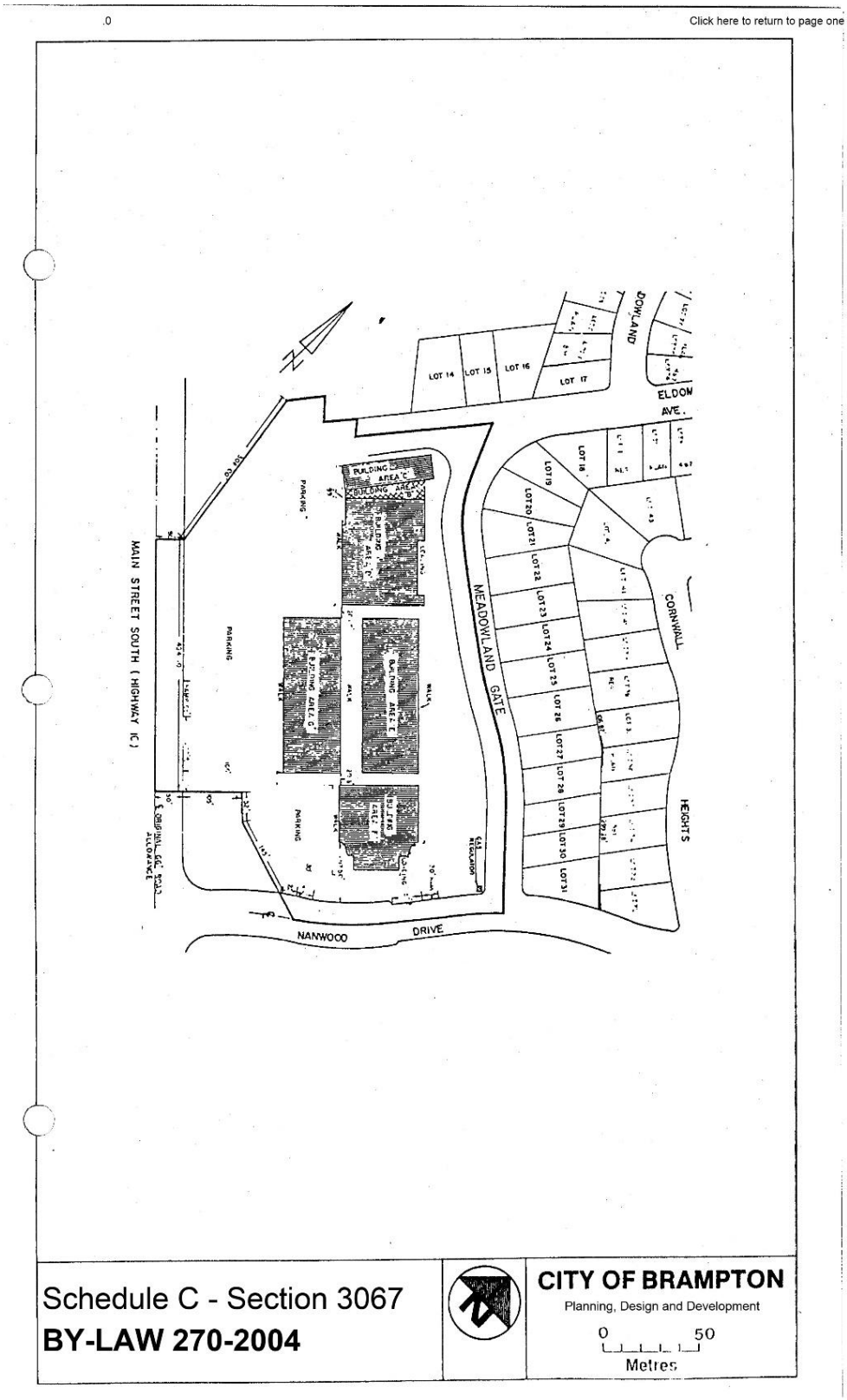
.4 the area designated as Landscaped Open Space on Figure 1- Exception 1767 to this by-law shall be maintained as landscaped open space;

.5 Off-Street Parking shall be provided in the area designated Parking on Figure 1- Exception 1767 to this by-law; and,

.6 the provisions of the Sign By-law of the City of Brampton shall apply, except that only one entrance sign, which may be illuminated, may be erected at the parking area ramp located on Main Street South and on Meadowland Gate South east, provided that each such sign does not exceed 2.3 square metres in area for each sign and is located no closer than 0.6 metres to any lot line.

.7 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

Figure 1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LOT 14
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ELDON AVE.
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LOT 28
LOT 29
LOT 30
LOT 31
CORNWALL
HEIGHTS
MEADOWLAND GATE
MAIN STREET SOUTH (HIGHWAY 10)
BUILDING AREA 'C'
BUILDING AREA 'D'
BUILDING AREA 'E'
PARKING
NANWOOD DRIVE
Schedule C - Section 3067
BY-LAW 270-2004
CITY OF BRAMPTON
Planning, Design and Development
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50
Metres

12.1768 Exception 1768

12.1768.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1768.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 300 square metres

.2 Minimum Lot Width:

.a Interior Lot: 12.0 metres.

.b Corner Lot: 13.8 metres.

.3 Minimum Lot Depth: 25 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

.a 40 percent of the minimum front yard area;

.b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Door Width:

.a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 12 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

.11 Minimum setback from a Natural System (NS) zone: 10 metres.

12.1769 Exception 1769

12.1769.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in a R1 zone;

.2 flood and erosion control purposes.

12.1769.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 360 square metres

.2 Minimum Lot Width:

.a Interior Lot: 12.0 metres.

.b Corner Lot: 13.8 metres.

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

.a 40 percent of the minimum front yard area;

.b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Door Width:

.a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 12 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

.11 Minimum Setback from a Natural System (NS) zone: 10 metres.

12.1770 Exception 1770

12.1770.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1770.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 350 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.5 metres.
- .b Corner Lot: 15.3 metres.

.3 Minimum Lot Depth: 25 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

.11 Minimum Setback from a Natural System (NS) zone: 10 metres.

12.1771 Exception 1771

12.1771.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1771.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 375 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 15.0 metres.
- .b Corner Lot: 16.8 metres.

.3 Minimum Lot Depth: 25 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Gross Floor Area of a detached garage: 40 square metres.

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.11 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

.12 Minimum Setback from a Natural System (NS) zone: 10 metres.

12.1772 Exception 1772

12.1772.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1772.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 450 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 15.0 metres.
- .b Corner Lot: 16.8 metres.

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres.

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Gross Floor Area of a detached garage: 40 square metres.

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.11 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

.12 Minimum Setback from a Natural System (NS) zone: 10 metres.

12.1773 Exception 1773

12.1773.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1773.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 495 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 15.0 metres.
- .b Corner Lot: 16.8 metres.

.3 Minimum Lot Depth: 33 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres.

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Gross Floor Area of detached garage: 40 square metres.

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.11 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

.12 Minimum Setback from a Natural System (NS) zone: 10 metres.

12.1774 Exception 1774

12.1774.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1774.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 430 square metres

.2 Minimum Lot Width:

.a Interior Lot: 16.5 metres.

.b Corner Lot: 18.3 metres.

.3 Minimum Lot Depth: 26 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

.a 40 percent of the minimum front yard area;

.b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Door Width:

.a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

.11 Minimum Setback from a Natural System (NS) zone: 10 metres.

12.1775 Exception 1775

12.1775.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1775.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 590 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres.
- .b Corner Lot: 19.8 metres.

.3 Minimum Lot Depth: 33 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width: 1.2 metres

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Gross Floor Area of a detached garage: 60 square metres.

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 Minimum Setback from a Natural System (NS) zone: 10 metres.

12.1776 Exception 1776

12.1776.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in a R1 zone,

.2 flood and erosion control purposes.

12.1776.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 690 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 21.0 metres.
- .b Corner Lot: 22.8 metres.

.3 Minimum Lot Depth: 33 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Gross Floor Area of a detached garage: 60 square metres.

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 Minimum Setback from a Natural System (NS) zone: 10 metres.

12.1777 Exception 1777

12.1777.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in a R1 zone,

.2 flood and erosion control purposes.

12.1777.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 790 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 24.0 metres.
- .b Corner Lot: 25.8 metres.

.3 Minimum Lot Depth: 33 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width: 2 metres.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Gross Floor Area of a detached garage: 60 square metres.

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

.11 Minimum Setback from a Natural System (NS) zone: 10 metres.

12.1778 Exception 1778

12.1778.1 The lands shall only be used for the following purposes:

.1 the uses permitted in the GC zone to this by-law, except for an amusement arcade; and,

.2 movie theatres.

12.1778.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Street Setback shall be not less than the following:

- .a Kennedy Road North: 36 metres
- .b Vodden Street: 31 metres
- .c Hansen Road: 31 metres

.2 Minimum Interior Side Yard Width abutting a residential zone: six (6) metres;

.3 Minimum Rear Yard Depth abutting a residential zone: six (6) metres;

.4 Maximum Coverage: thirty (30) percent of the lot area;

.5 Maximum Height: main building 10.6 metres, accessory building six (6) metres.

.6 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

12.1779 Exception 1779

12.1779.1 The lands shall only be used for the following purposes:

.1 flood and erosion control;

.2 conservation area or purposes; and

.3 purposes accessory to other permitted purposes.

12.1779.2 The lands shall be subject to the following requirements and restrictions:

.1 no person shall erect, alter or use any building or structure for any purpose except that of flood and erosion control.

12.1780 Exception 1780

12.1780.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1780.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 549 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18.3 metres.
- .b Corner Lot: 20.1 metres.

.3 Minimum Lot Depth: 30.0 metres.

.4 Minimum Front Yard Depth: 4.5 metres, but 6.0 metres to the opening of a garage.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.0 metres.

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential use.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 where a lot has a width greater than 13.5 metres and the width of the porch is 50% or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

.10 no dwelling shall be located closer than 10.0 metres to a Natural System (NS) zone.

12.1781 Exception 1781

12.1781.1 The lands shall only be used for the following purposes:

.1 Commercial

- .a a retail establishment having no outside storage;
- .b a bank, trust company, finance company;
- .c an office;
- .d a personal service shop;
- .e a health centre;
- .f a dry cleaning and laundry distribution station;
- .g a laundromat;
- .h a dining room restaurant, a convenience restaurant, and a take-out restaurant;
- .i an animal hospital
- .j a supermarket.

.2 Non-Commercial

- .a a library;
- .b a community club.

.3 Accessory

- .a purposes accessory to other permitted uses.

12.1781.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6 metres

.2 Minimum Exterior Side Yard Width: 4 metres

.3 Minimum Rear Yard Depth: 15 metres

.4 Landscaped Open Space:

- .a 100 percent of the minimum required front yard depth
- .b 75 percent of the minimum required exterior side yard width
- .c 15 percent of the minimum required interior side yard width
- .d 20 percent of the minimum required rear yard depth.

.5 a supermarket shall have a maximum gross leasable area of 1,858 square metres.

12.1782 Exception 1782

12.1782.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1782.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 720 square metres.

.2 Minimum Lot Width: 24.3 metres.

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres.

.7 Minimum Interior Side Yard Width: 2 metres.

.8 Minimum landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

.10 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1782.3 for the purposes of Exception 1782:

.1 In this section, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

12.1783 Exception 1783

12.1783.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1783.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 549 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 18.3 metres.

.b Corner Lot: 20.1 metres.

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres.

.7 Minimum Interior Side Yard Width: 1.2 metres for the first storey, and an additional 0.3 metres for each additional storey.

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

.10 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

.11 no dwelling or inground swimming pool shall be located closer than 7.5 metres to the TransCanada Pipeline Easement.

12.1783.3 for the purposes of Exception 1783:

.1 In this exception, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on

the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

12.1784 Exception 1784

12.1784.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1784.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 456 square metres.

.2 Minimum Lot Width:

- .a Interior Lot: 15.2 metres.
- .b Corner Lot: 17 metres.

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres.

.7 Minimum Interior Side Yard Width: 1.2 metres.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metre closer to the front wall of the dwelling;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

.11 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1784.3 for the purposes of Exception 1784:

.1 In this exception, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

12.1785 Exception 1785

12.1785.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1785.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 540 square metres.

.2 Minimum Lot Width:

- .a Interior Lot: 24 metres.
- .b Exterior Lot: 25.8 metres.

.3 Minimum Lot Depth: 0 metres.

.4 Minimum Front Yard: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 4.5 metres.

.7 Minimum Interior Side Yard Width: 1.5 metres.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

.10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

12.1786 Exception 1786

12.1786.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1786.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 456 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 15.2 metres.
- .b Corner Lot: 17 metres.

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres.

.7 Minimum Interior Side Yard Width: 1.2 metres.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metre closer to the front lot line than the ground floor main entrance of the dwelling;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

.11 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the maximum front yard depth.

12.1786.3 for the purposes of Exception 1786:

.1 In this eection, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

12.1787 Exception 1787

12.1787.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1787.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 549 square metres

.2 Minimum Lot Width:

.a Interior Lot: 18.3 metres.

.b Corner Lot: 20.1 metres.

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres.

.7 Minimum Interior Side Yard Width: 1.2 metres for the first storey, and an additional 0.3 metres for each additional storey.

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

.10 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1787.3 for the purposes of Exception 1787:

.1 In this exception, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

12.1788 Exception 1788

12.1788.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1788.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 639 square metres

.2 Minimum Lot Width:

.a Interior Lot: 21.3 metres.

.b Corner Lot: 23.1 metres.

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres.

.7 Minimum Interior Side Yard Width: 1.5 metres for the first storey, and an additional 0.3 metres for each additional storey.

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

.10 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1788.3 for the purposes of Exception 1788:

.1 In this exception, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

12.1789 Exception 1789

12.1789.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.1789.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 732 square metres

.2 Minimum Lot Width:

.a Interior Lot: 24.4 metres.

.b Corner Lot: 26.2 metres.

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres.

.7 Minimum Interior Side Yard Width: 2 metres.

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

.10 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1789.3 for the purposes of Exception 1789:

.1 For the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection form the front wall on the second level of the dwelling will not be considered.

12.1790 Exception 1790

12.1790.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in R1 - Exception 1783 zone.

12.1790.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in R1- Exception 1783 zone.

.2 Minimum Setback from a Natural System (NS) zone: 10 metres.

12.1790.3 for the purposes of Exception 1790:

.1 for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling will not be considered.

12.1791 Exception 1791

12.1791.1 The lands shall only be used for the following purposes:

.1 shall be only used for the purposes permitted in a RE zone;

12.1791.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 29 metres

12.1792 Exception 1792

12.1792.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

.b a printing establishment;

.c a warehouse; and,

.d a research and development facility;

.2 Non-Industrial:

.a a radio or television broadcasting and transmission establishment;

.b a furniture and appliance store;

.c a recreation facility or structure; and,

.d a community club;

.3 Accessory:

.a an associated educational purpose;

.b an associated office;

.c a retail outlet operated in connection with a particular purpose permitted by Exception 1792.1(1)(a), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and;

.d purposes accessory to the other permitted purposes.

12.1792.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 1.2 hectares;

.2 Minimum Lot Width: 60.0 metres;

.3 Setback of Building(s):

.a where a single building is proposed on any particular lot: a minimum of 14.0 metres to and a maximum of 35 metres from Highway No. 407;

.b where multiple buildings are proposed on any particular lot:

.i at least one building having a minimum Gross Floor Area of 1858.0 square metres shall be located a minimum of 14.0 metres to and a maximum of 35 metres from Highway No. 407; and,

.ii all other buildings shall be located a minimum of 14.0 metres from Highway No. 407;

.c a minimum of 15.0 metres to Intermodal Drive;

.4 except at approved access locations, landscaped open space areas shall be provided as follows:

.a a minimum 12.0 metre wide strip abutting the Highway 407 right-of-way corridor;

.b a minimum 6.0 metre with strip along the lot line segment adjacent and parallel to Goreway Drive; and,

.c a minimum 3.0 metres wide strip along all other perimeter lot lines which are not shared by another lot in a PE – Exception 1792 zone;

.5 Maximum Building Height: 13.7 metres, save and except for an ancillary office component in which case the maximum building height shall be 8 storeys;

.6 Maximum Floor Space Index: 0.55

.7 Loading Doors: no overhead doors shall be permitted on a building wall that faces:

.a Goreway Drive;

.b Intermodal Drive, unless screened from a public road(s);

.c a Natural System zone, unless screened from a public road(s);

.d Highway No. 407, if the face of the wall is located 180.0 metres or less from Highway No. 407; or,

.e Highway No. 407, if the face of the wall is located further than 180.0 metres from Highway No. 407, unless screened from a public road(s);

.8 Waste Disposal:

.a no opening for waste disposal facilities shall be permitted on a building wall that faces:

.i Goreway Drive;

.ii Intermodal Drive, unless screened from a public road(s); or,

.iii a Natural System zone, unless screened from a public road(s);

.iv Highway No. 407, if the face of the wall is located 180.0 metres or less from Highway No. 407; or,

.v Highway No. 407, if the face of the wall is located further than 180.0 metres from Highway No. 407, unless screened from a public road(s);

.b all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be located within a building;

.9 Parking and Loading/Unloading:

.a trucks and trailers shall not be loaded, unloaded or parked:

.i in a yard between a building face and Highway 407 or Goreway Drive;

.ii within 40.0 metres of Highway No. 407;

.iii within 80.0 metres of Goreway Drive; or,

.iv within 15.0 metres of Intermodal Drive;

.b outdoor areas used for truck and trailer loading, unloading and/or parking shall be screened from view from public roads;

.10 all rooftop mechanical units located within 100.0 metres of Highway No. 407, Goreway Drive, or Intermodal Drive shall be screened;

.11 the purposes permitted under Exception 1792.1 shall not be permitted within a multi-unit industrial mall;

.12 no outdoor display and/or sales or storage shall be permitted.

12.1792.3 for the purposes of Exception 1792:

.1 a building wall, or portion thereof, shall be deemed to face a public road or a specific zone designation if, within a distance of 500.0 metres, a line drawn perpendicular to the alignment of the road or the boundary of the zone in question intersects with the face of the particular building wall without being obstructed by an intervening building; and,

.2 a building wall, or portion thereof, shall be deemed to be screened from a public road if an intervening building, structure, berm, wall, fence or landscaping buffer functions as an opaque barrier which obstructs direct view of the building wall, or portion thereof, from the particular public road.

12.1793 Exception 1793

12.1793.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

.b a printing establishment;

.c a warehouse; and,

.d a research and development facility;

.2 Non-Industrial:

.a a radio or television broadcasting and transmission establishment;

.b a furniture and appliance store;

.c a recreation facility or structure; and,

.d a community club;

.3 Accessory:

.a an associated educational purpose;

.b an associated office;

.c a retail outlet operated in connection with a particular purpose permitted by Exception 1793.1(1)(a), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and;

.d purposes accessory to the other permitted purposes.

12.1793.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 1.2 hectares;

.2 Minimum Lot Width: 60.0 metres;

.3 Setback of Building(s):

.a a minimum of 15.0 metres to Intermodal Drive; and,

.b a minimum of 20.0 metres to a Residential Zone; however, an operation involving cold storage as a principal or accessory use shall not be located within 30.0 metres of a Residential Zone;

.4 except at approved access locations, landscaped open space areas shall be provided as follows:

.a a minimum 18.0 metre wide strip abutting a lot line which also forms the rear lot line of a lot within a Residential zone, but in all other instances where a lot abuts a Residential Zone, a minimum 12.0 metre wide strip shall be provided;

.b a minimum 3.0 metre wide strip abutting Intermodal Drive; and,

.c a minimum 3.0 metre wide strip along all other perimeter lot lines which are not shared by another lot in a PE - Exception 1793 zone;

.5 Maximum Building Height: 13.7 metres, save and except for an ancillary office component in which case the maximum building height shall be 2 storeys or 13.7 metres, whichever is the lesser;

.6 Maximum Floor Space Index: 0.55

.7 Loading Doors: no overhead doors shall be permitted on a building wall that faces:

.a Intermodal Drive;

.b a Residential Zone;

.c a Natural System Zone, unless screened from a public road(s);

.d Highway No. 407, if the face of the wall is located 180.0 metres or less from Highway No. 407; or,

.e Highway No. 407, if the face of the wall is located further than 180.0 metres from Highway No. 407, unless screened from a public road(s);

.8 Waste Disposal:

.a no opening for waste disposal facilities shall be permitted on a building wall that faces:

.i Intermodal Drive;

.ii a Residential Zone;

.iii a Natural System Zone, unless screened from a public road(s);

.iv Highway No. 407, if the face of the wall is located 180.0 metres or less from Highway No. 407; or,

.v Highway No. 407, if the face of the wall is located further than 180.0 metres from Highway No. 407, unless screened from a public road(s);

.b all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be located within a building;

.9 Parking and Loading/Unloading:

.a trucks and trailers shall not be loaded, unloaded or parked:

.i in a yard between a building face and Intermodal Drive or an abutting Residential Zone;

.ii within 30.0 metres of Intermodal Drive or a Residential Zone; or,

.iii in a yard between a building face and Highway No. 407, if the face of the wall is located 180.0 metres or less from Highway No. 407;

.b outdoor areas used for truck and trailer loading, unloading and/or parking shall be screened from view from public roads;

.c outdoor areas used for truck and trailer loading, unloading and/or parking shall be screened from view from any Residential Zone using a 3.2 metre high combination berm/fence barrier consisting of 1.0 metre high berm and a 2.2 metre high opaque fence; and,

.d trucks and trailers having refrigeration units shall not be operated, loaded, unloaded or parked within 100.0 metres of a Residential Zone;

.10 all rooftop mechanical units located within 100.0 metres of Highway No. 407, Intermodal Drive, or a Residential Zone shall be screened;

.11 for industrial buildings containing multiple units, each individual unit shall have a minimum Gross Floor Area of 1858.0 square metres, but in instances where the building has a total Gross Floor Area of 9290.0 square metres or greater, a maximum of two (2) individual units, each having a minimum Gross Floor Area of 465.0 square metres, shall also be permitted within the building;

.12 a bank, trust company or financial institution, a restaurant, a banquet hall, or a commercial, technical or recreational school shall not be permitted;

.13 no outdoor display and/or sales or storage shall be permitted.

12.1793.3 for the purposes of Exception 1793:

.1 a building wall, or portion thereof, shall be deemed to face a public road or a specific zone designation if, within a distance of 300.0 metres, a line drawn perpendicular to the alignment of the road or the boundary of the zone in question intersects with the face of the particular building wall without being obstructed by an intervening building;

.2 a building wall, or portion thereof, shall be deemed to be screened from a public road if an intervening building, structure, berm, wall, fence or landscaped buffer functions as an opaque barrier which obstructs direct view of the building wall, or portion thereof, from the particular public road;

12.1794 Exception 1794

12.1794.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

.b non-obnoxious industrial uses involving the storage of goods and materials in the open, including such uses as the storage of trucks, trailers, and intermodal containers and chassis as a principal use, a construction contractor's yard, a landscaping supply yard, a junk or salvage yard, a landscaping yard, an automobile impound facility, a taxi or bus station, a waste transfer station, quarry or pit;

.c a printing establishment;

.d a warehouse; and,

.e a research and development facility;

.2 Non-Industrial:

.a a radio or television broadcasting and transmission establishment;

.b a furniture and appliance store;

.c a recreation facility or structure; and,

.d a community club;

.3 Accessory:

.a an associated educational purpose;

.b an associated office;

.c a retail outlet operated in connection with a particular purpose permitted by Exception 1794.1(1)(a), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and;

.d purposes accessory to the other permitted purposes.

12.1794.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 1.2 hectares;

.2 Minimum Lot Width: 60.0 metres;

.3 Minimum Setback to Intermodal Drive: 15.0 metres;

.4 except at approved access locations, landscaped open space areas shall be provided as follows:

.a a minimum 3.0 metre with strip abutting Intermodal Drive; and,

.b a minimum 3.0 metre wide strip along all other perimeter lot lines which are not shared by another lot in a PE-Exception 1794 zone;

.5 Maximum Building Height: 13.7 metres,

.6 Maximum Floor Space Index: 0.55

.7 Loading Doors: no overhead doors shall be permitted on a building wall that faces:

.a Intermodal Drive;

.b a Natural System Zone, unless screened from a public road(s);

.8 Waste Disposal:

.a no opening for waste disposal facilities shall be permitted on a building wall that faces:

.i Intermodal Drive; or,

.ii a Natural System Zone, unless screened from a public road(s);

.b all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be located within a building, unless contained in an enclosure that is screened from view from a public road(s); and,

.c refuse storage for food processing purposes, a banquet hall or a restaurant, including any containers for the storage of recyclable materials, shall be contained in a climate controlled area within a building;

.9 Parking and Loading/Unloading:

.a trucks and trailers shall not be loaded, unloaded or parked:

.i in a yard between a building face and Intermodal Drive; or,

.ii within 30.0 metres of Intermodal Drive;

.b outdoor areas used for truck and trailer loading, unloading and/or parking shall be screened from view from public roads;

.10 Outside Storage:

.a shall not be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space;

.b Shall not exceed a maximum height of 3.5 metres, or 1 container on a truck chassis, within 30.0 metres of a barrier erected for screening purposes, which may be increased to 5.0 metres for storage located beyond 30.0 metres from a screen barrier;

.c where a building does not provide concealment, outside storage shall be screened from view from public roads by an opaque screen barrier having a height equal to the height of

any stored material located within 30.0 metres of the screen barrier, but which in all instances shall have a minimum height of 2.2 metres and a maximum height of 3.5 metres;

.d shall only be permitted in conjunction with a building having a minimum Gross Floor Area of 1858.0 square metres; and,

.e shall be confined to the defined rear yard and interior side yard, but in all instances, shall not be located within 60.0 metres of Intermodal Drive; and,

.11 any barrier erected for the purpose of screening outside storage shall consist of a berm and/or fence/wall where the maximum height of the fence/wall shall be 2.2 metres and the berm shall be constructed at a maximum 3:1 slope;

.12 all rooftop mechanical units located within 100.0 metres of Intermodal Drive shall be screened;

12.1794.3 for the purposes of Exception 1794:

.1 a building wall, or portion thereof, shall be deemed to face a public road or a specific zone designation if, within a distance of 250.0 metres, a line drawn perpendicular to the alignment of the road or the boundary of the zone in question intersects with the face of the particular building wall without being obstructed by an intervening building; and,

.2 a building wall, or portion thereof, shall be deemed to be screened from a public road if an intervening building, structure, berm, wall, fence or landscaped buffer functions as an opaque barrier which obstructs direct view of the building wall, or portion thereof, from the particular public road.

12.1795 Exception 1795

12.1795.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

.b non-obnoxious industrial uses involving the storage of goods and materials in the open, including such uses as the storage and rental of equipment and the storage of trucks, trailers, and intermodal containers and chassis, but excluding a construction contractor's yard, a landscaping supply yard, a junk or salvage yard, a wrecking yard, an automobile impound facility, a taxi or bus station, a waste transfer station, quarry or pit;

.c a printing establishment;

.d a warehouse; and,

.e a research and development facility;

.2 Non-Industrial:

.a a radio or television broadcasting and transmission establishment;

.b a furniture and appliance store;

.c a recreation facility or structure; and,

.d a community club;

.3 Accessory:

.a an associated educational purpose;

.b an associated office;

.c a retail outlet operated in connection with a particular purpose permitted by Exception 1795.1(1)(a), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and;

.d purposes accessory to the other permitted purposes.

12.1795.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 1.2 hectares;

.2 Minimum Lot Width: 60.0 metres;

.3 Minimum Setback to Intermodal Drive: 15.0 metres;

.4 except at approved access locations, landscaped open space areas shall be provided as follows:

.a a minimum 3.0 metre with strip abutting Intermodal Drive; and,

.b a minimum 3.0 metre wide strip along all other perimeter lot lines which are not shared by another lot in a PE - Exception 1795 zone;

.5 Maximum Building Height: 13.7 metres,

.6 Maximum Floor Space Index: 0.55

.7 Loading Doors: no overhead doors shall be permitted on a building wall that faces:

.a Intermodal Drive;

.b a Natural System (NS) Zone, unless screened from a public road(s);

.8 Waste Disposal:

.a no opening for waste disposal facilities shall be permitted on a building wall that faces:

.i Intermodal Drive; or,

.ii a Natural System (NS) Zone, unless screened from a public road(s);

.b all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be located within a building, unless contained in an enclosure that is screened from view from a public road(s); and,

.c refuse storage for food processing purposes, a banquet hall or a restaurant, including any containers for the storage of recyclable materials, shall be contained in a climate controlled area within a building;

.9 Truck and Trailer Loading/Unloading:

.a trucks and trailers shall not be loaded or unloaded:

.i in a yard between a building face and Intermodal Drive; or,

.ii within 30.0 metres of Intermodal Drive;

.b outdoor areas used for truck and trailer loading and/or unloading parking shall be screened from view from public roads;

.10 Outside Storage:

.a outside storage of goods and materials shall not be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space;

.b shall not exceed a maximum height of 3.5 metres, or 1 container on a truck chassis, within 30.0 metres of a barrier erected for screening purposes, which may be increased to 5.0 metres for storage located beyond 30.0 metres from a screen barrier;

.c where a building does not provide concealment, outside storage shall be screened from view from public roads by an opaque screen barrier having a height equal to the height of

any stored material located within 30.0 metres of the screen barrier, but which in all instances shall have a minimum height of 2.2 metres and a maximum height of 3.5 metres;

.d shall only be permitted in conjunction with a building having a minimum Gross Floor Area of 929.0 square metres;

.e outside storage of goods and materials shall be confined to the defined rear yard and interior side yard, but in all instances, shall not be located within 60.0 metres of Intermodal Drive; and,

.f outside storage of truck and trailer parking shall be confined to the defined rear yard and interior side yard;

.11 any barrier erected for the purpose of screening outside storage shall consist of a berm and/or fence/wall where the maximum height of the fence/wall shall be 2.2 metres and the berm shall be constructed at a maximum 3:1 slope;

.12 all rooftop mechanical units located within 100.0 metres of Intermodal Drive shall be screened;

12.1795.3 for the purposes of Exception 1795:

.1 a building wall, or portion thereof, shall be deemed to face a public road or a specific zone designation if, within a distance of 200.0 metres, a line drawn perpendicular to the alignment of the road or the boundary of the zone in question intersects with the face of the particular building wall without being obstructed by an intervening building; and,

.2 a building wall, or portion thereof, shall be deemed to be screened from a public road if an intervening building, structure, berm, wall, fence or landscaped buffer functions as an opaque barrier which obstructs direct view of the building wall, or portion thereof, from the particular public road.

12.1796 Exception 1796

12.1796.1 The lands shall only be used for the following purposes:

.1 apartment and townhouse dwellings; and,

.2 purposes accessory to the other permitted purpose.

12.1796.2 The lands shall be subject to the following requirements and restrictions:

.1 an apartment dwelling shall occupy an area designated as Building Area 1 as shown on Figure 1- Exception 1796 to this by-law;

.2 Maximum Number of Units per apartment dwelling: forty-eight (48);

.3 Maximum Number of bedrooms per apartment dwelling unit: one (1);

.4 townhouse dwellings shall occupy the areas designated as Building Areas 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 on Figure 1- Exception 1796 to this by-law;

.5 Maximum Number of Dwelling Units in Building Area 1 as shown on Figure 1- Exception 1796: 98 units;

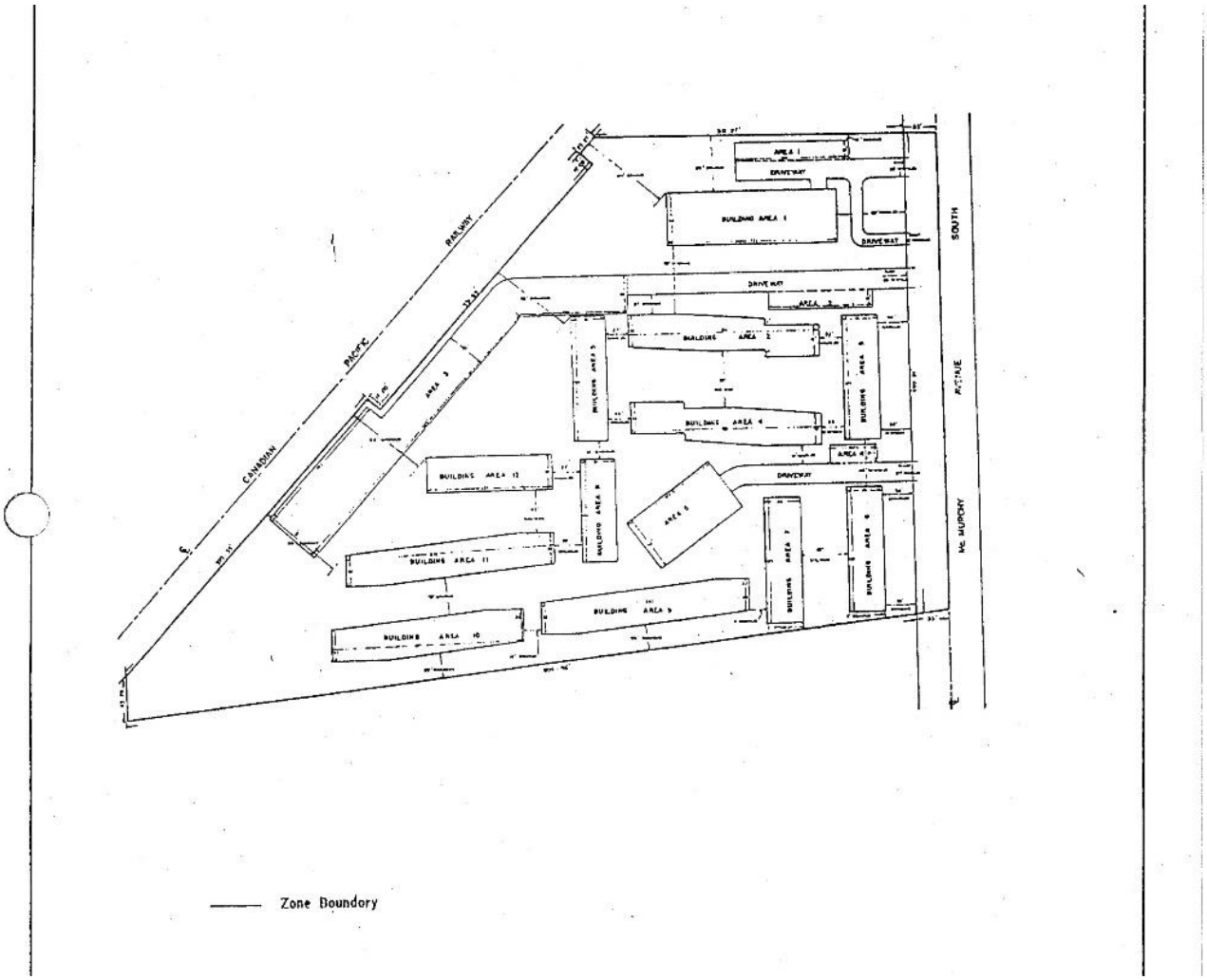
.6 Landscaped Open Space shall be provided as shown on Figure 1- Exception 1796 to this by-law;

.7 a minimum of twelve (12) off-street parking spaces shall be provided for the apartment dwelling; and shall be located within the area designated as Area 1 on Figure 1- Exception 1796 to this by-law;

.8 a minimum of ninety-eight (98) off-street parking spaces shall be provided for the townhouse dwellings; and shall be located within the areas designated as Areas 2, 3, 4, and 5 on Figure 1- Exception 1796 to this by-law; and,

.9 all parking areas shall have direct and unobstructed access to and from a public highway by means of a driveway or ramp, as shown on Figure 1- Exception 1796 to this by-law.

Figure 1


CANADIAN PACIFIC RAILWAY
SOUTH
Mc MURCHY AVENUE
DRIVEWAY
BUILDING AREA 1
BUILDING AREA 2
BUILDING AREA 4
BUILDING AREA 11
BUILDING AREA 10
BUILDING AREA 9
Zone Boundary

12.1797 Exception 1797

12.1797.1 The lands shall only be used for the following purposes:

.1 a gas bar;

.2 a service station;

.3 a motor vehicle washing establishment;

.4 a dining room restaurant, a convenience restaurant, a take-out restaurant;

.5 only in conjunction with a gas bar or service station, a convenience store; and,

.6 a warehouse;

.7 a repair shop;

.8 an office as an accessory use to the other permitted uses;

.9 outside storage of oversized vehicles and transport trailers shall be permitted in conjunction with other permitted uses;

.10 purposes accessory to the other permitted purposes.

12.1797.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 35.0 metres;

.2 Minimum Lot Depth: 192.4 metres

.3 Minimum Front Yard: 10 metres;

.4 Minimum Interior Side Yard Width: 3m

.5 Minimum Exterior Side Yard Width: 8m

.6 Minimum Rear Yard: 142m

.7 Notwithstanding Exception 1796.2(4), a hydro transformer may be located within 2 meters of the interior side lot line;

.8 Except at approved access locations, landscape open space area shall be provided As follows:

.a A minimum 3.0 metres wide strip abutting Goreway Drive; and

.b A minimum 3.0 metres wide strip abutting intermodal Drive and Deerhurst Drive

.9 A maximum of two (2) restaurants shall be permitted; and combined gross leasable Floor area devoted to the restaurants shall be limited to 729.0 square metres in total, with no individual restaurant exceeding a gross leasable floor area of 365.0 square metres;

.10 Loading Doors: no overhead doors shall be permitted on a building wall that faces:

.a Goreway Drive;

.b Intermodal Drive; or

.c Deerhurst Drive, unless screened from view from a public street(s);

.11 Waste Disposal:

.a No opening for waste disposal facilities shall be permitted on a building wall that faces:

.i Goreway Drive;

.ii Intermodal Drive, or,

.iii Deerhurst Drive, unless screened from view from a public street(s);

.b Refuse storage for restaurant purposes, including any containers for the storage of recyclable materials, shall be contained in a climate-controlled area within a building; and,

.c All garbage and refuse storage other than for a restaurant including any containers for the storage of recyclable materials, shall be located within a building.

.12 No outdoor display and/or sales shall be permitted;

.13 Notwithstanding 1793.2(13), outside storage of oversized motor vehicles shall be Permitted and is limited to a maximum 50 spaces;

.14 Outside storage shall be enclosed by a fence or wall not less than 2.0 metres in height, constructed of metal, wood or masonry which is effective in screening the storage area from the street; and;

.15 Section 4.1 shall not apply with respect to car stacking space requirements for Motor vehicle washing establishment.

12.1797.3 For the purposes of Exception 1797:

.1 All lands zone GC – Exception 1797 shall be deemed to be one lot

.2 The lot line abutting Goreway drive shall be considered the front lot line and the lot line abutting Intermodal drive shall be considered the flankage lot line

.3 A building wall, or portion thereof, shall be deemed to face a public road if, within a distance of 200.00 metres, a line drawn perpendicular to the alignment of the road in question intersects with the face of the particular building wall without being obstructed by an intervening building;

.4 A building wall, or portion thereof, shall be deemed to be screened from a public road if an intervening building, structure, berm, wall, fence or landscaped buffer functions as an opaque barrier which obstructs direct view of the building wall, or portion thereof, from the particular public road

12.1797.4 The Holding (H):

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A – Exception 782) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

.a Confirmation from the Ministry of Municipal Affairs and Housing that the appropriate Arrangements with respect to the Parkway Belt West Plan designations and permissions are amended or have been revoked by the Ministry of Municipal Affairs and Housing.

12.1799 Exception 1799

12.1799.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 1799.1(1)(a) or the purposes permitted by Exception 1799.1(1)(b) but not both sections or not any combination of both sections:

- .a either:
  - .i a warehouse,
  - .ii an associated office; and,
  - .iii purposes accessory to the other permitted purposes.
- .b or:
  - .i a manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage use within a wholly enclosed building;
  - .ii retail warehousing;
  - .iii a furniture and appliance store;
  - .iv a recreation facility and structure;
  - .v a community club;
  - .vi an automobile sales dealership and establishment;
  - .vii a garden centre sales establishment;
  - .viii a public and utility use;
  - .ix a service shop;
  - .x a banquet hall; and,
  - .xi purposes accessory to the other permitted purposes.

12.1799.2 The lands shall be subject to the following requirements and restrictions:

.2 for those purposes permitted in Exception 1799.1(1)(a) the following requirements and restrictions shall apply:

- .a Minimum Lot Area: 1.5 hectares;
- .b Minimum Lot Width: 50 metres;
- .c Minimum Rear Yard Depth: 3 metres;
- .d Minimum Exterior Side Yard Width: 3 metres;

.e a landscaped area, not less than 3.0 metres in width, shall be provided and maintained where the lands abut a road other than Goreway Drive;

.f a landscaped area, not less than 9.0 metres in width, shall be provided and maintained where the lands abut Goreway Drive;

.g no outside storage of goods, materials or machinery shall be permitted;

.h all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Goreway Drive;

.i an adult entertainment parlour, a massage parlour, and adult video store or an adult bookstore shall not be permitted.

12.1799.3 for the purposes of Exception 1799:

.1 Front Lot Line shall mean the lot line abutting Goreway Drive.

12.1800 Exception 1800

12.1800.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted by PE Zone.

12.1800.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 9 metres

.2 Minimum Rear Yard Depth: 7 metres except

- .a where it abuts a rail line, in which case, there is no requirement; and,
- .b where it abuts a street, a 0.3 metre reserve, or a lot in a Residential or Institutional Zone, in which case, the minimum requirement is 15 metres

.3 Minimum Exterior Side Yard Width: 6 metres except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres

.4 Minimum Interior Side Yard Width: 4 metres except

- .a where it abuts a rail line, in which case, there is no requirement; and
- .b where it abuts a lot in a Residential or Institutional Zone, in which case, the minimum requirement is 9 metres.

12.1801 Exception 1801

12.1801.1 The lands shall only be used for the following purposes:

.1 shall only be used for purposes permitted in an R1 zone.

12.1801.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 344 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.5 metres
- .b Corner Lot: 15.3 metres

.3 Minimum Lot Depth: 25.5 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.

.9 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres but greater than or equal to 13.5 metres;
- .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .c the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- .d these restrictions shall not apply for lots having a lot width greater than 16.0 metres.

.10 Maximum Garage Projection:

- .a for lots less than 15 metres in width no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling;
- .b for lots 15 metres or greater in width, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1802 Exception 1802

12.1802.1 The lands shall only be used for the following purposes:

.1 shall only be used for purposes permitted in an R1 zone.

12.1802.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 550 square metres

.2 Minimum Lot Width:

.a Interior Lot: 16.7 metres

.b Corner Lot: 18.5 metres

.3 Minimum Lot Depth: 33 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.

.9 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.10 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1803 Exception 1803

12.1803.1 The lands shall only be used for the following purposes:

.1 shall only be used for purposes permitted in an R1 zone.

12.1803.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 390 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.0 metres
- .b Corner Lot: 14.8 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width:

- .a for lots less than 15.0 metres in width, 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b for lots 15.0 metres or greater in width, 1.2 metres.

.8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.

.9 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres but greater than or equal to 13.0 metres;
- .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .c the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- .d these restrictions shall not apply for lots having a lot width greater than 16.0 metres.

.10 Maximum Garage Projection:

- .a for lots less than 15.0 metres in width no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling;

.b for lots 15.0 metres or greater in width, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1804 Exception 1804

12.1804.1 The lands shall only be used for the following purposes:

.1 shall only be used for purposes permitted in an R1 zone.

12.1804.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 590 square metres

.2 Minimum Lot Width:

.a Interior Lot: 18.0 metres

.b Corner Lot: 19.8 metres

.3 Minimum Lot Depth: 33 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width: 1.2 metres for the first storey and 1.5 metres for the second storey.

.8 Maximum Driveway Width: the maximum driveway width shall be 9.0 metres, but in no case shall the driveway width exceed the outside width of the garage.

.9 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or the front wall of a dwelling.

.10 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

.11 Setback to NS-Exception 1807 Zone: notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure or swimming pool from any lot line abutting an NS – Exception 1807 zone shall be 10 metres.

12.1805 Exception 1805

12.1805.1 The lands shall only be used for the following purposes:

.1 shall only be used for purposes permitted in an R1 zone.

12.1805.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 690 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 21.0 metres
- .b Corner Lot: 22.8 metres

.3 Minimum Lot Depth: 33 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width: 1.5 metres for the first storey and 1.8 metres for the second storey.

.8 Maximum Driveway Width: the maximum driveway width shall be 9.0 metres, but in no case shall the driveway width exceed the outside width of the garage.

.9 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or the front wall of a dwelling.

.10 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

.11 Setback to NS - Exception 1807: notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure or swimming pool from any lot line abutting an NS - Exception 1807 zone shall be 10 metres.

12.1806 Exception 1806

12.1806.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1806.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 892 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 21.0 metres
- .b Corner Lot: 22.8 metres

.3 Minimum Lot Depth: 42.5 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width: 1.5 metres for the first storey and 1.8 metres for the second storey.

.8 Maximum Driveway Width: the maximum driveway width shall be 9.0 metres, but in no case shall the driveway width exceed the outside width of the garage.

.9 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or the front wall of a dwelling.

.10 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1807 Exception 1807

12.1807.1 The lands shall only be used for the following purposes:

.1 flood and erosion control;

.2 conservation area or purpose;

.3 purpose accessory to the other permitted purposes;

12.1807.2 The lands shall be subject to the following requirements and restrictions:

.1 no person shall within an NS – Exception 1807 zone, erect, alter or use any building or structure for any purpose except that of flood or erosion control.

12.1808 Exception 1808

12.1808.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.1808.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Distance between a driveway and street intersection: the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets or at the intersection of two parts of the same street shall be 6.0 metres, except where the two parts of the same street have an interior angle of intersection of more than one hundred and twenty (120) degrees, in which case there is no requirement.

.2 Minimum Lot Area: 450 square metres per lot and 225 square metres per dwelling unit

.3 Minimum Lot Width:

- .a Interior Lot: 15.0 metres per lot, and 7.5 metres per dwelling unit;
- .b Corner Lot: 16.8 metres per lot, and 9.3 metres for the dwelling unit closest to the flankage lot line, except where a lot has a lot area in excess of 600 square metres, in which case no Minimum Lot Width requirement shall apply to the dwelling unit closest to the flankage lot line.

.4 Minimum Lot Depth: 30 metres, except where a lot has a lot area in excess of 600 square metres, in which case no Minimum Lot Depth requirement for the dwelling unit closest to the flankage lot line shall apply.

.5 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres; and,
  - .ii 3.7 meters if the lot width for a particular unit is greater than 8 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot; and,

.e no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

12.1808.3 for the purposes of Exception 1808:

.1 shall also be subject to the requirements and restrictions of the R1 – Exception 1720 zone and all the general provisions of this by-law which are not in conflict with those in Exception 1808.2.

12.1809 Exception 1809

12.1809.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted within an R2 zone.

12.1809.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 180 square metres per dwelling unit.

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres per lot, and 6.0 metres per dwelling unit;
- .b Corner Lot: 19.8 metres per lot, and 7.8 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 30.0 metres, which may be reduced to 27 metres for a unit containing a side yard setback of 1.2 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Lot Coverage: none

.10 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres;
  - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres; and,
  - .iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,

.d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.

.e no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

.11 Minimum Setback from NS Zone: no dwelling, building or structure, shall be located closer than 10 metres to an NS Zone.

12.1810 Exception 1810

12.1810.1 The lands shall only be used for the following purposes:

.1 apartment dwelling;

.2 tuck shop, located in an apartment dwelling, provided that there is not external evidence of same, and further provided that its gross floor area does not exceed fourteen (14) square metres; and,

.3 purposes accessory to the other permitted purposes.

12.1810.2 The lands shall be subject to the following requirements and restrictions:

.1 the front, side and rear yards shall have the minimum depth, widths and depths, respectively, shown on Figure 1- Exception 1810 to this by-law;

.2 a ramp to an underground garage shall be permitted in the front yard within the area shown on Figure 1- Exception 1810 to this by-law;

.3 each apartment dwelling shall be located on a site within an area of not less than 4,870 square metres;

.4 an apartment dwelling shall occupy one of the Building Areas shown on Figure 1- Exception 1810 to this by-law;

.5 the ratio of the gross floor area to the lot area shall not exceed 1.5;

.6 Maximum Coverage: eighteen (18) percent;

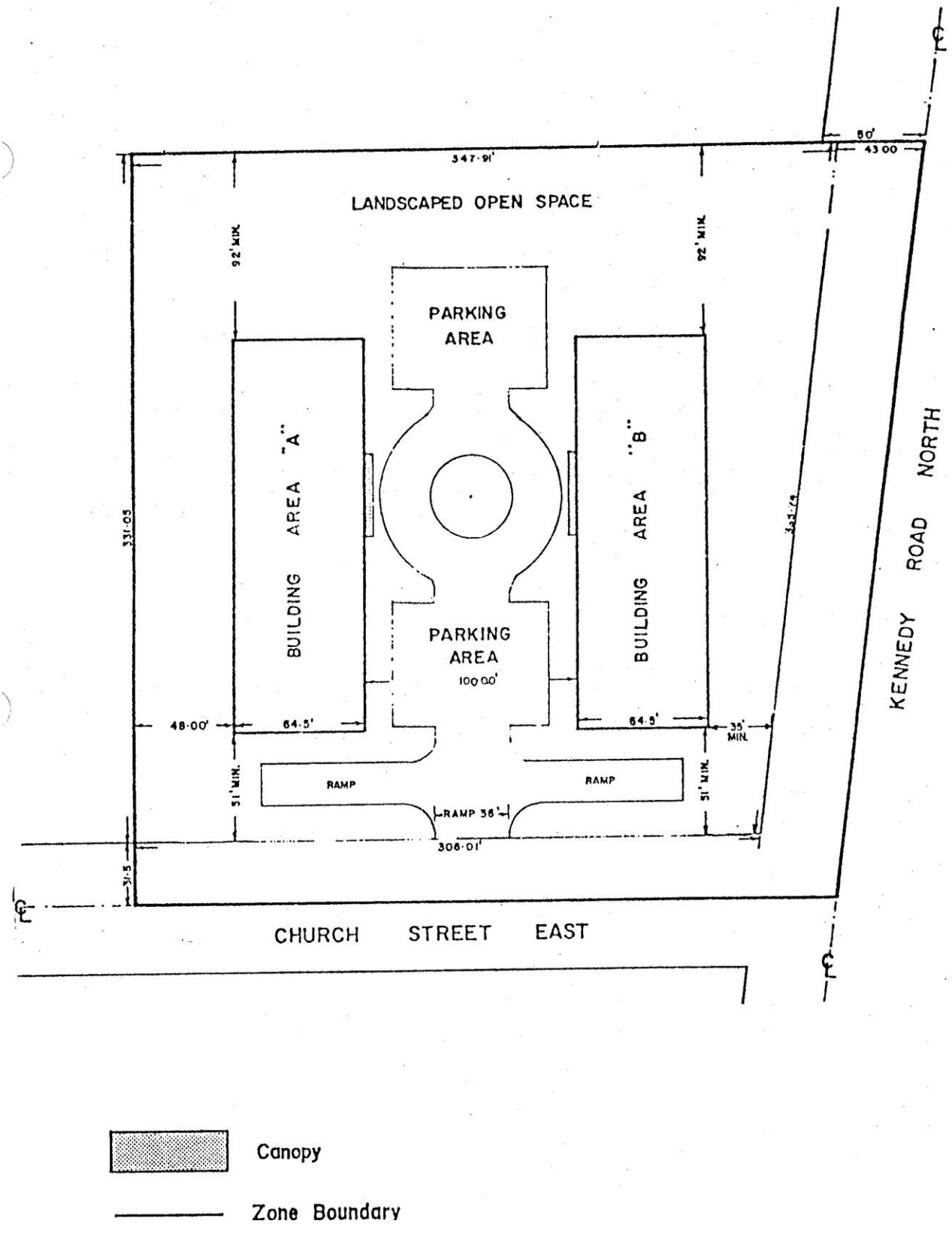
.7 Maximum Number of Dwelling Units: ninety-two (92);

.8 Maximum Height of buildings: 12 storeys;

.9 Landscaped Open Space: minimum of sixty (60) percent of the lot area;

.10 all parking areas shall have a direct and unobstructed access to and from a public street by means of a driveway or ramp as shown on Figure 1- Exception 1810 to this by-law;

Figure 1


LANDSCAPED OPEN SPACE
PARKING AREA
BUILDING AREA "A"
BUILDING AREA "B"
PARKING AREA
100.00'
92' MIN.
92' MIN.
347.91'
80'
43.00
331.05
48.00'
64.5'
64.5'
35' MIN.
51' MIN.
51' MIN.
RAMP
RAMP
RAMP 36'
306.01'
31.5
KENNEDY ROAD NORTH
CHURCH STREET EAST
Canopy
Zone Boundary

12.1811 Exception 1811

12.1811.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted within an R1 zone.

12.1811.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 360 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 12.0 metres;

.b Corner Lot: 13.8 metres;

.3 Minimum Lot Depth: 30.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the garage door width.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 Minimum Setback from a Natural System (NS) zone: No permanent structures, including inground swimming pools or excavations shall be located closer than 7.5 metres to a Natural System Zone.

12.1811.3 for the purposes of exception 1811:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1811.2.

12.1812 Exception 1812

12.1812.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted within an R1 zone.

12.1812.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 11.0 metres;

.b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 30.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 Minimum Setback from a Natural System (NS) zone: No permanent structures, including inground swimming pools or excavations shall be located closer than 10.0 metres to a Natural System Zone.

12.1812.3 for the purposes of Exception 1812:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1812.2.

12.1813 Exception 1813

12.1813.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted within an R1 zone.

12.1813.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 286 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 11.0 metres;

.b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 26.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres.

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the garage door width.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 Minimum Setback from a Natural System (NS) zone: No permanent structures, including inground swimming pools or excavations shall be located closer than 10.0 metres to a Natural System Zone.

12.1813.3 for the purposes of exception 1813:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1813.2.

12.1814 Exception 1814

12.1814.1 The lands shall only be used for the following purposes:

.1 An apartment dwelling

.2 Purposes accessory to an apartment dwelling use.

12.1814.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Setback (Eastern Avenue): 7.5 metres

.2 Minimum Exterior Side Yard Setback (Kennedy Road):

- .a 7.5 metres for any portion of the building less than 5.5 metres above grade
- .b For any portion of the building greater than 5.5 metres above grade, the minimum setback shall be 2.3 metres greater than the actual setback of that portion of the building less than 5.5 metres above grade

.3 Minimum Interior Yard Setback: 20.0 metres

.4 Minimum Rear Yard Setback:

- .a 10.0 metres for any portion of the building less than 5.5 metres above grade
- .b 16.0 metres for any portion of the building greater than 5.5 metres above grade

.5 Minimum Setback for Underground Parking Garage: 0 metres

.6 Maximum Number of Dwelling Units: 391

.7 Maximum Floor Space Index: 3.65

.8 Maximum Building Height: 29 storeys

.9 Maximum Tower Footprint: For any tower element of a building that is within 52 metres of the rear lot line, any storey 5.5 metres or more above grade shall have a maximum floor area of 775 square metres

.10 Minimum Tower Separation: Tower elements of a building shall have a minimum separation distance of 20.0 metres

.11 Streetwall: The portion of the building less than 5.5 metres above grade adjacent to the exterior side lot line shall have a minimum length of at least 75% of the length of the exterior side lot line

.12 Windows and Doors at Grade: On the portion of the wall adjacent to the exterior side lot line that is within 52 metres of the rear lot line and is less than 3.0 metres above grade, a minimum of 60% of the gross area of the wall shall have windows and/or doors

.13 Landscaped Open Space:

.a A minimum 0.8 metre wide landscaped strip shall be provided along the interior side lot line

.b A minimum 4 metre wide landscaped strip shall be provided along the rear lot line

.c A minimum of 500 square metres shall be provided as a rooftop amenity space

.14 Garbage, Refuse and Waste: All garbage, refuse and waste containers shall be located within a building

.15 Motor Vehicle Parking and Loading:

.i All parking shall be located within an underground parking garage with the exception of 38 visitor parking spaces that are permitted to be located at grade. No at grade parking spaces are permitted in the front or exterior side yards.

.ii A minimum of 1 loading space shall be provided.

.16 The entire lands zoned R3H- Exception 1814 shall be treated as one lot for zoning purposes.

12.1815 Exception 1815

12.1815.1 The lands shall only be used for the following purposes:

.1 a motel;

.2 the purposes permitted by Exception 1587;

.3 purposes accessory to the other permitted purposes.

12.1815.2 The lands shall be subject to the following requirements and restrictions:

.1 for the purposes permitted by Exception 1815.1(1)

- .a Maximum Building Height: 5 storeys
- .b Maximum Gross Floor Area: 4500 square metres
- .c Minimum Lot Area: 0.49 hectares
- .d Minimum Lot Width: 50 metres
- .e Minimum Rear Yard Setback 4.5 metres
- .f Minimum Setback to Airport Road: 4.0 metres, except where there is a projecting canopy in which case the minimum setback for the canopy will be 3.2 metres.
- .g Minimum Setback to Nevets Road: 5.0 metres, except where there is a projecting canopy in which case the minimum setback for the canopy will be 2.5 metres.
- .h Minimum Interior Side Yard Width: 3.0 metres, except where there is a projecting canopy in which case the minimum setback for the canopy will be 1.0 metres.
- .i Minimum Landscaped Open Space:
  - .i a minimum 3.5 metre wide landscaped open space strip, shall be provided along the Airport Road frontage.
  - .ii a minimum 1.5 metre wide landscaped open space area, shall be provided in the interior side yard and along Nevets Road.
- .j Minimum Parking Space: 81 spaces
- .k all garbage and refuse storage, including any containers for recyclable materials shall be enclosed within the building.
- .l the requirement of providing a loading space shall not apply to the subject lands provided that the subject lands are used only for a motel.

.2 for purposes permitted by Exception 1815.1(2) and (3)

- .a the requirements and restrictions of Exception 1587.2

12.1816 Exception 1816

12.1816.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the Exception 1801 zone.

12.1816.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions of the Exception 1801 zone.

.2 notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure or swimming pool from any lot line abutting an OS or NS zone shall be 10 metres.

12.1817 Exception 1817

12.1817.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 – Exception 1804 zone.

12.1817.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions of the R1 – Exception 1804 zone.

.2 notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure or swimming pool from any lot line abutting an OS, NS or P zone shall be 10 metres.

12.1818 Exception 1818

12.1818.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone.

12.1818.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 205 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 7.0 metres
- .b Exterior Lot: 10.0 metres

.3 Minimum Lot Depth: 29.5 metres

.4 Minimum Front Yard Depth: 4.5 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line.

.5 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line, where the setback may be zero.

.6 Maximum Garage Door Width:

- .a the maximum garage door width shall be 3.1 metres; and,
- .b the maximum interior garage width, as calculated 3 metres from the garage opening shall be not more than 3.7 metres.

.7 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling unit.

.8 Maximum Driveway Width: the maximum driveway width shall be 3.7 metres, but in no case shall the driveway width exceed the outside storage width of the garage.

.9 Minimum Width of Dwelling Unit: 7.0 metres

.10 Maximum Lot Coverage: 60% of the lot area for the main building

.11 Maximum Porch or Balcony Encroachment: a porch or balcony may encroach not more than 1.8 metres into the front yard or exterior side yard.

12.1818.3 for the purposes of Exception 1818:

.1 For the purposes of this Exception, Width of dwelling unit shall mean the distance between the midpoint of the shared common walls of a dwelling unit or the distance from the midpoint of the shared common wall to the outside of the external wall for a unit with an external wall.

12.1819 Exception 1819

12.1819.1 The lands shall only be used for the following purposes:

.1 shall only be used for purposes permitted in an R1 zone.

12.1819.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 275 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 13.0 metres

.3 Minimum Lot Depth: 25.5 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.

.9 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.10 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

.11 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1820 Exception 1820

12.1820.1 The lands shall only be used for the following purposes:

.1 shall only be used for purposes permitted in an R1 zone.

12.1820.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 13.0 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.

.9 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.10 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

.11 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1821 Exception 1821

12.1821.1 The lands shall only be used for the following purposes:

.1 an automated truck fuelling station; and,

.2 purposes accessory to the other permitted use.

12.1821.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 60.0 metres

.2 Maximum Building Height: 1 storey

.3 Minimum Landscaped Open Space:

- .a a minimum 3.0 metre wide landscaped open space strip shall be provided in the interior side yard and the rear yard.
- .b a minimum 10.0 metre wide landscaped open space strip shall be provided in the front yard and the exterior side yard except at approved access locations.

.4 no open storage or display of goods in the open shall be permitted.

.5 all garbage and refuse storage, including any containers for recyclable materials shall be enclosed.

12.1821.3 for the purposes of Exception 1821:

.1 Automated Truck Fuelling Station shall mean a building or place where fuels are kept for sale by automated means for the express purpose of the weighing and fuelling of large trucks, but shall not include a motor vehicle repair shop, a gas bar, a motor vehicle sales establishment, a motor vehicle washing establishment or a convenience retail use.

12.1822 Exception 1822

12.1822.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a retail establishment having no outside storage
- .b a grocery store
- .c a service shop
- .d a personal service shop
- .e a bank, a trust company, or finance company
- .f an office
- .g a dry cleaning/laundry distribution station
- .h a laundromat
- .i a dining room restaurant, a convenience restaurant, a take-out restaurant
- .j a printing or copying establishment
- .k a health centre

.2 Other:

- .a a library
- .b purposes accessory to the other permitted purposes

12.1822.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Width of Landscaped Open Space:

- .a 3.0 metres adjacent to a residential zone
- .b 3.0 metres adjacent to Castlemore Road
- .c 4.5 metres adjacent to McVean Drive
- .d 5.0 metres adjacent to Castlegate Boulevard and Deerchase Road

.2 Minimum Building Setback:

- .a 3.0 metres to Castlemore Road
- .b 4.5 metres to McVean Drive
- .c 5.0 metres to all other property lines

.3 a drive-through lane shall be no closer than 15 metres to a residential zone.

.4 all garbage and refuse storage, other than that for a restaurant, including any containers for the storage of recyclable materials, shall be fully-enclosed within a building.

.5 all restaurant refuse containers shall be enclosed in a climate-controlled area within a building.

.6 notwithstanding any other provision of the Zoning By-law to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

12.1823 Exception 1823

12.1823.1 The lands shall only be used for the following purposes:

.1 an office;

.2 a bank, trust company and financial company;

.3 a personal service shop, excluding a massage parlour;

.4 a retail establishment having no outside storage, subject to the requirements set out in Exception 1823.2(4);

.5 a dry cleaning and laundry establishment and distribution station;

.6 a dining room restaurant, a convenience restaurant and a take-out restaurant;

.7 a community club;

.8 a recreation facility or structure;

.9 a hotel or motel;

.10 a banquet hall;

.11 a home furnishings and home improvement retail warehouse;

.12 a buildings supplies outlet within an enclosed building;

.13 a retail warehouse not engaged in the selling of food;

.14 a service station;

.15 a motor vehicle washing establishment; and,

.16 purposes accessory to the other permitted uses.

12.1823.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Lot Coverage: 28%

.2 all buildings and structures shall be located a minimum of 9.0 metres from Regional Road 107 (Queen Street East) right-of-way as widened;

.3 with the exception of approved access locations, landscaped open space shall be provided as follows:

.a a minimum 9.0 metre wide strip abutting Regional Road 107 (Queen Street); and,

.b a minimum 3.0 metre wide strip abutting the interior side yard.

.4 the maximum gross floor area devoted to the sale of food in any retail establishment shall be 929 square metres;

.5 the maximum floor space index for office purposes shall be 0.5;

.6 all garbage and refuse storage including any containers for the storage of recyclable materials, shall be enclosed and screened from Regional Road 107 (Queen Street East);

.7 a screened outdoor area devoted to the year round display and sale of products and commodities and a temporary open air market shall only be permitted in conjunction with a retail establishment and shall be restricted to areas not required for landscaping and parking;

.8 all restaurant refuge storage shall be enclosed in a climate controlled area within the building;

.9 an adult entertainment parlour or an adult video store shall not be permitted; and,

.10 all lands zoned LC – Exception 1823 shall be treated as one property;

12.1823.3 for the purposes of exception 1823:

.1 shall also be subject to the requirements and restrictions of the LC zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1823.2.

.2 RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

.3 HOME FURNISHINGS AND HOME IMPROVEMENT RETAIL WAREHOUSE shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80% are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

12.1824 Exception 1824

12.1824.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone

12.1824.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 495 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 15.0 metres
- .b Corner Lot: 16.8 metres

.3 Minimum Lot Depth: 33 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width: 1.2 metres

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Gross Floor Area of a detached garage: 40 square metres

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 11 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a side lot line or on a lot having a lot width greater than or equal to 16 metres; and
- .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.11 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.0 metres beyond a porch or front wall of a dwelling.

12.1825 Exception 1825

12.1825.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone

12.1825.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 425 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 16.5 metres
- .b Corner Lot: 18.3 metres

.3 Minimum Lot Depth: 26 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.0 metres beyond a porch or front wall of a dwelling.

12.1826 Exception 1826

12.1826.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone

12.1826.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 590 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres
- .b Corner Lot: 19.8 metres

.3 Minimum Lot Depth: 33 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Gross Floor Area of a detached garage: 60 square metres

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.0 metres beyond a porch or front wall of a dwelling.

12.1827 Exception 1827

12.1827.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone;

12.1827.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 690 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 21.0 metres
- .b Corner Lot: 22.8 metres

.3 Minimum Lot Depth: 33 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width: 1.5 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Gross Floor Area of a detached garage: 60 square metres

.9 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.0 metres beyond a porch or front wall of a dwelling.

.11 Minimum Setback from a Natural System (NS) zone: 10 metres

12.1828 Exception 1828

12.1828.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1828.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 295 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 27.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Exterior Side Yard Width: 3.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the lot width is 13.7 metres or greater.

.8 Maximum Building Height: 11.0 metres, provided that no dwelling units shall contain any habitable area (inclusive of ceilings) greater than 6.75 metres above the highest finished grade elevation

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front lot line than the ground floor main entrance of the dwelling unit; and,

.c the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.11 Maximum Garage Projection: 1.5 metres beyond the front wall of a dwelling

.12 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback

.13 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback

.14 a garage shall not be permitted facing the exterior side yard lot line

.15 the driveway width shall not exceed the exterior width of the garage

12.1828.3 for the purposes of exception 1828:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1828.2.

12.1829 Exception 1829

12.1829.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1829.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 560 square metres

.2 Minimum Lot Width:

.a Interior Lot: 14.0 metres

.b Corner Lot: 15.8 metres

.3 Minimum Lot Depth: 40.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Interior Side Yard Width: 1.2 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres

.8 Maximum Building Height: 11.0 metres, provided that no dwelling units shall contain any habitable area (inclusive of ceilings) greater than 6.75 metres above grade and no part of any windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south, west and east facades. No habitable area greater than 6.75 metres in height shall be permitted.

OPENINGS shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;

SOUTH FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both southerly and easterly facing, then the definition which shall apply shall be southerly;

NORTH FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the northerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both northerly and easterly facing, or if such that it is defined as being both northerly and westerly facing, then the definition which shall apply shall be westerly;

WEST FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or

structure is oriented such that it is defined as building both westerly and northerly facing, then the definition which shall apply shall be westerly;

EAST FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the easterly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as building both easterly and northerly facing, then the definition which shall apply shall be easterly;

SOUTHERLY SITE LIMIT shall mean the lands abutting the future Cottrelle Boulevard;

NORTHERLY SITE LIMIT shall mean the lands abutting Castlemore Road;

WESTERLY SITE LIMIT shall mean the lands abutting Airport Road;

EASTERLY SITE LIMIT shall mean the lands abutting Humberwest Parkway;

MAXIMUM BUILDING HEIGHT is to be measured from the highest finished grade elevation at the outside walls of the dwelling;

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres more the garage door width.

.11 Maximum Garage Projection: 1.5 metres beyond the front wall of a dwelling

.12 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback

.13 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback

.14 a garage shall not be permitted facing the exterior side yard lot line

.15 the driveway width shall not exceed the exterior width of the garage

12.1829.3 for the purposes of Exception 1829:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1829.2.

12.1830 Exception 1830

12.1830.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1830.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in R1 – Exception 1829 zone.

.2 Maximum Building Height: 11.0 metres, provided that no dwelling units shall contain any habitable area (inclusive of ceilings) greater than 6.75 metres above grade and no part of any windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south and west facades. No habitable area greater than 6.75 metres in height shall be permitted.

OPENINGS shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;

NORTH FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the northerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both northerly and easterly facing, or if such that it is defined as being both northerly and westerly facing, then the definition which shall apply shall be westerly;

SOUTH FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both southerly and easterly facing, then the definition which shall apply shall be southerly;

EAST FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the easterly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as building both easterly and northerly facing, then the definition which shall apply shall be easterly;

WEST FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as building both westerly and northerly facing, then the definition which shall apply shall be westerly;

NORTHERLY SITE LIMIT shall mean the lands abutting Castlemore Road;

SOUTHERLY SITE LIMIT shall mean the lands abutting the future Cottrelle Boulevard;

WESTERLY SITE LIMIT shall mean the lands abutting Airport Road;

EASTERLY SITE LIMIT shall mean the lands abutting Humberwest Parkway;

MAXIMUM BUILDING HEIGHT is to be measured from the highest finished grade elevation at the outside walls of the dwelling;

.3 Minimum Lot Area: 375 square metres;

.4 Minimum Lot Depth: 27.0 metres

12.1830.3 for the purposes of Exception 1830:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1830.2.

12.1831 Exception 1831

12.1831.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1831.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 410 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.75 metres and 6.8 metres per dwelling unit;
- .b Corner: 15.5 metres and 8.6 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Interior Side Yard Width: 1.2 metres; and 0.0 metres where the common wall of dwelling units coincide with a side lot line

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres

.8 Maximum Building Height: 11.0 metres, provided that no dwelling units shall contain any habitable area (inclusive of ceilings) higher than 6.75 metres above the highest finished grade elevation.

.9 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 2.5 metres and the maximum interior garage width shall be 3.1 metres for an interior lot;
- .b the maximum garage door width shall be 5.0 metres and the maximum exterior garage width shall be 5.2 metres for a corner lot;

.11 Maximum Garage Projection: no part of any garage shall project more than 2.5 metres beyond the main front entrance or beyond a main entry feature

.12 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback

.13 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback

.14 a garage shall not be permitted facing the exterior side yard lot line

.15 the driveway width shall not exceed the exterior width of the garage

12.1831.3 for the purposes of Exception 1831:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1831.2.

12.1832 Exception 1832

12.1832.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone;

12.1832.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in R1 – Exception 1831 zone

.2 Maximum Building Height: 11.0 metres

12.1832.3 for the purposes of exception 1832:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1832.2.

12.1833 Exception 1833

12.1833.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone

12.1833.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 425 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 15.2 metres
- .b Corner Lot: 17 metres

.3 Minimum Lot Depth: 28 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres

.7 Minimum Interior Side Yard Width: 1.2 metres

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.9 no garage facing the front lot line shall project in the front yard beyond a porch or front wall of a dwelling.

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width of less than 16 metres but greater than or equal to 15 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.11 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback.

.12 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback.

.13 a garage shall not be permitted facing the exterior side yard lot line.

.14 the driveway width shall not exceed the exterior width of the garage.

.15 Minimum Setback from a Natural System (NS) zone: 10 metres

12.1834 Exception 1834

12.1834.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone

12.1834.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 295 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 27 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the lot width is 13.7 metres or greater;

.8 Maximum Building Height: 11 metres

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.10 no garage facing the front lot line shall project in the front yard beyond a porch or front wall of a dwelling.

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.12 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback.

.13 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback.

.14 a garage shall not be permitted facing the exterior side yard lot line.

.15 the driveway width shall not exceed the exterior width of the garage.

.16 Minimum Setback from a Natural System (NS) zone: 10 metres

12.1835 Exception 1835

12.1835.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1835.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 720 square metres

.2 Minimum Lot Width: 24.3 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Interior Side Yard Width: 2.0 metres

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

.10 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1836 Exception 1836

12.1836.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1836.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 549 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18.3 metres
- .b Corner Lot: 20.1 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres

.7 Minimum Interior Side Yard Width: 1.2 metres for the first storey, and an additional 0.3 metres for each additional storey.

.8 Minimum Landscaped Open Space: 40% of the minimum front yard area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

.10 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

.11 Minimum Setback from a Natural System (NS) zone: 10 metres

12.1837 Exception 1837

12.1837.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1837.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 456 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 15.2 metres
- .b Corner Lot: 17 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres

.7 Minimum Interior Side Yard Width: 1.2 metres

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width of less than 16 metres but greater than or equal to 15 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front wall of the dwelling;
- .c the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

.11 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1838 Exception 1838

12.1838.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling; and,

.2 purposes accessory to the other permitted purpose.

12.1838.2 The lands shall be subject to the following requirements and restrictions:

.1 nothing in this section shall prevent the occupant of a single detached dwelling from carrying on any domestic or household art not affecting the amenity of the neighbourhood, or a professional person from occupying one or more rooms as an office, providing there is no display of goods or advertising other than a plate not larger than 0.3 square metres;

.2 no dwelling shall have a floor area, exclusive of basement, verandah, garage, or attic of less than 74 square metres;

.3 not more than one dwelling shall be erected or placed on a single lot as shown on the registered plan of subdivision covering the said defined area except in the case of Lot 1, Registered Plan 354, in which case two single detached dwellings shall be permitted;

.4 no part of any dwelling or accessory building shall be erected or placed at a distance less than 8 metres from any lot line abutting a street, nor less than 2.4 metres from a side lot line, except that a detached garage which is located at least 2.5 metres to the rear of the dwelling may be erected or placed at a distance of not less than 1 metre from any lot line.

.5 all buildings to conform with grade level which may be clearly defined as being the height of the ceilings of cellar of the under side of ground floor joists above the height of the established street grade. This height for a building eight (8) metres from street line to be less than one-half (.5) metres;

.6 no excavation shall be made on the said lands except excavations made for the purpose of building on such land at time of commencement of building and as part of such building; and,

.7 no building waste or other waste material of any kind shall be dumped or stored on the said lands

12.1838.3 for the purposes of Exception 1838:

.1 for the purposes of this section, a Single Detached Dwelling is defined as a building occupied, or intended to be occupied as a dwelling by one family alone and containing only one kitchen and may include a private garage and other accessory buildings.

12.1839 Exception 1839

12.1839.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1839.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 295 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 27 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the lot width is 13.7 metres or greater.

.8 Maximum Building Height: 11 meters

.9 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.10 no garage shall project more than 1.5 metres beyond a front wall of a dwelling. This projection shall apply to the ground floor of the front wall and not the second storey;

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front wall of the dwelling;
- .c the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 meters over the maximum garage door width permitted on the lot.

.12 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback.

.13 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback.

.14 a garage shall not be permitted facing the exterior side yard lot line.

.15 the driveway width shall not exceed the exterior width of the garage.

12.1840 Exception 1840

12.1840.1 The lands shall only be used for the following purposes:

.1 recreation centre;

.2 education centre;

.3 auditorium;

.4 meeting rooms; and,

.5 parking, provided that such uses shall only be conducted by a non-profit making organization.

12.1840.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 1.2 hectares;

.2 Minimum Lot Frontage Depth: 52 metres;

.3 Minimum Front Yard Depth: 12 metres;

.4 Minimum Side Yard Width: 6 metres;

.5 Minimum Rear Yard Depth: 30 metres;

.6 Minimum Parking Requirements:

.a one (1) parking space for each 9 square metres of floor area devoted to education, recreation, auditorium and meeting room uses, provided that where there are seats permanently affixed to the floor, one (1) parking space shall be provided for every five seats or for every three (3) metres of bench space of its maximum seating capacity, in lieu of the parking requirements as determined by the area covered by such fixed seats.

.7 Landscape Open Space: a strip of land not less than 3 metres in perpendicular depth from the lot line shall be provided as landscaped open space, adjacent to any lot line which does not abut land used for public purposes.

12.1841 Exception 1841

12.1841.1 The lands shall only be used for the following purposes:

.1 shall only be used for purposes permitted in an R1 – Exception 1804 zone.

12.1841.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions of the R1 – Exception 1804 zone.

.2 notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure including a swimming pool, from the rear lot line abutting an OS, NS or P zone or NS – Exception 1807 zone shall be 10 metres.

12.1842 Exception 1842

12.1842.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1– Exception 1805 zone.

12.1842.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions of the R1 – Exception 1804 zone.

.2 notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure including a swimming pool, from the rear lot line abutting an OS, NS or P zone or NS – Exception 1807 zone shall be 10 metres.

12.1843 Exception 1843

12.1843.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 - Exception 1804 zone.

12.1843.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions of the R1 - Exception 1804 zone.

.2 notwithstanding any other provision to the contrary, the minimum lot width shall be 15 metres.

12.1844 Exception 1844

12.1844.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1– Exception 1805 zone.

12.1844.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions of the R1– Exception 1805 zone.

.2 notwithstanding any other provision to the contrary, the minimum lot depth shall be 28.0 metres.

12.1845 Exception 1845

12.1845.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 1845.1(1)(a) or the purposes permitted by Exception 1845.1(1)(b), but not both sections or not any combination of both sections:

.a either:

.i the purposes permitted in a R1 zone;

.b or:

.i a dwelling containing three dwelling units which may or may not be used as an auxiliary group home; and,

.ii purposes accessory to the other permitted purposes.

12.1845.2 The lands shall be subject to the following requirements and restrictions:

.1 for those purposes permitted in Exception 1845.1(1)(b), the following requirements and restrictions:

.a shall not be subject to any minimum separation distances as may be contained in section 5.2.N; and,

.b Minimum Landscaped Open Space: 40 percent of the front yard depth.

12.1845.3 for the purposes of Exception 1845:

.1 Auxiliary Group Home shall mean a supportive housing facility located within a dwelling unit occupied by no more than three persons in need of supervision or guidance, but shall not have staff in full time attendance at the home.

.2 Supportive Housing Facility shall mean a place for the accommodation of persons, who, by reason of their emotional, mental, social or physical condition, or legal status require a supervised group living arrangement for their well being, but shall exclude foster homes as defined in the Child and Family Services Act or successor legislation.

12.1846 Exception 1846

12.1846.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone;

12.1846.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 278 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 10.5 metres
- .b Corner Lot: 12.3 metres

.3 Minimum Lot Depth: 26.5 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres;

.6 Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;

.7 Minimum Interior Side Yard Width:

- .a for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;

.8 Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;

.9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;

.10 the following provisions shall apply to garages:

- .a the maximum cumulative garage door width shall be:
  - .i 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.5 metres;
  - .ii 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
  - .iii 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;

.b the maximum interior garage width shall be:

.i 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.5 metres;

.ii 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;

.iii 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;

.iv 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;

.c Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;

.11 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the front or exterior side yard;

12.1846.3 for the purposes of Exception 1846:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1846.2.

12.1847 Exception 1847

12.1847.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone;

12.1847.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 295 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 27.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres;

.6 Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;

.7 Minimum Interior Side Yard Width:

- .a for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;

.8 Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;

.9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;

.10 the following provisions shall apply to garages:

- .a the maximum cumulative garage door width shall be:
  - .i 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
  - .ii 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
  - .iii 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;

.b the maximum interior garage width shall be:

.i 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;

.ii 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;

.iii 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;

.iv 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;

.c Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;

.11 Maximum Porch Encroachment: a porch may encroach a maximum of 2.0 metres into the front or exterior side yard;

12.1847.3 for the purposes of Exception 1847:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1847.2.

12.1848 Exception 1848

12.1848.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone;

12.1848.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.8 metres
- .b Corner Lot: 14.3 metres

.3 Minimum Lot Depth: 30.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres;

.6 Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;

.7 Minimum Interior Side Yard Width:

- .a for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;

.8 Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;

.9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;

.10 the following provisions shall apply to garages:

- .a the maximum cumulative garage door width shall be:
  - .i 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
  - .ii 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
  - .iii 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;

.b the maximum interior garage width shall be:

.i 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;

.ii 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;

.iii 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;

.iv 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;

.c Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;

.11 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the front or exterior side yard;

12.1848.3 for the purposes of Exception 1848:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1848.2.

12.1849 Exception 1849

12.1849.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone;

12.1849.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 350 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 32.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres;

.6 Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;

.7 Minimum Interior Side Yard Width:

- .a for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;

.8 Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;

.9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;

.10 the following provisions shall apply to garages:

- .a the maximum cumulative garage door width shall be:
  - .i 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
  - .ii 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
  - .iii 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;

.b the maximum interior garage width shall be:

.i 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;

.ii 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;

.iii 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;

.iv 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;

.c Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;

.11 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the front or exterior side yard;

12.1849.3 for the purposes of Exception 1849:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1849.2.

12.1850 Exception 1850

12.1850.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone;

12.1850.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 320 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 12.0 metres

.b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 27.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres;

.6 Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;

.7 Minimum Interior Side Yard Width:

.a for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;

.8 Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;

.9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;

.10 the following provisions shall apply to garages:

.a the maximum cumulative garage door width shall be:

.i 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 12.0 metres;

.ii 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;

.b the maximum interior garage width shall be:

.i 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 12.0 metres;

.ii 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;

.iii 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;

.c Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;

.11 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the front or exterior side yard;

12.1850.3 for the purposes of Exception 1850:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1850.2.

12.1851 Exception 1851

12.1851.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by the GC zone;

.2 a motor vehicle washing establishment;

12.1851.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.5 metres;

.2 Minimum Rear Yard Depth: 3.0 metres;

.3 Minimum Exterior Side Yard Width: 4.5 metres;

.4 Minimum Interior Side Yard Width: 3.0 metres;

.5 Maximum Building Height: 3 storeys, however the height of the building shall not exceed the horizontal distance between the building and the nearest residential zone;

.6 Minimum Landscaped Open Space:

- .a Front Yard: 4.5 metres;
- .b Rear Yard: 3.0 metres;
- .c Exterior Side Yard: 4.5 metres;
- .d Interior Side Yard: 3.0 metres;

12.1851.3 for the purposes of Exception 1851:

.1 The lot line abutting McVean Drive shall be deemed to be the Front Lot Line. The lot lines abutting Cottrelle Boulevard and Maple Valley Street are deemed to be Exterior Side Yard Lot Lines.

.2 Shall also be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1851.2.

12.1852 Exception 1852

12.1852.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purpose of a group house project

12.1852.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Lot Coverage: 25 percent of the lot area;

.2 Minimum Setback, all yards: 7.5 metres;

.3 Maximum Height: Group House: 7.6 metres; Accessory Building: 3.6 metres;

.4 Maximum Number of units per hectare: 49.4

.5 Minimum Residential Gross Floor Area per dwelling unit: 79 square metres;

.6 Minimum Landscaped Open Space: 30 percent of the lot area;

.7 Parking:

- .a one parking space per dwelling unit shall be provided;
- .b Parking spaces may be located within the area required for building setbacks area provided for the use of its occupants;

.8 Minimum Distance between group houses: fifteen (15) metres, provided that at least one exterior exposed wall of each dwelling unit shall be minimum of 13.7 metres measured perpendicularly from any similar wall of any dwelling unit in another group house; and,

.9 group houses may be connected by an unenclosed covered breezeway, but the provisions of Exception 1852.2(8) of this by-law shall apply between group houses so connected.

12.1852.3 for the purposes of Exception 1852:

.1 Group House shall mean a group of four dwelling units attached vertically in the form of a square and in which there is no horizontal division of dwelling units, each dwelling unit having an independent entrance and having at least two exterior exposed walls.

.2 Group House Project shall mean the erection or maintenance of a group house or houses pursuant to the provisions of this section for the purpose of letting the dwelling units therein to tenants.

12.1853 Exception 1853

12.1853.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1853.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in R1- Exception 1828.

.2 Maximum Building Height: 11.0 metres

12.1853.3 for the purposes of Exception 1853:

.1 shall also be subject to the requirements and restrictions relating to R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1853.2.

12.1854 Exception 1854

12.1854.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1854.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 384 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 32 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres

.8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.

.9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.11 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

.12 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1855 Exception 1855

12.1855.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1855.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in R1 – Exception 1830 zone

.2 Minimum Lot Area: 375 square metres

.3 Minimum Lot Depth: 27.0 metres

12.1855.3 for the purposes of exception 1855:

.1 shall also be subject to the requirements and restrictions relating to R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1855.2.

12.1856 Exception 1856

12.1856.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R3L zone.

12.1856.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 22 metres;

.2 Minimum Lot Area: 785 square metres;

.3 Minimum Front Yard Depth: 7.5 metres;

.4 Minimum Side Yard Width: 2.4 metres or 1/2 the height of the building, whichever is the greater.

.5 Minimum Rear Yard Depth: 7.5 metres;

.6 Minimum Distance between main buildings: 7.5 metres;

.7 Minimum Gross Floor Area per dwelling unit:

- .a Bachelor apartment unit: 32 square metres,
- .b One bedroom apartment unit: 46 square metres;
- .c Two bedroom apartment unit: 55 square metres;
- .d Each bedroom in an apartment with more than two bedrooms: 7 square metres;

.8 Maximum Residential Gross Floor Area: 1 times the lot area

.9 Parking: one parking space per dwelling unit.

12.1857 Exception 1857

12.1857.1 The lands shall only be used for the following purposes:

.1 a gas bar and gas bar kiosk; and

.2 all the other purposes permitted in the GC Zone

12.1857.2 The lands shall be subject to the following requirements and restrictions:

.1 pertaining to the use of the site for any of the uses permitted by both Exceptions 1857.1(1) and 1857.1(2):

.a minimum lot width: 33 metres

.b minimum of 6 metres of landscaped open space shall be provided abutting all lots limits except at approved access locations.

.2 pertaining to the use of the site for uses permitted by Exception 1857.1(1):

.a any residential building on the site shall be removed.

.b maximum total area of the gas bar kiosk shall be 75 square metres until full municipal water and sewer services are available.

.3 pertaining to the use of the site for uses permitted by Exception 1857.1(2):

.a uses shall only be permitted when the Region of Peel is satisfied that full municipal water and sewer services are available to the site.

12.1857.3 for the purpose of Exception 1857:

.1 shall also be subject to the requirements and restrictions relating to the GC Zone which are not in conflict with the ones set out in Exception 1857.2.

12.1857.4 Holding (H):

.1 The lands shall be used for any of these purposes subsequent to the removal of the holding (H) symbol after August 12, 2003.

.2 Until the holding (H) symbol is removed, the lands designated GC(H) –Exception 1857 shall only be used for those purposes permitted in a Residential Estate (RE) Zone subject to the requirements and restrictions of RE-Exception 1519.

12.1858 Exception 1858

12.1858.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted within an R1 zone.

12.1858.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 351 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 13.5 metres;
- .b Corner Lot: 15.3 metres;

.3 Minimum Lot Depth: 26.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 Minimum Setback from a Natural System (NS) zone:

.a No permanent structures, including inground swimming pools or excavations shall be located closer than 7.5 metres to a Natural System zone.

12.1858.3 for the purposes of Exception 1858:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1858.2.

12.1859 Exception 1859

12.1859.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to other permitted purposes.

12.1859.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 222 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 14.6 metres per lot and 7.3 metres per dwelling unit;
- .b Corner Lot: 16.4 metres per lot and 6.1 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 30.5 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres, except along the common wall lot line where the setback may be zero metres.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be;
  - .i 3.1 metres if the lot width for a particular unit is less than 8.0 metres but greater than or equal to 7.0 metres
  - .ii 3.7 metres if the lot width for a particular unit is greater than 8.0 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

.c the garage door width restriction does not apply to the garage door facing a flankage lot line.

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres (0.9 metres if the lot width is greater than or equal to 11.0 metres) more than the maximum garage door width permitted on the lot.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 Minimum Setback from a Natural System (NS) zone:

.a No permanent structures, including inground swimming pools or excavations shall be located closer than 10.0 metres to a Natural System zone.

12.1859.3 for the purposes of Exception 1859:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1859.2.

12.1860 Exception 1860

12.1860.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1860.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres

.8 Maximum Driveway Width: 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage

.9 Minimum Landscaped Open Space: the entire yard areas shall be landscaped open space other than any driveway, encroachment or accessory buildings or structures by this by-law

.10 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres
- .b the garage door width restriction does not apply to the garage door facing the flankage lot line
- .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot

.11 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling

.12 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth

.13 Maximum Bay Window Encroachment:

.a 0.8 metres into the front, rear and exterior side yard only, with or without foundation. A bay window encroachment is not permitted into the interior side yard

.b the width of bay windows (including cumulative width for more than one bay window on a wall) for bay windows in the front and rear yards shall not be greater than one-half the actual width of the dwelling and for bay windows in the exterior side yard not greater than one third the actual length of the dwelling

.c all portions of the bay window projecting beyond the wall are included in the width of the bay window

12.1860.3 for the purposes of Exception 1860:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1860.2.

12.1861 Exception 1861

12.1861.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone

12.1861.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in the R1 – Exception 1860 zone

.2 Setback to Natural System (NS) zone: notwithstanding any other setback provision to the contrary no buildings or structures, including swimming pools are permitted within 10 metres of any lot line abutting a Natural System (NS) zone

12.1861.3 for the purposes of Exception 1861:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1861.2.

12.1862 Exception 1862

12.1862.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1862.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in the R1 – Exception 1860 zone

.2 Setback to Natural System (NS) zone: notwithstanding any other setback provision to the contrary, no buildings, structures, swimming pools or hard-surfaced areas are permitted within 7.5 metres of any lot line abutting a Natural System (NS) zone

12.1862.3 for the purposes of Exception 1862:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1862.2.

12.1863 Exception 1863

12.1863.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone

12.1863.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in the R1 – Exception 1801 zone

.2 Setback to the Natural System (NS) zone: notwithstanding any other setback provision to the contrary, no buildings, structures, swimming pools, or hard-surfaced areas are permitted within 7.5 metres of any lot line abutting a Natural System (NS) zone

12.1863.3 for the purposes of Exception 1863:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1863.2.

12.1864 Exception 1864

12.1864.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling

.2 a group home type I

.3 an auxiliary group home

.4 a supportive lodging house

.5 purposes accessory to the other permitted purposes

12.1864.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 432 square metres per lot and 216 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 14.4 metres per lot and 7.2 metres per dwelling unit
- .b Corner Lot: 16.2 metres per lot and 9.0 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres common wall where the setback may be 0.0 metres

.7 Maximum Driveway Width: the driveway width shall not exceed the outside width of the garage

.8 Minimum Landscaped Open Space: the entire yard areas shall be landscaped open space other than any driveway, encroachment or accessory buildings or structures permitted by this by-law

.9 Maximum Garage Door Width:

- .a 3.1 metres, if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres;
- .b 3.7 metres, if the lot width for a particular unit is greater than 8 metres;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot for a unit

.10 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling

.11 Maximum Porch Encroachment: where the width of the porch is 50% or less of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth

.12 Maximum Bay Window Encroachment:

.a 0.8 metres into the front, rear and exterior side yard only, with or without foundation. A bay window encroachment is not permitted into the interior side yard;

.b the width of bay windows (including cumulative width for more than one bay window on a wall)

.c all portions of the bay window projecting beyond the wall are included in the width of the bay window.

12.1864.3 for the purposes of Exception 1864:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1864.2.

12.1865 Exception 1865

12.1865.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone

12.1865.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 549 square metres

.2 Minimum Interior Lot Width: 18.3 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width: 1.2 metres for the first storey, and an additional 0.3 metres for each additional storey

.7 Minimum Landscaped Open Space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space

.8 Maximum Garage Projection: no garage facing the front lot line shall into the front yard beyond a porch or front wall of a dwelling

.9 Maximum Porch Encroachment: where a lot has a width equal or greater than 15.2 metres and the width of the porch is 50% or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth

.10 Minimum Rear Yard Setback from a Natural System (NS) zone: notwithstanding any other setback provision to the contrary, no buildings, structures, or swimming pools are permitted within 7.5 metres abutting a Natural System (NS) zone;

.11 the driveway width shall not exceed the width of the garage.

12.1866 Exception 1866

12.1866.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 – Exception 1839 zone

12.1866.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in an R1 – Exception 1839 zone.

.2 Minimum Rear Yard Setback from a Natural System (NS) zone: 10 metres

12.1866.3 for the purposes of Exception 1866:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those in Exception 1866.2.

12.1867 Exception 1867

12.1867.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone

12.1867.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 360 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line

.d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more the garage door width

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.11 Minimum Setback from a Natural System (NS) zone: no permanent structures or excavations shall be located closer than 10.0 metres to a Natural Systems zone

12.1867.3 for the purposes of Exception 1867:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1867.2.

12.1868 Exception 1868

12.1868.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R3L zone.

12.1868.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 22 metres;

.2 Minimum Lot Area: 785 square metres;

.3 Minimum Front Yard Depth: 22 metres

.4 Minimum Side Yard Width: 2.4 metres or 1/2 the height of the building, whichever is greater;

.5 Minimum Rear Yard Depth: 7.5 metres;

.6 Minimum Gross Floor Area/dwelling unit:

- .a Bachelor apartment unit: 32 square metres;
- .b One bedroom apartment unit: 46 square metres;
- .c Two bedroom apartment unit: 55 square metres;
- .d Each bedroom in an apartment with more than two bedrooms: 7 square metres;

.7 Minimum Distance between buildings: 7.5 metres;

.8 Maximum Residential Gross Floor Area: 1 times the lot area;

.9 Parking: 1.25 parking spaces per dwelling unit; and,

.10 Access: only one means of ingress and egress from Main Street south shall be permitted, same to be located at point commencing 21.3 metres southerly from the north limit of the lands delineated as R3L - Exception 1868 and running southerly a maximum of 10.6 metres.

12.1869 Exception 1869

12.1869.1 The lands shall only be used for the following purposes:

.1 Residential:

- .a an apartment dwelling
- .b a townhouse dwelling
- .c a stacked townhouse dwelling
- .d a stacked back-to-back townhouse dwelling
- .e a multiple residential dwelling

.2 Commercial uses, only on the first and/or second storey of a building:

- .a an office
- .b a private school
- .c a park, playground, recreational facility
- .d a bank, trust company or financial institution
- .e a retail establishment, having no outside storage excluding those listed below as not permitted
- .f a convenience store or grocery store, with a gross floor area of up to 400m2
- .g a pharmacy, with a gross floor area of up to 400m2
- .h a personal service shop
- .i a printing or copying establishment
- .j a commercial, technical or recreation school
- .k a community club
- .l a health & fitness centre
- .m a day nursery
- .n an amusement arcade
- .o a place of commercial recreation
- .p a medical office
- .q purposes accessory to the other permitted uses

12.1869.2 The following uses are specifically prohibited:

.1 an adult video store

.2 an adult entertainment parlour

.3 a massage or body rub parlour

.4 a drive-through facility

.5 a convenience store or grocery store having a gross floor area of more than 400m2

.6 a supermarket

.7 a pharmacy having a gross floor area of more than 400m2

12.1869.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard setback: 19.0 metres

.2 Maximum Lot Coverage: 45%

.3 Maximum Building Height within 40 metres of Kings Cross Road: 22 Storeys

.4 Maximum Building Height beyond 40 metres of Kings Cross Road: 6 Storeys

.5 Minimum Building Height: 6 Storeys

.6 Minimum separation distance between the wall of a building located within 40 metres of King Cross Road and a building located more than 40 metres from Kings Cross Road, shall be 17 metres, excluding stairs to an underground parking garage

.7 Minimum Interior (North) Side Yard setback: 11.0 metres, excluding structures to house stairwells

.8 Minimum Interior (South) Side Yard setback: 5 metres

.9 Minimum Front Yard setback: 3.0 metres

.10 Maximum FSI: 2.7

.11 Minimum Private Amenity Area: 2.0 m2 per dwelling unit

.12 Minimum Ground Floor Height: 4.5 metres

.13 Access to any underground parking garage shall be provided from a private internal driveway

.14 Building Height of any building shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms and enclosures, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and stair enclosures, located on the roof of a dwelling

.15 Residential apartment dwelling units shall be permitted on all storey

.16 Minimum Bicycle parking for Commercial Uses: 1 parking space for each 500 square metres of gross Commercial floor area or portion thereof

.17 For the purpose of this Exception, a Pharmacy shall mean a retail outlet engaged in the sale and dispensation of prescription medication.

12.1869.4 for the purposes of Exception 1869:

.1 For the purpose of this By-law, Kings Cross Road shall be the front lot line

.2 The following requirements and restrictions shall also apply to any building or use of lands existing on the date of the passing of this by-law:

.a Minimum Rear Yard setback: 6.0 metres

.b Minimum Interior (North) Side Yard setback: 0.7 metres

.c Minimum Interior (South) Side Yard setback: 3.3 metres

.d Minimum Front Yard setback: 16.0 metres

.3 Shall be subject to the requirements and restrictions relating to the MH zone and all general provisions of this by-law which are not in conflict with those set out in Exception 1869.

12.1870 Exception 1870

12.1870.1 The lands shall only be used for the following purposes:

.1 Commercial:

- .a a retail establishment having no outside storage;
- .b a supermarket, including an outside display area;
- .c a service shop;
- .d a personal service shop;
- .e a bank, trust company, and finance company;
- .f an office;
- .g a dry cleaning and laundry distribution station;
- .h a Laundromat;
- .i a dining room restaurant, a convenience restaurant, and a take-out restaurant;
- .j a printing or copying establishment;
- .k a commercial school;
- .l a temporary open air market;
- .m a place of commercial recreation but not including a billiard hall;
- .n a community club;
- .o a health or fitness centre;
- .p a custom workshop;
- .q an animal hospital;
- .r a day nursery

.2 Other:

- .a purposes accessory to the other permitted purposes

12.1870.2 The lands shall be subject to the following requirements and restrictions:

.1 the maximum gross leasable commercial floor area on lands zoned LC – Exception 1870 shall not exceed 10,220 square metres, of which the maximum gross leasable commercial floor area of a supermarket shall be 5,202 square metres;

.2 Minimum Depth/Width of all yards: 6.0 metres, except adjacent to a site daylight triangle at a street intersection and/or adjacent to a full turns access driveway location, in which case the minimum yard depth or width may be reduced to 4.0 metres when the area between the building and property limit are landscaped and not used for parking and driveway purposes;

.3 Minimum Setback from a Residential Zone:

.a 9.0 metres for all buildings and structures; and,

.b 6.0 metres for a drive through lane, including stacking spaces

.4 Maximum Setback of a supermarket from Regional Road 50: 80.0 metres

.5 Maximum Building Height:

.a 3 storeys; or;

.b 2 storeys within 20.0 metres of a residential zoned property;

.6 all garbage and refuse storage areas, including any containers for the storage of recyclable materials and truck loading facilities shall be screened from public streets and residential uses;

.7 an outside display area for a supermarket shall not be located on areas required for landscaping and parking;

.8 Minimum Landscaped Open Space:

.a 6.0 metres abutting Regional Road 50 and Clarkway Drive and 4.0 metres at a site daylight triangle at a street intersection, except at approved access locations;

.b 4.5 metres abutting Cottrelle Boulevard and 4.0 metres at a sight daylight triangle at a street intersection and at a full turns access driveway location when the area between the building and the property limit are landscaped and not used for parking, except at approved access locations; and,

.c 3.0 metres abutting all other property limits

.9 all rooftop units shall be screened;

.10 the lands zoned LC – Exception 1870 shall be a single lot for zoning purposes

12.1871 Exception 1871

12.1871.1 The lands shall only be used for the following purposes:

.1 Residential:

.a an apartment dwelling

.2 Commercial uses, only on the first and/or second storey of an apartment dwelling:

.a an office

.b a private school

.c a park, playground, recreational facility

.d a bank, trust company or financial institution

.e a retail establishment, having no outside storage, excluding those listed below as not permitted

.f a convenience store or grocery store, with a gross floor area of up to 400m2

.g a pharmacy, with a gross floor area of up to 400m2

.h a personal service shop

.i a printing or copying establishment

.j a commercial, technical or recreation school

.k a community club

.l a health & fitness centre

.m a day nursery

.n an amusement arcade

.o a place of commercial recreation

.p a medical office

12.1871.2 The following uses are specifically prohibited:

.1 an adult video store

.2 an adult entertainment parlour

.3 a massage or body rub parlour

.4 a drive-through facility

.5 a convenience store or grocery store having a gross floor area of more than 400nn2

.6 a supermarket

.7 a pharmacy having a gross floor area of more than 400m2

12.1871.3 The lands shall be subject to the following requirements and restrictions:

.1 For the purpose of this By-law, Kings Cross Road shall be the front lot lin**e.**

.2 Minimum Rear Yard setback: 19 metres, except 5 meters to an air intake shaft serving an underground parking garage

.3 Maximum Lot Coverage: 45%

.4 Maximum Building Height: 22 Storeys

.5 Minimum Building Height: 6 storeys

.6 Minimum Exterior side yard setback (to Kensington Road): 5.0 metres

.7 Minimum Interior Side Yard setback: 8.1 metres

.8 Minimum Front Yard setback: 3.0 metres 1

.9 Maximum FSI: 3.9 1

.10 Minimum Private Amenity Area: 2.0 m2 per dwelling unit 1

.11 Minimum Ground Floor Height: 4.5 metres 1

.12 Access to an underground parking garage shall be provided from a private internal driveway.

.13 Building Height shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms or enclosures, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and stair enclosures, located on the roof of an apartment dwelling.

.14 Residential apartment dwelling units shall be permitted on all storey

.15 For the purpose of this Exception, a Pharmacy shall mean a retail outlet engaged in the sale and dispensation of prescription medication

12.1871.3 for the purposes of Exception 1871:

.1 Shall be subject to the requirements and restrictions relating to the MH zone and all general provisions of this by-law which are not in conflict with those set out in Exception 1871.

12.1872 Exception 1872

12.1872.1 The lands shall only be used for the following purposes:

.1 An apartment dwelling

.2 Only in conjunction with or accessory to an apartment dwelling, the following non-residential uses shall be permitted on the ground floor of an apartment dwelling or within an existing heritage building:

- .a an office;
- .b a bank, trust company or financial institution;
- .c a retail establishment;
- .d a convenience store;
- .e a dry cleaning and laundry distribution station;
- .f a laundromat;
- .g a dining room restaurant;
- .h a take-out restaurant;
- .i a service shop;
- .j a personal service shop;
- .k a printing or copying establishment;
- .l an art gallery;
- .m a community club;
- .n a commercial school;
- .o a health or fitness centre;
- .p a place of worship;
- .q a day nursery;
- .r a library;
- .s a theatre;
- .t a grocery store;
- .u a place of commercial recreation;
- .v an administrative office of any public authority;
- .w an animal hospital;

.x a travel agency;

.y a business incubator; a

.i a micro manufacturing use; and

.ii a custom workshop.

.3 Purposes accessory to the other permitted purposes.

12.1872.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this section, the lot line abutting McLaughlin Road South shall be the front lot line.

.2 Drive-through facilities shall be prohibited.

.3 Maximum number of residential units: 120

.4 Maximum Floor Space Index: 1.55

.5 Building Height:

.a For an apartment dwelling, the minimum building height shall be 3 storeys and the maximum building height shall be 8 storeys, exclusive of any roof-top mechanical penthouse or architectural feature;

.b For a heritage building having a Gross Floor Area less than or equal to 135 square metres, the maximum building height shall be 2 storeys.

.6 Minimum Ground Storey Height for an apartment dwelling: 4.5 metres

.7 Minimum Front Yard Depth: 7 metres

.8 Minimum Rear Yard Depth: 10 metres, except 0 metres shall be required to an accessory building used for refuse collection.

.9 Minimum Interior Side Yard Width: 10 metres

.10 Minimum Exterior Side Yard Width:

.a 15 metres

.b 10 m to a heritage structure

.c 3 m to a hydro transformer

.11 Minimum Lot Area: No Requirement

.12 Minimum Lot Width: No Requirement

.13 Minimum below grade setback to underground parking garage: 0 metres

.14 Minimum Setback from a Lot Line for a hydro transformer: 3 metres

.15 Maximum Lot Coverage: No Requirement

.16 Minimum Landscaped Open Space: 30% of the lot area

.17 Minimum parking requirements:

.a Residential: 1 space per dwelling unit.

.b Visitor: 0.2 spaces per dwelling unit

.c Commercial: 1.0 space per 19 square metres

.18 Maximum Gross Floor Area: 9,500 square metres

.19 Loading, Unloading and Waste Disposal and Storage:

.a One on-site loading space shall be provided.

.b Loading, Unloading and waste disposal facilities shall not be located on the wall of a building facing a street.

.20 Minimum setback to a daylight triangle: 3m

12.1872.3 for the purposes of Exception 1872:

.1 "Business Incubator" shall mean an establishment that is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprise)by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.

.2 "Workshop" shall mean a building where the design and custom production of goods and articles occurs on the premises, including custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.

.3 "Micro-manufacturing" shall mean a building or part thereof used for small-scale manufacturing or production of goods which are also sold and/or consumed on the premises, and which may include shipment for sale at other locations. Without limiting the generality of the foregoing, a micro manufacturing use shall include a microbrewer or micro-winery and can be combined with a restaurant use.

12.1873 Exception 1873

12.1873.1 The lands shall only be used for the following purposes:

.1 An apartment dwelling

.2 only in conjunction with an apartment dwelling, the following non- residential uses are permitted:

- .a an office;
- .b a bank, trust company or financial institution;
- .c a retail establishment;
- .d a convenience store;
- .e a dry cleaning and laundry distribution station;
- .f a laundromat;
- .g a dining room restaurant;
- .h a take-out restaurant;
- .i a service shop;
- .j a personal service shop;
- .k a printing or copying establishment;
- .l an art gallery;
- .m a community club;
- .n a commercial school;
- .o a health or fitness centre;
- .p a place of worship;
- .q day nursery;
- .r library;
- .s a theatre;
- .t a grocery store;
- .u a place of commercial recreation;
- .v an administrative office of any public authority;
- .w a hotel;
- .x an animal hospital;

.y a travel agency;

.z a business incubator;

.aa a micro manufacturing use; and

.bb a custom workshop.

.3 Purposes accessory to the other permitted purposes

12.1873.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this section, the lot line abutting Steeles Ave W shall be the front lot line.

.2 All lands zoned R3M-Exception 1885 and R3M-Exception 1873 shall be treated as one lot for required bicycle and vehicular parking, access and lot area.

.3 Minimum gross floor commercial area: 150 square metres

.4 Maximum number of residential units: 462

.5 Maximum Floor Space Index: 12.5

.6 Building Height: The minimum height shall be 8 storeys and the maximum height shall be 40 storeys having a maximum height of 125 metres, exclusive of any roof-top mechanical penthouse or architectural feature.

.7 Where any portion of a floor level is wholly or partially below established grade, it shall not be considered to be a storey for zoning purposes.

.8 Minimum Ground Storey Height: 6 metres

.9 Minimum Front Yard Setback for any portion of the podium that is less than 1 storey above grade: 1.5 metres

.10 Minimum Front Yard Setback for any portion of the podium that is equal to and greater than 1 storey above grade: 0 metres

.11 Minimum setback to a daylight triangle at the intersection of Steeles Ave W and Malta Ave: 0 metres

.12 Minimum Rear Yard Depth to One-Storey Pedestrian Connection Building: 0 metres

.13 Minimum Rear Yard Depth to Podium: 7.5 metres

.14 Minimum Rear Yard Depth to Tower: 13 metres

.15 Minimum Exterior Side Yard Width: 3 metres

.16 Minimum Interior Side Yard Width: 6 metres

.17 Tower Setback: Additional 1.5 metres from the edge of the podium

.18 Minimum Lot Area: No Requirement

.19 Minimum Lot Width: Not Applicable

.20 Minimum below grade setback to all yards: 0 metres

.21 Minimum Setback from a Lot Line for a hydro transformer: 0 metres

.22 Maximum Lot Coverage: 60%

.23 Minimum Landscaped Open Space: 30% of the lot area

.24 The minimum landscaped open space strip, except at approved driveway locations abutting Malta Avenue shall be 2.5 metres and may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure.

.25 Maximum Tower Floor Plate: 800 square metres

.26 Maximum Width of One-Storey Pedestrian Connection Building: 8.5 metres

.27 Minimum parking requirements:

.a Notwithstanding Section 4.1, Visitor Parking shall be provided at a rate of 0.15 spaces per dwelling unit.

.28 Minimum Distance between buildings: No requirement

.29 Bicycle Parking:

.a Notwithstanding Section 4.5, Bicycle Parking for Residents shall be provided at a rate of 0.47 spaces per dwelling unit.

.b Notwithstanding Section 4.5, Bicycle Parking for Visitors shall be provided at a rate of 0.05 spaces per dwelling unit.

.c In addition to the requirements of Section 4.5, bicycle parking shall be required for commercial uses at a rate of 0.2 spaces per 100 square metres of gross commercial floor area, however no less than 10 spaces shall be provided.

.30 Maximum Gross Floor Area: 32,750 square metres

.31 Continuous Streetwall: Podium portion of the building shall have a minimum length of 90% of the length of the entire available frontage facing Steeles Ave West. For the purposes of this section, “available frontage” means the total frontage excluding any required side yard setbacks approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.

.32 Windows and Doors at Grade: the first storey of any wall adjacent to a street, a minimum of 70% of the gross area of the wall shall have clear vision windows and/or doors.

.33 Loading, Unloading and Waste Disposal and Storage:

.a One on-site loading space shall be provided.

.b Loading, Unloading and waste disposal facilities, accepting access thereto, shall not be located on the wall facing a street, and must be adequately screened.

.c All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use.

12.1873.3 for the purposes of Exception 1873:

.1 "Floor Plate" means the total floor area of an individual storey of the building measured from exterior walls.

.2 "Podium" means any of the various building elements that form the base or bottom storeys of a building, distinguished from and upon which the tower rests.

.3 "Tower" means the portion of the building which extends upward to the top storeys and rests on the podium.

.4 "Business Incubator" shall mean an establishment that is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.

.5 "Workshop" shall mean a building where the design and custom production of goods and articles occurs on the premises, including custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.

.6 "Micro-manufacturing" shall mean a building or part thereof used for small-scale manufacturing or production of goods which are also sold and/or consumed on the premises, and which may include shipment for sale at other locations. Without limiting the generality of the foregoing, a micro manufacturing use shall include a micro-brewer or micro-winery and can be combined with a restaurant use.

12.1874 Exception 1874

12.1874.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1874.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 330 square metres

.b Corner Lot: 380 square metres

.2 Minimum Lot Width:

.a Interior Lot: 11.0 metres

.b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 30.0 metres, except where a lot has a rear lot line and a side lot line that abuts an OS, NS or P zone, the minimum lot depth shall be 28.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total interior side yard width on the lot is not less than 1.8 metres; and,

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres

.8 Minimum Setback of a dwelling from an Natural System (NS) zone: 10 metres

.9 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;

.10 Maximum Driveway Width: shall not exceed the width of the garage;

.11 the following provisions shall apply to garages:

.a the maximum garage door width shall be:

.i 5.5 metres on a lot having a width per unit less than 16 metres but greater than or equal to 11 metres;

.ii no maximum is required on a lot having a width per unit greater than 16.0 metres;

.b the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot; and,

.d a garage shall not face the exterior side yard lot line

12.1875 Exception 1875

12.1875.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes

12.1875.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 410 square metres per lot and 200 square metres per dwelling unit
- .b Exterior Lot: 460 square metres per lot and 255 square metres for the dwelling unit closest to the flankage lot line

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres per lot and 6.8 metres per dwelling unit
- .b Exterior Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres

.7 Minimum Exterior Side Yard Width: 3.0 metres

.8 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;

.9 Maximum Driveway Width: shall not exceed the width of the garage;

.10 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 2.5 metres on a lot having a dwelling unit width per unit less than 7.0 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot; and,

.d a garage shall not face the exterior side yard lot line

.11 Maximum Garage Projection: no garage shall project into the front yard 1.5 metres beyond a porch or front wall of a dwelling

.12 Minimum Distance between driveway and street intersection: no portion of a driveway on a corner lot shall be within 5.0 metres of the actual or projected point of intersection of the front and flanking lot lines

12.1876 Exception 1876

12.1876.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purpose of a townhouse dwelling

12.1876.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this section the lot line abutting Flagged Avenue shall be the front lot line.

.2 All lands zoned R2 - Exception 1876 shall be treated as one lot for zoning purposes.

.3 Minimum Lot Area: 60 square metres per dwelling unit.

.4 Minimum Yard Setback for a Principal building:

- .a 2 metres to the lot line abutting Haggert Avenue;
- .b 7 metres to the rear lot line if residential parking is provided at 70 degrees up to and including 90 degrees;
- .c 6.75 metres to the rear lot line if residential parking is provided at 50 degrees up to 70 degrees;
- .d 3.7 metres to the lot line abutting Jessie Street;
- .e 11 metres to the interior side lot line;
- .f 0.0 metres to a private road or common element.

.5 Minimum Dwelling Unit Width: 5.5 metres;

.6 Maximum Number of Dwelling Units: 6 units;

.7 Maximum Building Height: 10.6 metres;

.8 Minimum Aisle Width serving residential parking spaces - 70 degrees up to and including 90 degrees: 6 metres;

.9 Minimum Aisle Width serving residential parking spaces - 50 degrees up to 70 degrees: 5.75 metres

.10 Minimum Aisle Width serving visitor parking spaces: 5.5 metres;

.11 Minimum Landscaped Open Space: No requirement;

.12 Common Amenity Area: No requirement;

.13 Garage Control: No requirement.

12.1877 Exception 1877

12.1877.1 The lands shall only be used for the following purposes:

.1 Permitted Uses:

.a A single detached dwelling

.b A semi-detached dwelling.

12.1877.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwellings: 11 dwelling units

.2 Minimum Lot Area:

.a For a Single Detached Dwelling: 235 square metres

.b For a Semi-detached Dwelling: 191 square metres per dwelling unit

.3 Minimum Lot Width:

.a For a Single Detached Dwelling: 8.0 metres

.b For a Semi-detached Dwelling: 7.1 metres per dwelling Unit except for a lot abutting the communal parking area, in which case the minimum Lot Width shall be 5.9 metre

.4 Minimum Lot Depth: 25 metres

.5 Minimum Dwelling Unit Width: 5.9 metres

.6 For lots adjacent to Dixie Road, the lot line abutting Dixie Road shall be treated as the front lot line for Zoning purposes

.7 Front Yard Setback:

.a For lots abutting Dixie Road: 3.1 metres

.b For all other lots: 4.5 metres

.8 Rear Yard Setback:

.a For lots abutting Dixie Road: 1.5 metres to a garage door

.b For all other lots: 7.5 metres

.9 Minimum Interior Side Sard Setback:

.a Single Detached Dwelling: 1.2 metres on one side and 0.6 metres on the other

.b Semi-Detached Dwelling: 1.2 metres, except for a lot abutting both Dixie Road and an OS, NS or P zone in which case the minimum side yard setback shall be 1 metre

.10 Minimum Exterior Side Yard: 1.2 metres

.11 Maximum Encroachment into the Front Yard:

.a 1.3 metres for an open 1 storey roofed porch on Lots with frontage on Dixie Road

.b 2.6 metres for an open 1 storey porch with frontage on an internal road

.12 Maximum Encroachment into an Exterior Side Yard: 1.2 metres for an open storey roofed porch

.13 Fencing along the lot line abutting Dixie Road shall be prohibited

.14 Maximum Building Height: 12.25 metres

.15 Access to resident and visitor parking shall be provided from a private internal road

12.1877.3 for the purposes of Exception 1877:

.1 For the purpose of this zone a private road shall be treated as a public street for zoning purposes

12.1878 Exception 1878

12.1878.1 The lands shall only be used for the following purposes:

.1 the public recreational purposes;

.2 flood and erosion control;

.3 conservation area of purposes; and,

.4 purposes accessory to the other permitted purposes

12.1878.2 The lands shall be subject to the following requirements and restrictions:

.1 no buildings or structures shall be permitted, except those which are required for flood and erosion control, and for walkways and pathways.

12.1879 Exception 1879

12.1879.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1879.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 485 square metres

.2 Minimum Lot Width:

- .a Interior Lot:18.0 metres
- .b Corner Lot: 19.8 metres

.3 Minimum Lot Depth: 27.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door

.5 Minimum Rear Yard Depth:7.5 metres

.6 Minimum Interior Side Yard Width: 1.2 metres

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.8 Maximum Gross Floor Area of a detached garage: 60 square metres

.9 the maximum driveway width shall be no larger than the exterior width of the garage

.10 Maximum Interior Garage Width: 50% of the minimum lot width

.11 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.8 metres beyond a porch or front wall of a dwelling

.12 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area;
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.13 no permanent structures and excavations shall be located closer than 7.0 metres to a TransCanada Pipeline Easement. No accessory structures or lots with side yard abutting TransCanada Pipeline Easement shall be located closer than 3.0 metres to a TransCanada Pipeline Easement

.14 no permanent structure, inground swimming pool nor shed shall be located closer than 8.0 metres to an OS, NS or P Zone, except where that OS, NS or P Zone abuts to a TransCanada Pipeline Easement, Exception 1879.2(13) applies

.15 no permanent structure, inground swimming pool nor shed shall be located closer than 7.5 metres to a rear lot line, where that lot abuts an OS, NS or P Zone along both the rear lot line and side lot line

12.1879.3 for the purposes of exception 1879:

.1 shall be subject to the following requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1879.2.

12.1880. Exception 1880

12.1880.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1880.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 650 square metres

.2 Minimum Interior Lot Width: 21.0 metres

.3 Minimum Lot Depth: 31.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.

.7 Maximum Gross Floor Area of a detached garage: 60 square metres

.8 The maximum driveway width shall be no larger than the exterior width of the garage

.9 Maximum Interior Garage Width:50% of the minimum lot width

.10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.8 metres beyond a porch or front wall of a dwelling

.11 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

.12 no permanent structures and excavations shall be located closer than 7.0 metres to a TransCanada Pipeline Easement. No accessory structures or lots with side yards abutting TransCanada Pipeline Easement shall be located closer than 3.0 metres to a TransCanada Pipeline Easement

.13 no permanent structure, inground swimming pool nor shed shall be located closer than 7.5 metres to an OS, NS or P Zone, except where that OS, NS or P Zone corresponds to a TransCanada Pipeline Easement, Exception 1880.2(12) applies

12.1880.3 for the purposes of Exception 1880:

.1 shall be subject to the following requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1880.2.

12.1881 Exception 1881

12.1881.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1881.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 540 square metres
- .b Corner Lot: 590 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres
- .b Corner Lot: 19.8 metres

.3 Minimum Lot Depth: 30.0 metres, except where a lot has a rear lot line that abuts an OS, NS, or P zone, the minimum lot depth shall be 29.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Interior Side Yard Width: 1.2 metres for the first storey and 1.5 metres for the second storey

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres

.8 Minimum Setback of a dwelling from an NS zone: 10.0 metres

.9 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;

.10 Maximum Driveway Width: shall not exceed the width of the garage;

.11 the following provisions shall apply to garages:

- .a no maximum garage door width; and,
- .b a garage shall not face the exterior side yard lot line

.12 Maximum Garage Projection: no garage shall project into the front yard 1.5 metres beyond a porch or front wall of a dwelling

12.1882 Exception 1882

12.1882.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1882.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 450 square metres
- .b Corner Lot: 500 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 15.0 metres
- .b Corner Lot: 16.8 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Interior Side Yard Width: 1.2 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres

.8 Minimum Setback of a dwelling from an NS zone: 10.0 metres

.9 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;

.10 Maximum Driveway Width: shall not exceed the width of the garage;

.11 the following provisions shall apply to garages:

- .a no maximum garage door width; and,
- .b a garage shall not face the exterior side yard lot line

.12 Maximum Garage Projection: no garage shall project into the front yard 1.5 metres beyond a porch or front wall of a dwelling

12.1883 Exception 1883

12.1883.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1883.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 360 square metres
- .b Corner Lot: 410 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total interior side yard width on the lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres

.8 Minimum Setback of a dwelling from an NS zone: 10.0 metres

.9 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;

.10 Maximum Driveway Width: shall not exceed the width of the garage;

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 5.0 metres on a lot having a width per unit less than 12.5 metres
  - .ii 5.5 metres on a lot having a width per unit less than 14.0 metres but greater than or equal to 12.5 metres; and,
  - .iii no maximum on a lot having a width per unit greater than or equal to 14.0 metres;

.b the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the garage door width permitted on the lot; and,

.d a garage shall not face the exterior side yard lot line

.12 Maximum Garage Projection: no garage shall project into the front yard 1.5 metres beyond a porch or front wall of a dwelling

12.1884 Exception 1884

12.1884.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1884.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 325 square metres
- .b Corner Lot: 370 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.0 metres
- .b Corner Lot: 14.8 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total interior side yard width on the lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is not less than 25 per cent of the required minimum lot area.

.8 Minimum Setback of a dwelling from an NS zone: 10.0 metres

.9 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;

.10 Maximum Driveway Width: shall not exceed the width of the garage;

.11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 5.5 metres on a lot having a width per unit less than 14.0 metres but greater than or equal to 12.5 metres; and,
  - .ii no maximum on a lot having a width per unit greater than or equal to 14.0 metres;

.b the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the garage door width permitted on the lot; and,

.d a garage shall not face the exterior side yard lot line

.12 Maximum Garage Projection: no garage shall project into the front yard 1.5 metres beyond a porch or front wall of a dwelling

12.1885 Exception 1885

12.1885.1 The lands shall only be used for the following purposes:

.1 An apartment dwelling,

.2 A stacked townhouse dwelling,

.3 A back-to-back townhouse dwelling,

.4 Only in conjunction with an apartment dwelling, the following non-residential uses are permitted;

- .a An office,
- .b A bank, trust company or financial institution,
- .c A retail establishment,
- .d A convenience store,
- .e A dry cleaning and laundry distribution station,
- .f A dining room restaurant, a take-out restaurant,
- .g A service shop,
- .h A personal service shop,
- .i A printing or copying establishment,
- .j An art gallery,
- .k A community club,
- .l A commercial school,
- .m A health or fitness centre,
- .n A place of worship,
- .o A day nursery, and
- .p A library

12.1885.2 The lands shall be subject to the following requirements and restrictions:

.1 Non-residential uses shall only be permitted on the ground floor or second floor of an apartment dwelling abutting a public or private road. For greater clarity, common areas including fitness centres, lobbies, service areas, library, games room, kids play zone, co-working spaces, party room and other facilities for the private use of the residents of the building may be permitted anywhere in the building.

.2 The maximum gross floor area for an individual non-residential use shall be 1500 square metres and shall not include residential common areas noted in 1885.2(1) above.

.3 The maximum number of residential units shall not exceed 290.

.4 The maximum floor space index shall be 5.0 FSI.

.5 Minimum Lot Width is not applicable.

.6 The maximum building height shall be 21-storeys having a maximum building height of 65 metres measured from established grade.

.7 The minimum floor-to-floor height of the ground floor of an apartment building shall be 4.5 metres.

.8 The minimum setback from Malta Avenue shall be an additional 3.0 metres for the portion of a building that is 15 metres above grade or greater.

.9 The minimum setback from Malta Avenue shall be 2.5 metres excluding sunken patios, porches (covered and uncovered), stairs, and both hard and soft landscaping which may encroach to within 0 metre of the Lot Line.

.10 For the purposes of this section, Malta Avenue shall be deemed to be the Front Lot Line.

.11 The minimum below grade setback to all yards shall be 0 metres.

.12 Minimum Lot Area: 14 square metres per dwelling unit.

.13 Minimum Interior Side Yard Width: 0.0 metres.

.14 Minimum setback from a Lot Line for a hydro transformer 1.5 metres.

.15 Maximum Lot Coverage: 50%

.16 Minimum Landscape Open Space: 35% of the lot area

.17 The minimum landscape strip, along the lot line abutting Malta Avenue shall be 2.5 metres, except at approved access locations. Landscaped open space may consist of both hard and of elements, including retaining walls, stairs, pedestrian ramps, sunken patios and porches (covered and uncovered) and utility infrastructure.

.18 Minimum parking requirements:

.a Notwithstanding Section 4.1, visitor parking shall be provided at a rate of 0.15 spaces per dwelling unit.

.19 Minimum Distance Between Buildings: No requirement.

12.1886 Exception 1886

12.1886.1 The lands shall only be used for the following purposes:

.1 public recreational purposes;

.2 flood and erosion control;

.3 conservation area of purpose; and,

.4 purposes accessory to other permitted purposes;

12.1886.2 The lands shall be subject to the following requirements and restrictions:

.1 no buildings or structures shall be permitted, except those which are required for flood and erosion control, and for walkways and pathways.

12.1887 Exception 1887

12.1887.1 The lands shall only be used for the following purposes:

.1 shall only be used for the following purposes:

- .a a retail establishment having no outside storage
- .b a service shop
- .c a personal service shop
- .d a bank, trust company and finance company
- .e an office (including a medical office)
- .f a laundromat
- .g a dining room restaurant, a convenience restaurant, a take-out restaurant, including a drive-thru
- .h a printing or copying establishment
- .i a community club
- .j a health or fitness centre
- .k a custom workshop
- .l a day nursery
- .m a commercial school
- .n purposes accessory to the other permitted uses.

12.1887.2 The following uses are specifically prohibited:

.1 an adult entertainment parlour

.2 an adult video store

.3 a massage or body rub parlour

.4 an amusement arcade

12.1887.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 5 metres;

.2 Maximum Building Height: 2 storeys;

.3 With the exception of approved access locations, landscaped open space shall be provided as follows:

.a a minimum 6.0 metre wide strip abutting Regional Road 50 and 2.5 metres at a site daylight triangle at a street intersection. A 1.0 metre building canopy encroachment is permitted into the minimum 6.0 metre wide landscape open space strip abutting Regional Road 50.

.b a minimum 3.0 metre wide strip abutting Cottrelle Boulevard and 2.5 metres at a sight daylight triangle at a street intersection.

.c A minimum 5.0 metre wide strip abutting the westerly property boundary;

.d A minimum 3.0 metre wide strip abutting the southerly property boundary.

.4 a hydro transformer located in the rear yard shall have a rear yard setback of 2.5 metres and a hydro transformer located in the interior side yard shall have an interior side yard setback of 1.5 metres.

.5 All garbage and refuse storage including any containers for the storage of recyclable materials shall be enclosed within the building.

.6 All restaurant refuse storage shall be enclosed in a climate controlled area within the building;

.7 For the purposes permitted in Exception 1887.1(1), the maximum commercial gross floor area is 2,000 square metres;

.8 All lands zoned LC – Exception 1887 shall be treated as one property.

12.1887.4 for the purposes of Exception 1887:

.1 shall also be subject to the requirements and restrictions relating to the LC zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1887.3.

12.1888 Exception 1888

12.1888.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an RE zone

12.1888.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.3 hectares

12.1889 Exception 1889

12.1889.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an RE zone

12.1889.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 20.0 metres

.2 Minimum Setback from a Natural System (NS) zone: 10 metres

12.1890 Exception 1890

12.1890.1 The lands shall only be used for the following purposes:

.1 retail establishment having no outside storage;

.2 a convenience store;

.3 a service shop;

.4 a personal service shop;

.5 a bank, trust company, finance company;

.6 an office;

.7 a dry cleaning and laundry distribution station;

.8 a laundromat;

.9 a printing or copying establishment;

.10 a commercial school;

.11 a dining room restaurant; and,

.12 a take-out restaurant.

12.1890.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.0 metres

.2 Minimum Interior Side Yard Width: 2.0 metres except where the zone abuts a LC – Exception 1891 zone then 0.0 metres

.3 Minimum Rear Yard Depth: 7.5 metres

.4 Maximum Building Height: 1 storey

.5 Minimum Rear Yard Landscape Strip: 7.8 metres

.6 Minimum Front Yard Landscape Strip: 4.0 metres

.7 all garbage and refuse containers shall be enclosed within a climate-controlled room within the building

.8 for the purposes of this zone, Taverns are not permitted

.9 for the purposes of this zone, the lot line, which abuts Mayfield Road shall be deemed the Front Lot Line

.10 drive-thru facilities for restaurant uses shall not be permitted

.11 drive-thru facilities shall not be located adjacent to public roads or within 7.8 metres of a residential zone

12.1890.3 for the purposes of Exception 1890:

.1 Notwithstanding any other provision of this Zoning By-law, to the contrary, the lands zoned LC - Exception 1890 and LC - Exception 1891, shall be treated as a single lot for zoning purposes.

.2 Shall also be subject to the requirements and restrictions of the LC zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1890.2.

12.1891 Exception 1891

12.1891.1 The lands shall only be used for the following purposes:

.1 retail establishment having no outside storage;

.2 a convenience store;

.3 a service shop;

.4 a personal service shop;

.5 a bank, trust company, finance company;

.6 an office;

.7 a dry cleaning and laundry distribution station;

.8 a laundromat;

.9 a printing or copying establishment;

.10 a commercial school;

.11 a dining room restaurant; and,

.12 a take-out restaurant.

12.1891.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.0 metres

.2 Minimum Interior Side Yard Width: 2.0 metres except where the zone abuts a LC – Exception 1890 zone then 0.0 metres

.3 Minimum Exterior Side Yard Depth: 4 metres

.4 Minimum Rear Yard Depth: 7.5 metres

.5 Maximum Building Height: 1 storey

.6 Minimum Rear Yard Landscape Strip: 7.8 metres

.7 Minimum Front Yard Landscape Strip: 4.0 metres

.8 Minimum Exterior Side Yard Landscape Strip: 4.0 metres

.9 all garbage and refuse containers shall be enclosed within a climate-controlled room within the building

.10 for the purposes of this zone, the lot line, which abuts Mayfield Road shall be deemed the Front Lot Line

.11 for the purposes of this zone, any lot line, which abuts the Summer Valley Drive right-a-way shall be deemed the Exterior Side Lot Line

.12 drive-thru facilities for restaurant uses shall not be permitted

.13 drive-thru facilities shall not be located adjacent to public roads or within 7.8 metres of a residential zone

.14 for the purposes of this zone, Taverns are not permitted

12.1891.3 for the purposes of Exception 1891:

.1 Notwithstanding any other provision of this Zoning By-law, to the contrary, the lands zoned LC - Exception 1890 and LC - Exception 1891, shall be treated as a single lot for zoning purposes

.2 Shall also be subject to the requirements and restrictions of the LC zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1891.2.

12.1892 Exception 1892

12.1892.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the following purposes in addition to the uses permitted in an OS zone

.a Those purposes permitted in the R1- Exception 14, R1- Exception 11 and R2- Exception 2436.

12.1892.2 The lands shall be subject to the following requirements and restrictions:

.1 Uses permitted in Exception 1892.1(1) shall be subject to the requirements and restrictions of the associated R1- Exception 14, R1- Exception 11 or R2- Exception 2436 zone.

12.1893 Exception 1893

12.1893.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1893.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 575 square metres

.2 Minimum Lot Width: 3 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth: 10 metres

.5 Minimum Side Yard Width: 1.2 metres except where it abuts a Natural System (NS) zone, the minimum setback shall be 10 metres

.6 Minimum Rear Yard Depth: 1.2 metres

.7 All buildings, structures and swimming pools shall be located a minimum of 10 metres from a Natural System (NS) zone except for the westerly lot line in which case the setback can be reduced to 5 metres.

.8 Minimum Driveway width: 1.7 metres

.9 Minimum Landscaped Open Space: No Requirement

12.1893.3 for the purposes of exception 1893:

.1 shall be subject to the following requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1893.2.

12.1894 Exception 1894

12.1894.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.1894.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 11 metres. Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

- .a In the case of a flat roof, the highest point of the roof surface;
- .b In the case of a mansard roof, the deck line, or;
- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;

.2 Minimum Lot Depth: 25 metres;

.3 Minimum Rear Yard Setback: 6 metres;

.4 A balcony or porch with or without a cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum required front or exterior side yard;

.5 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front, rear and exterior side yard;

.6 The maximum cumulative garage door width shall be 3.1 metres if the lot width for the dwelling unit is less than 8.2 metres;

.7 The minimum building setback to a daylighting triangle/rounding: 1.2 metres.

12.1895 Exception 1895

12.1895.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1895.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 520 square metres

.2 Minimum Lot Width: 30 metres

.3 Minimum Lot Depth: 26 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door

.5 Minimum Side Yard Width: 1.2 metres

.6 Minimum Rear Yard Depth: 10 metres

.7 Minimum Landscaped Open Space: the entire yard areas shall be landscaped open space other than the driveway, encroachment or accessory building permitted by this by-law

.8 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling

.9 Maximum Porch Projection: a balcony or porch may project into the minimum front yard by a maximum of 1.8 metres including eaves and cornices

.10 Garage Control: the maximum interior garage width shall be 50% of the dwelling unit width

12.1895.3 for the purposes of Exception 1895:

.1 shall be subject to the following requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1895.2.

12.1896 Exception 1896

12.1896.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the GC zone;

.2 A motor vehicle washing establishment;

.3 A day nursery;

.4 Purposes accessory to other permitted purposes;

12.1896.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Yard Depth(s):

- .a Exterior Side Yard Width: 4.45 m
- .b Front Yard Depth: 2.95 m
- .c Setback to a lot line abutting a Daylight Triangle: 2.95 m
- .d Rear Yard Depth: 4.45 m
- .e Interior Side Yard Depth: 2.95 m

.2 Outdoor storage shall not be permitted.

12.1897 Exception 1897

12.1897.1 The lands shall only be used for the following purposes:

.1 a retail establishment;

.2 one Retail Warehouse Membership Club including a food and non-food component;

.3 a retail warehouse;

.4 a service shop excluding auto service;

.5 a personal service shop;

.6 an office;

.7 a dry cleaning and laundry distribution station;

.8 a bank, trust company, or finance company;

.9 a dining room restaurant, a convenience restaurant, a take-out restaurant;

.10 a gas bar;

.11 a printing establishment;

.12 a commercial school;

.13 a garden centre;

.14 a place of commercial recreation;

.15 a community club;

.16 a health or fitness centre;

.17 a taxi or bus station;

.18 a custom workshop;

.19 a pet service shop;

.20 a furniture and appliance store;

.21 an art gallery

12.1897.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback requirements shall be as follows:

.a Airport Road: 4.0 metres;

.b Queen Street: 4.0 metres;

.c Maritime Ontario Boulevard: 3.0 metres;

.d Other yard setbacks: 3.0 metres;

.e to the north elevation of Costco only: 2.0 metres;

.2 Landscape Open Space shall be provided as follows:

.a 6.0 metres along Airport Road and Queen Street East except at approved building locations; and

.b 4.0 metres along Maritime Ontario Boulevard except at approved building locations;

.3 Maximum Building Height: no restriction;

.4 restaurant refuse storage shall be enclosed in a climate controlled area within a building;

.5 all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be fully screened;

.6 Minimum Landscaped Open Space: 10% of the lot area;

.7 Minimum Parking Space Requirements: 1 parking space per 23 square metres;

.8 an adult entertainment parlour, and adult videotape store or an amusement arcade shall not be permitted;

.9 outdoor display of goods and materials shall not be permitted along or visible from Airport Road or Queen Street East;

.10 ancillary outdoor storage will be permitted in conjunction with a “Retail Warehouse” and a “Retail Warehouse Membership Club including a food and non-food component” and shall be restricted to areas not required for parking, landscaping or within the required yard setbacks;

.11 no drive thru facilities shall be located within 30 metres of Airport Road or Queen Street East;

.12 no gas bar shall be located within 60 metres of the intersection of Airport Road and Queen Street East;

.13 the aggregate Maximum Gross Leasable Floor Area for the purposes permitted by Exception 1897.1 shall not exceed 46,450 square metres (500,000 square feet);

.14 the maximum number of retail establishments under 371 square metres (4000 square feet) shall be limited to 3;

.15 a stand alone supermarket and or a stand alone department store shall not be permitted within this zone;

.16 a “Retail Warehouse” use shall not exceed 11,612 square metres (125,000 square feet) in size;

.17 a “Retail Warehouse Membership Club including a food and non-food component” shall not exceed 13,935 square metres (150,000 square feet) in size;

.18 a “Flea Market” shall not be permitted in this zone;

12.1897.3 for the purposes of Exception 1897:

.1 "Pet Service Shop" shall mean, the use of a building or portion thereof, for the selling of goods related to the care of household pets, pet grooming, veterinary services, boarding and pet day care;

.2 "Retail Warehouse" shall mean, a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres (20,000 square feet) and where the principal use is the sale of products displayed and stored in a warehouse format, where such products shall not include food and pharmaceutical products and where ancillary restaurant uses may be provided;

.3 "Retail Warehouse Membership Club including a food and non-food component" shall mean, the use of a building in which goods, wares, merchandise, substances or articles (which may include food and pharmaceuticals) are displayed, stored and sold in a warehouse format, and may include accessory retail and personal services uses such as, but not limited to, an optometrist office, optical services and sales, hearing aid dispensary, a pharmacy, photo finishing and processing, restaurant and take-out restaurant, installation of automotive parts sold on the premises, tire sales and installation, oil changes and dispensing of fuel including propane, automotive display and a garden centre, including indoor and outdoor sales and display areas. The warehouse format means a configuration where the floor area devoted to sales is integrated with the storage of things sold and is accessible to patrons of the Retail Warehouse Membership Club;

.4 shall also be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1897.2.

.5 notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned GC - Exception 1897 and previously zoned under Special Section 1898, shall be treated as a single lot for zoning purposes;

12.1898 Exception 1898

12.1898.1 The lands shall only be used for the following purposes:

.1 A Purposes permitted by the R3L zone;

.2 A retirement home;

.3 Only in conjunction with an apartment dwelling and/or a retirement home;

- .a a retail establishment;
- .b a convenience store;
- .c a medical office, including the office of a drugless practitioner;
- .d a pharmacy;
- .e a take-out restaurant;
- .f personal service shop

.4 Purposes accessory to the other permitted purposes.

12.1898.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 5 storeys;

.2 Minimum Front Yard Depth: 3 metres;

.3 Minimum Side Yard Width: 3 metres;

.4 Minimum Rear Yard Depth: 9 metres;

.5 Maximum Lot Coverage: 25%;

.6 Maximum Number of Dwelling Units: 156;

.7 Minimum Number of Parking Spaces: 141;

.8 Maximum Gross Commercial Floor Area: 880 square metres;

.9 Minimum Amenity Area: 2,000 square metres;

.10 Landscaped Open Space: 20% of the Lot Area; and

.11 Notwithstanding definitions section, a retaining wall shall be permitted within the required landscaped open space.

12.1899 Exception 1899

12.1899.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1899.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 456 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 15.2 metres
- .b Corner Lot: 17 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres

.7 Minimum Side Yard Width: 1.2 metres

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front lot line than the ground floor main entrance of the dwelling;
- .c the garage door width restriction does not apply to the garage door facing a flankage not line or on a lot having a lot width greater than or equal to 16 metres;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling

.11 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50% or less of the ground floor width of the dwelling unit excluding any garage, the porch may encroach 2.0 metres into the maximum front yard depth.

12.1899.3 for the purposes of Exception 1899:

.1 for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

12.1900 Exception 1900

12.1900.1 The lands shall only be used for the following purposes:

.1 A townhouse dwelling

12.1900.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Dwelling Unit Width: 6.0 metres

.2 Minimum Setback to Veterans Drive: 3.0 metres

.3 Minimum Setback between a wall containing a swing door and a Private Walkway running parallel to such wall: 2.0 metres

.4 Minimum Separation Distance Between Buildings: 3.0 metres

.5 Minimum Interior Side Yard Setback (from the Northern Property Boundary Line): 3.0 metres

.6 Minimum Interior Side Yard Setback (from the Southern Property Boundary Line):

- .a 5.8 metres to the rear wall of townhouse dwelling;
- .b 3.0 metres to the side wall of a townhouse dwelling;

.7 Notwithstanding Exception 1900.2(5) and Exception 1900.2(6), utility cabinets may encroach into the required interior side yard setback by a maximum 0.5 metres;

.8 Minimum Building Setback from a Natural System Zone: 3.0 metres

.9 Maximum Building Height: 3.5 storeys

.10 Maximum Lot Coverage No Requirement

.11 Minimum Parking Requirement:

- .a Townhouse Dwelling: 2 spaces per unit
- .b Visitor Parking: 0.2 spaces per unit

.12 Minimum Landscaped Open Space: 25% of the Lot Area

.13 Open, roofed porches not exceeding one storey in height may project no more than 2.5 metres from any wall of a dwelling unit;

.14 Notwithstanding any other provision of the By-law, a privacy screen having a maximum height of 1.8 metres above the walking surface of a porch may project no more than 2 metres from any wall of a dwelling unit;

.15 Notwithstanding any other provision, utility installations shall not be subject to the setbacks and yard requirements of the zone in which they are located;

.16 Section 5.2.B shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation;

.17 Notwithstanding any other provision of this By-law, a private lane leading to designated visitor spaces shall be a minimum of 6 metres wide to allow for 90 degree parking.

12.1901 Exception 1901

12.1901.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1901.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in an R1 - Exception 1839 zone

.2 Minimum Setback from a Natural System (NS) zone: 10 metres

12.1901.3 for the purposes of exception 1901:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1901.2.

12.1902 Exception 1902

12.1902.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1902.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 854 square metres

.2 Minimum Lot Width:

- .a Interior Lot:25.9 metres
- .b Corner Lot: 27.7 metres

.3 Minimum Lot Depth: 33.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth:7.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where the garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 2.0 metres

.8 Maximum Driveway Width: the maximum driveway width shall be 9.0 metres, but in no case shall the driveway width exceed the outside width of the garage

.9 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.10 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth

.11 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space

.12 Maximum Bay Window Encroachment:

- .a 0.8m into the front, rear and exterior side yard only, with or without foundation. A bay window encroachment is not permitted in the interior side yard;
- .b the width of bay windows (including cumulative width for more than one bay window on a wall) for bay windows in the front and rear yards shall not be greater than one-half the actual width of the dwelling and for bay windows in the exterior side yard not greater than one-third the actual dwelling;

.c all portions of the bay window projecting beyond the wall are included in the width of the bay window

12.1902.3 for the purposes of Exception 1902:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1902.2.

12.1903 Exception 1903

12.1903.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1903.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 365 square metres

.2 Minimum Lot Width:

- .a Interior Lot:12.2 metres
- .b Corner Lot: 14.0 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth:7.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where the garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres

.8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage

.9 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres
- .b the garage door width restriction does not apply to the garage door facing the flankage lot line
- .c the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width

.10 Maximum Garage Projection:

- .a no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- .b garages facing Pannahill Drive shall not project beyond a porch or front wall of a dwelling

.11 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth

.12 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space

.13 Maximum Bay Window Encroachment:

.a 0.8m into the front, rear and exterior side yard only, with or without foundation. A bay window encroachment is not permitted in the interior side yard;

.b the width of bay windows (including cumulative width for more than one bay window on a wall) for bay windows in the front and rear yards shall not be greater than one-half the actual width of the dwelling and for bay windows in the exterior side yard not greater than one-third the actual dwelling;

.c all portions of the bay window projecting beyond the wall are included in the width of the bay window

12.1903.3 for the purposes of Exception 1903:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1903.2.

12.1904 Exception 1904

12.1904.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1904.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 450 square metres

.2 Minimum Lot Width:

- .a Interior Lot:15.2 metres
- .b Corner Lot: 17.0 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth:7.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where the garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width: 1.2 metres

.8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage

.9 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres
- .b the garage door width restriction does not apply to the garage door facing the flankage lot line
- .c the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width
- .d these restrictions shall not apply for lots having a lot width greater than 16.0 metres

.10 Maximum Garage Projection:

- .a no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- .b garages facing Pannahill Drive shall not project beyond a porch or front wall of a dwelling

.11 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth

.12 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space

.13 Maximum Bay Window Encroachment:

.a 0.8 m into the front, rear and exterior side yard only, with or without foundation. A bay window encroachment is not permitted in the interior side yard;

.b the width of bay windows (including cumulative width for more than one bay window on a wall) for bay windows in the front and rear yards shall not be greater than one-half the actual width of the dwelling and for bay windows in the exterior side yard not greater than one-third the actual dwelling;

.c all portions of the bay window projecting beyond the wall are included in the width of the bay window

12.1904.3 for the purposes of Exception 1904:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1904.2.

12.1905 Exception 1905

12.1905.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1905.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 319.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 11.0 metres;

.b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 29.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width:

.a 1.2 metres;

.b 0.6 metres for the interior side yard of corner lots;

.8 Minimum Landscaped Open Space: Those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.

.9 Minimum Setback to a Garage Door: 6.0 metres;

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 Garages facing Pannahill Drive shall not project beyond a porch or front wall of a dwelling;

.12 The following provisions shall apply to garages:

.a the maximum garage door width shall be: 5.5 metres;

.b the garage door width restriction does not apply to the garage door facing a flankage lot line;

.c the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.13 Maximum Driveway Width: The maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage;

.14 Setback to Natural System (NS) or Open Space (OS) Zone: No portion of the main building shall be permitted within 7.5 metres of a rear lot line or within 1.2 metres of a side lot line abutting a Natural System (NS) or Open Space (OS) Zone.

12.1905.3 for the purposes of Exception 1905:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1905.2.

12.1906 Exception 1906

12.1906.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1906.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 348.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres;
- .b Corner Lot: 13.8 metres;

.3 Minimum Lot Depth: 29.0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

.7 Minimum Interior Side Yard Width: 1.2 metres;

.8 Minimum Landscaped Open Space: Those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.

.9 Minimum Setback to a Garage Door: 6.0 metres;

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 Garages facing Pannahill Drive shall not project beyond a porch or front wall of a dwelling;

.12 The following provisions shall apply to garages:

- .a the maximum garage door width shall be: 5.5 metres;
- .b the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .c the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.13 Maximum Driveway Width: The maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage;

.14 Setback to Natural System (NS) or Open Space (OS) zone: No portion of the main building shall be permitted within 7.5 metres of a rear lot line or within 1.2 metres of a side lot line abutting a Natural System (NS) or Opens Space (OS) Zone.

12.1906.3 for the purposes of Exception 1906:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1906.2.

12.1907 Exception 1907

12.1907.1 The lands shall only be used for the following purposes:

.1 The purposes permitted by the LC zone;

12.1907.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 3.0 metres

.2 Minimum Rear Yard Depth: 5.0 metres

.3 Minimum Exterior Side Yard Width: 3.0 metres

.4 Minimum Interior Side Yard Width: 5.0 metres

.5 Maximum Building Height: 2 storeys

.6 Minimum Landscaped Open Space:

.a 3.0 metres in the front and exterior side yards, except at approved access points.

.b 5.0 metres for any lot line adjacent to a Natural Systems (NS) or OS - Exception 1886 zone.

.7 Drive-through facilities: No drive-through facility or driveway for a drive-through facility shall be located between a building and the front or exterior side property line.

.8 Outside storage is not permitted.

.9 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be fully-enclosed within the main building.

.10 All restaurant refuse containers shall be enclosed in a climate-controlled area within a building.

12.1907.3 for the purposes of Exception 1907:

.1 Notwithstanding any other provisions of the Zoning By-law to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

.2 For the purposes of this section, the lot line abutting Pannahill Drive is deemed to be the Front Lot Line. The lot line abutting The Gore Road is deemed to be the Exterior Side Yard Lot Line.

.3 Shall also be subject to the requirements and restrictions relating to the LC zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1907.2.

12.1908 Exception 1908

12.1908.1 The lands shall only be used for the following purposes:

.1 Shall only be used for purposes permitted by the R1 zone.

12.1908.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 5.8 metres

.2 Minimum Lot Area: 163 square metres

.3 Minimum Lot Depth: 26.0 metres

.4 Minimum front yard setback: 6.0 metres

.5 Minimum side yard setback to Wanless Drive: 6.25 metres

.6 Minimum side yard setback to a common element road: 1.0 metres

.7 Minimum interior side yard setback: 1.2 metres

.8 Maximum Building Height: 11.0 metres

.9 Setback to a Hydro Transformer: No requirement

.10 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

12.1908.3 for the purposes of section 1908:

.1 All lands zoned in Exception 1908 and Exception 1914 shall be treated as one lot for the purposes of required visitor parking.

.a Minimum visitor parking spaces: 10 spaces

.2 For the purpose of this zone a private road shall be treated as a public street for zoning purposes.

12.1909 Exception 1909

12.1909.1 The lands shall only be used for the following purposes:

.1 Shall only be used for those purposes permitted in a R1 zone;

12.1909.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 308 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 28 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage.

.5 Minimum Rear Yard Depth: 7.5 metres; which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Minimum Landscaped Open Space: Those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.

.9 Maximum Garage Door Width:

- .a The maximum garage door width shall be 5.5 metres;
- .b The garage door width restriction does not apply to the garage door facing the flankage lot line;
- .c The interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 Maximum Driveway Width: The maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.

.11 Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.12 Setback to OS, NS or P zone subject to Exception 1886: No portion of the main building shall be permitted within 7.5 metres of a rear lot line or within 1.2 metres of a side lot line abutting an OS, NS or P zone subject to Exception 1886.

12.1910 Exception 1910

12.1910.1 The lands shall only be used for the following purposes:

.1 Shall only be used for those purposes permitted in a R1 zone;

12.1910.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 360 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12 metres
- .b Corner Lot: 13.8 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.8 Minimum Landscaped Open Space: Those areas of the yards not occupied by permitted encroachments of the main building permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.

.9 Maximum Garage Door Width:

- .a The maximum garage door with shall be 5.5 metres;
- .b The garage door width restriction does not apply to the garage door facing the flankage lot line;
- .c The interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 Maximum Driveway Width: The maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.

.11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.12 Setback to OS, NS or P Zone subject to Exception 1886: No portion of the main building shall be permitted within 7.5 metres of a rear lot line or within 1.2 metres of a side lot line abutting an OS, NS or P Zone subject to Exception 1886.

12.1911 Exception 1911

12.1911.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to other permitted purposes.

12.1911.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 195 square meters per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 13.7 metres and 6.8 metres per dwelling unit
- .b Corner Lot: 15.5 metres and 8.6 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area

.6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Minimum Landscaped Open Space: Those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.

.9 Maximum Garage Door Width:

- .a the maximum garage door width shall be:
  - .i 2.5 metres on a lot having a lot width per dwelling unit of less than 7 metres;
  - .ii 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7 metres but less than 8 metres;
  - .iii 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8 metres.
- .b the garage door width restriction does not apply to the garage door facing a flankage lot line.

.c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than maximum garage door width permitted on the lot.

.10 Maximum Driveway Width: The maximum driveway width shall not exceed the outside width of the garage.

.11 Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1912 Exception 1912

12.1912.1 The lands shall only be used for the following purposes:

.1 an office;

.2 a bank, trust company and financial company;

.3 a retail establishment subject to the requirement set out in exception 1912.2(7);

.4 a personal service shop;

.5 a dry cleaning and laundry distribution station;

.6 a dining room restaurant, a convenience restaurant and a take-out restaurant;

.7 a community club;

.8 a recreation facility or structure;

.9 a hotel or motel;

.10 a banquet hall;

.11 a motor vehicle sales establishment;

.12 a motor vehicle leasing establishment; and

.13 purposes accessory to the permitted purposes including:

.a a motor vehicle body shop; and,

.b a motor vehicle repair shop

12.1912.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 4047 square metres;

.2 all buildings and structures shall be located a minimum of 14.0 metres from the Regional Road #107 (Queen Street East) right-of-way, as widened;

.3 Maximum Building Height: no restriction;

.4 a Landscaped Area, not less than 6.0 metres in width, shall be provided and maintained where the lands abut Maritime Ontario Boulevard except at approved driveway locations;

.5 a Landscaped Area, not less than 9.0 metres in width, shall be provided and maintained where the lands abut Regional Road #107 (Queen Street East) except at approved driveway locations;

.6 a Landscaped Area, not less than 3.0 metres in width, shall be provided and maintained along all property lines, which do not abut a public road except at approved driveway locations;

.7 the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;

.8 the Maximum Floor Space Index for office purposes may exceed 0.5, to a maximum of 1.0, provided that:

.a the lot has a minimum lot area of 12,141 square metres;

.b the lot has a minimum lot width of 60 metres; and,

.c the maximum gross commercial floor area of an office building devoted to those uses permitted in Exception 1912.1(2) to (10), shall not exceed 15 percent of an office building;

.9 Parking shall be provided in accordance with Section 4.1 of this by-law;

.10 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Regional Road #107 (Queen Street East) and Maritime Ontario Boulevard;

.11 an adult entertainment parlour, an adult video store, an adult video bookstore, and an amusement arcade shall not be permitted;

.12 outdoor display of goods and materials shall not be permitted along or visible from Regional Road #107 (Queen Street East) or Maritime Ontario Boulevard;

.13 no drive thru facilities shall be located within 30 metres of Airport Road or Regional Road #107 (Queen Street East).

12.1912.3 for the purposes of Exception 1912:

.1 shall also be subject to the requirements and restrictions relating to the LC Zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1912.2.

12.1913 Exception 1913

12.1913.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1913.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 330 square metres

.2 Minimum Interior Lot Width: 18.3 metres

.3 Minimum Front Yard Depth: 6.0 meters to the front of a garage and 4.5 metres to the front wall of a dwelling.

.4 Minimum Lot Depth: 0 metres

.5 Minimum Rear Yard Depth: 10 metres

.6 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.7 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

.8 Where a lot has a width greater than 13.5 meters and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

.9 No permanent structures or excavations shall be located closer than 7.0 metres to a TransCanada Pipeline Easement. No accessory structures or lots with side yards abutting TransCanada Pipeline Easement shall be located closer than 3.0 metres to a TransCanada Pipeline Easement.

12.1913.3 for the purposes of Exception 1913:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1913.2.

12.1914 Exception 1914

12.1914.1 The lands shall only be used for the following purposes:

.1 Shall only be used for purposes permitted by the R2 zone

12.1914.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum number of townhouse dwellings on lands zoned in R2-Exception 1914: 43

.2 Minimum setback to Wanless Drive: 7.3 metres

.3 Minimum front or rear yard setback to a common element road: 6.0 metres, except for lots having a side yard abutting a common element road in which case the minimum front or rear yard setback shall be 4.8 metres

.4 Minimum setback to a lot line abutting an Open Space zone: 6.3 metres,

.5 Minimum Side Yard Setback: 1.5 metres

.6 Notwithstanding Exception 1914.2(3), (4), (5) and (8), the following shall apply to a lot abutting an Amenity Space:

- .a Minimum front yard setback: 5.9m
- .b Minimum side yard setback: 4.9m
- .c Minimum rear yard setback: 2.0m

.7 Minimum Dwelling Unit Width 6.0 metres

.8 Maximum Building Height: 11.0 metres

.9 A balcony, deck or porch, with or without a foundation, and/or cellar, may project into the minimum required front or side yard by a maximum of 1.5 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required front yard.

.10 Maximum garage door width per dwelling unit:

- .a Interior lots abutting Wanless Drive: 3.7 metres
- .b End/corner lots abutting Wanless Drive: 4.9 metres

.11 Section 5.2.J regarding fencing shall not apply.

.12 Maximum fence height in the yard abutting Wanless Drive: 1.2 metres, except for a noise attenuation barrier

.13 Section 5.2.Q.1 shall not apply.

.14 Setback to a Hydro Transformer: No requirement

.15 Minimum Common Amenity Area: 355 sq. m

.16 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

12.1914.3 for the purposes of Exception 1914:

.1 Common Amenity Area: shall mean land that is intended for active recreation, including but not limited to lands developed with features such as shade structures and/or play structures, and shall consist of both hard and soft landscaping that support the amenity area.

.2 All lands zoned in Exception 1914 and Exception 1908 shall be treated as one lot for the purposes of required visitor parking.

.a Minimum visitor parking spaces: 10 spaces

.3 For the purpose of this zone a private road shall be treated as a public street for zoning purposes.

12.1915 Exception 1915

12.1915.1 The lands shall only be used for the following purposes:

.1 A stacked townhouse dwelling;

.2 A townhouse dwelling;

.3 A semi-detached dwelling;

12.1915.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area shall not apply;

.2 Minimum Lot Width shall not apply;

.3 Minimum Front Yard Depth shall not apply;

.4 Minimum Setback to a Private Road or Parking Lot: 0.9 metres

.5 Minimum Exterior Side Yard Width shall not apply;

.6 Maximum Lot Coverage shall not apply;

.7 Minimum Landscaped Open Space: Notwithstanding Exception 1915.3(2) 10% of the total area of lands zoned R1(H) – Exception 1915;

.8 Minimum Parking Requirements: 2.0 parking spaces for each dwelling unit, inclusive of visitor parking;

.9 Section 3.9 shall not apply;

.10 Sections 5.2.I.2 and 5.2.1.3 shall not apply;

.11 No setbacks are required for building or structures used for the purpose of utility/meter room;

.12 Maximum fire wall encroachment 2.0 metres into the front and/or rear yard setback;

.13 Maximum Building Height: 13.0 meters

.14 A fire wall may project above the roofline by a maximum 0.3 metres;

.15 Notwithstanding the definition of Building Height in this by-law, for the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the Front Elevation to:

- .a In the case of a flat roof, the highest point of the roof surface;
- .b In the case of a mansard roof, the deck line; or,
- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;

.16 For the purposes of this section 'Front Elevation' shall mean the side of the building where primary entrances, but excluding the garage entrance, to the units is provided;

.17 A balcony, porch or deck, with or without a foundation, and/or cellar, may project into the minimum required yard or building separation by a maximum of 2 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required yard or building separation;

.18 Maximum units in a stacked townhouse block: 18 units;

.19 Maximum units in a townhouse block: 8 units;

.20 Minimum landscaped open space between stacked townhouse buildings:

.a Where a rear wall abuts a side wall: 7.5 metres;

.b Between abutting side walls: 4.5 metres;

.c Between rear walls: 12 metres;

.d Between a rear wall and any lot line: 5.5 metres

.21 Minimum Landscaped Open Space Between Townhouse Buildings :

.a Between abutting side walls: 2.4 metres

.b Between a rear wall and any lot line: 5.5 metres

.22 Total Minimum Amenity Area: 450 square metres located on lands zoned R2(H)- Exception 1916 and/or R2(H)- Exception 1915;

12.1915.3 for the purposes of Exception 1915

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1915.

.2 All lands zoned, R3L(H)- Exception 1918, R2(H)- Exception 1916 and R2(H)- Exception 1915 shall be treated as one lot.

12. 1915.4 The Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone or for a private road including infrastructure providing access to and services for lands zoned R2 – Exception 1915

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

.a Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services and the Region of Peel; and,

.b Confirmation that clearance has been provided from the Toronto and Region Conservation Authority; and,

.c Confirmation that clearance has been provided from the Region of Peel; and,

.d Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,

.e Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

12.1916 Exception 1916

12.1916.1 The lands shall only be used for the following purposes:

.1 A stacked townhouse dwelling;

.2 A townhouse dwelling;

.3 A semi-detached dwelling;

12.1916.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area shall not apply;

.2 Minimum Lot Width shall not apply;

.3 Minimum Front Yard Depth shall not apply;

.4 Minimum Setback to a Private Road or Parking Lot: 0.9 metres

.5 Minimum Exterior Side Yard Width shall not apply;

.6 Maximum Lot Coverage shall not apply;

.7 Minimum Landscaped Open Space: Notwithstanding Exception 1916.3(3), 10% of the total area of lands zoned in R2(H) Exception 1916;

.8 Minimum Parking Requirements: 2.0 parking spaces for each dwelling unit, inclusive of visitor parking;

.9 Section 3.9 shall not apply;

.10 Section 5.2.I.2 and 5.2.I.3 shall not apply;

.11 No setbacks are required for building or structures used for the purpose of utility/meter room;

.12 Maximum fire wall encroachment into the front and/or rear yard setback; 2.0 metres

.13 Maximum Building Height: 13.0 meters

.14 A fire wall may project above the roofline by a maximum 0.3 metres;

.15 Notwithstanding the definition of Building Height in this by-law, for the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the Front Elevation to:

- .a In the case of a flat roof, the highest point of the roof surface;
- .b In the case of a mansard roof, the deck line; or,
- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;

.16 For the purposes of this section 'Front Elevation' shall mean the side of the building where primary entrances, but excluding the garage entrance, to the units is provided;

.17 A balcony, porch or deck, with or without a foundation, and/or cellar, may project into the minimum required yard or building separation by a maximum of 2 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required yard or building separation;

.18 Maximum units in a stacked townhouse block: 18 units;

.19 Maximum units in a townhouse block: 8 units;

.20 Minimum landscaped open space between stacked townhouse buildings:

.a Where a rear wall abuts a side wall: 7.5 metres;

.b Between abutting side walls: 4.5 metres;

.c Between rear walls: 12 metres;

.d Between a rear wall and any lot line: 5.5 metres

.21 Minimum Landscaped Open Space Between Townhouse Buildings:

.a Between abutting side walls: 2.4 metres

.b Between a rear wall and any lot line: 5.5 metres

.22 Total Minimum Amenity Area: 450 square metres located on lands zoned in R2(H)- Exception 1916 and/or R2(H)- Exception 1915;

12.1916.3 for the purposes of Exception 1916:

.1 Amenity Area: shall mean land that is intended for active or passive recreation, including but not limited to lands developed with features such as gazebos and/or play structures. Amenity areas shall not be located between two (2) building facades.

.2 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1916.

.3 All lands zoned in Exception R3L(H)-1918, R2(H)-1916 and R2(H)-1915 shall be treated as one lot.

12.1916.4 The Holding (H):

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone or for a private road including infrastructure providing access to and services for lands zoned R2(H)- Exception 1915.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

.a Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services and the Region of Peel; and,

.b Confirmation that clearance has been provided from the Toronto and Region Conservation Authority; and,

.c Confirmation that clearance has been provided from the Region of Peel.

12.1917 Exception 1917

12.1917.1 The lands shall only be used for the following purposes:

.1 Commercial uses:

- .a gas bar;
- .b retail establishment;
- .c service shop;
- .d personal service shop;
- .e bank, trust company, and finance company;
- .f office;
- .g dry cleaning and laundry distribution station;
- .h convenience restaurant, dining room restaurant, and take out restaurant;
- .i printing or copying establishment;
- .j commercial school;
- .k garden centre sales establishment;
- .l place of commercial recreation, but not including a billiard hall;
- .m community club;
- .n health and fitness centre;
- .o custom workshop;
- .p motor vehicle sales establishment;
- .q motor vehicle repair shop;
- .r motor vehicle washing establishment;
- .s swimming pool sales and service establishment;
- .t retail warehouse;
- .u large retail warehouse;
- .v home furnishing and home improvement retail warehouse;
- .w hotel;
- .x convenience store;
- .y banquet hall;

.z a supermarket; and,

.aa purposes accessory to other permitted uses.

.2 Industrial uses:

.a the manufacturing, cleaning, packaging, repairing or assembly of goods, foods or materials within an enclosed building, excluding a motor vehicle body shop as a principal or accessory use;

.b warehouse; and

.c purposes accessory to the other permitted uses.

12.1917.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum gross leasable floor area:

.a For commercial uses, excluding offices: 22,000 square metres which includes the gross leaseable floor area of commercial uses, on lands zoned LC-Exception 1917, LC-Exception 1919 and LC(H)- Exception 1919.

.b For office uses: 9,290 square metres which includes the gross leaseable floor area of office uses on lands zoned LC-Exception 1917, LC-Exception 1918, LC-Exception 1919 and LC(H)- Exception 1919.

.c Only one supermarket with a maximum gross floor area of 9290 square metres shall be permitted.

.d A motor vehicle sales establishment, a motor vehicle repair shop and a motor vehicle washing establishment shall be located a minimum distance of 200 metres from Queen Street East.

.2 Minimum lot area: 4,050 square metres (1.0 acre).

.3 Minimum Landscaped Open Space:

.a 5 metres abutting a “Natural System (NS)” zone.

.b 6 metres abutting the Regional Road 50 right-of-way, except at approved access locations.

.c 3 metres abutting all other lands not zoned LC-Exception 1919 and LC(H)- Exception 1919, except at approved access locations.

.4 Minimum building setback:

.a 6 metres abutting the Regional Road 50 right-of-way.

.b 10 metres abutting a “Natural System (NS)” zone.

.c 3 metres abutting all other lands not zoned LC-Exception 1919 and LC(H)- Exception 1919.

.5 Outdoor Storage:

.a Outdoor storage of goods and materials is only permitted in conjunction with a garden centre sales establishment, motor vehicle sales establishment, retail warehouse, large retail warehouse, home furnishing and home improvement retail warehouse.

.b Outdoor storage shall not be located in areas required for landscaping and parking.

.c all garbage and refuse storage, including any containers for the storage of recyclable materials, and all loading areas shall be screened from public rights-of-way.

.6 The lot line abutting Queen Street East shall be considered the front lot line.

12.1917.3 for the purposes of Exception 1917:

.1 Land zoned LC-Exception 1917, LC-Exception 1919, and LC(H)- Exception 1919 shall be considered one lot for minimum building setback, minimum landscaping, minimum parking and maximum gross leaseable floor area requirements and restrictions.

.2 Large Retail Warehouse shall mean a building or structure occupied by a single user and having a minimum gross floor area of 8,361 square metres. The predominant use permitted shall be for the sale of food and non-food products displayed and stored in a warehouse format. The total gross floor area devoted to the preparation, storage and display of food products shall not exceed 45 percent of the total gross floor area of the entire building to a maximum of 5,017 square metres.

.3 Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres, and shall not exceed a maximum gross floor area of 8,360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

.4 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

.5 shall also be subject to the requirements and restrictions relating to the LC zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1917.2.

12.1918 Exception 1918

12.1918.1 The lands shall only be used for the following purposes:

.1 Residential:

- .a an apartment dwelling
- .b a live-work dwelling unit

.2 Commercial:

- .a an office
- .b a retail establishment
- .c a personal service shop

.3 The following uses shall not be permitted:

- .a an adult video store
- .b an adult entertainment parlour
- .c a body art and/or tattoo parlour
- .d a massage or body rub parlour
- .e a drive-through facility

12.1918.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum setback to the lot line abutting Inspire Boulevard 1.5 metres

.2 Minimum Side Yard Width: 1.5 metres

.3 Minimum Setback to a private road or parking lot: 1.5 metres

.4 Minimum Setback to lands Zoned R2(H) – Exception 1916, R2(H) – Exception 1915 and/or I1: 0.0 metres

.5 Maximum Lot Coverage shall not apply;

.6 Minimum Landscaped Open Space shall not apply;

.7 Maximum Floor Space Index shall not apply;

.8 Minimum Parking Requirement: 1.2 parking spaces for each dwelling unit, inclusive of visitor parking;

.9 Minimum Building Height: 4 storeys;

.10 All parking shall be screened from view from a public street;

.11 Section 3.9 shall not apply;

.12 Commercial uses shall be permitted on the ground floor only;

.13 Loading area shall be screened from view from a public street;

.14 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;

12.1918.3 for the purposes of Exception 1918:

.1 Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor.

.2 Shall also be subject to the requirement and restrictions relating to the R3L zone and all the general provisions of this by-law which are not in conflict with those

.3 All lands zoned, R3L(H) – Exception 1918, R2(H) – Exception 1916 and R2(H) – Exception 1915 shall be treated as one lot for Zoning purposes.

12. 1918.4 The Holding (H)

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone or for a private road including Infrastructure providing access to and services for lands zoned R2(H) – Exception 1916 and R2(H) – Exception 1915.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

.a Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services and the Region of Peel; and

.b Confirmation that clearance has been provided from the Toronto and Region Conservation Authority; and,

.c Confirmation that clearance has been provided from the Region of Peel; and,

.d Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,

.e Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Blvd. as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

12.1919 Exception 1919

12.1919.1 The lands shall only be used for the following purposes:

.1 Commercial Uses:

.a convenience store;

.b retail establishment; excluding retail warehouse, large retail warehouse and home furnishing and home improvement retail warehouse,

.c personal service shop;

.d bank, trust company, and finance company;

.e office;

.f dry cleaning and laundry distribution station;

.g dining room restaurant, and take out restaurant;

.h printing or copying establishment;

.i commercial school;

.j place of commercial recreation, but not including a billiard hall;

.k community club;

.l health and fitness centre;

.m hotel; and,

.n purposes accessory to other permitted uses.

12.1919.2 The lands shall be subject to the following requirements and restrictions:

.1 The following uses shall not be permitted:

.a Retail establishments, personal service shops and service shops that occupy a building having a gross floor area less than 930 square metres.

.b Drive through facilities.

.2 Maximum gross leasable floor area:

.a For commercial uses, excluding offices: 22,000 square metres which includes the gross leaseable floor area of commercial uses, excluding office uses, on lands zoned LC-Exception 1917 and LC- Exception 1919 and LC(H)- Exception 1919.

.b For office uses: 9,290 square metres which includes the gross leaseable floor area of office uses on lands zoned LC- Exception 1917, LC- Exception 1918 and LC- Exception 1919, and LC(H)- Exception 1919.

.3 Minimum Building Height: Three (3) storeys.

.4 Minimum lot area: 4,050 square metres (1.0 acre).

.5 Minimum Landscaped Open Space:

.a 6 metres abutting the Regional Road 107 and Regional Road 50, except at approved access locations.

.b 3 metres abutting all other lands not zoned LC- Exception 1917, except at approved access locations.

.6 Minimum building setback:

.a 6 metres abutting the Regional Road 50 and Regional Road 107 rights-of-way.

.b 3 metres abutting all other lands not zoned LC- Exception 1917.

.7 Outdoor Storage of goods and materials shall not be permitted.

12.1919.3 for the purpose of section 1919:

.1 Land zoned LC- Exception 1917, LC- Exception 1919, and LC(H)- Exception 1919 shall be considered one lot for minimum building setback, minimum landscaping, minimum parking and maximum gross leaseable floor area requirements and restrictions.

.2 Large Retail Warehouse shall mean a building or structure occupied by a single user and having a minimum gross floor area of 8,361 square metres. The predominant use permitted shall be for the sale of food and non-food products displayed and stored in a warehouse format. The total gross floor area devoted to the preparation, storage and display of food products shall not exceed 45 percent of the total gross floor area of the entire building to a maximum of 5,017 square metres.

.3 Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres, and shall not exceed a maximum gross floor area of 8360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

.4 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

.5 shall also be subject to the requirements and restrictions relating to the LC zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1919.2.

12.1919.4 Holding (H):

.1 When a holding symbol (H) is appended to the Zone, the lands zoned LC(H)-Exception 1919 shall be subject to the following provisions.

.a shall only be used for the following purposes:

.i Office,

.ii Only in conjunction with office uses:

.1 Financial Institutions,

.2 Personal service shops,

.3 Retail establishments, excluding retail warehouse, large retail warehouse and home furnishing and home improvement retail warehouse,

.4 A printing or copying establishment,

.5 A convenience store,

.6 A dining room restaurant and take-out restaurant, and

.7 A health and fitness centre.

.b shall be subject to the following requirements and restrictions:

.i The uses in Exception 1919.4(1)(a)(ii) shall only be permitted within the first storey or basement of the same building as the primary office use.

.ii The following use shall not be permitted:

Drive through facilities.

.iii Maximum gross leasable floor area:

.1 For commercial uses, excluding offices: 19,800 square metres which includes the gross leaseable floor area of commercial uses, excluding office uses, on lands zoned LC- Exception 1917 and LC- Exception 1918.

.2 For office uses: 9,290 square metres which includes the gross leaseable floor area of office uses on lands zoned LC- Exception 1917 and LC- Exception 1918, LC- Exception 1919 and LC(H)- Exception 1919.

.iv Minimum Building Height: Three (3) storeys.

.v Minimum lot area: 4,050 square metres (1.0 acre).

.vi Minimum Landscaped Open Space:

.1 6 metres abutting the Regional Road 107 and Regional Road 50, except at approved access locations.

.2 3 metres abutting all other lands not zoned LC- Exception 1917 except at approved access locations.

.vii Minimum building setback:

.1 6 metres abutting the Regional Road 50 and Regional Road 107 rights-of-way.

.2 3 metres abutting all other lands not zoned LC- Exception 1917.

.viii Outdoor Storage of goods and materials shall not be permitted.

.c shall also be subject to the requirements and restrictions relating to the LC zone and all the general provisions of this by-law which are not in conflict with those set out in LC(H) - Exception 1919.2.

.d the holding symbol (H) shall not be removed until there is a combined minimum gross floor leasable area of office uses of 9,290 square metres on lands previously zoned under Special Sections 1914, 1915, and 1916, and current Exception LC- Exception 1917, LC- Exception 1919 and LC(H)- Exception 1919.

12.1921 Exception 1921

12.1921.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 18.2 metres, except where a lot has a side lot line that abuts an Open Space (OS), Natural System (NS) or Park (P) zone, the minimum lot width shall be 17.5 metres;

.2 Minimum Lot Depth: 30.0 metres, except where a lot has a rear lot line that abuts a Natural System (NS) zone, the minimum lot depth shall be 27.0 metres;

.3 Minimum front yard depth shall be 4.5 metres to the main wall, including a side wall of a garage, and 6.0 metres to the front of the garage, but in the case of a 3 bay garage, the front yard setback for one or two of the garage bays may be reduced to 5.0 metres;

.4 Minimum exterior side yard width shall be 4.5 metres to the main wall and 6.0 metres to the front of the garage, provided that the garage is located a minimum distance of 15 metres from the front lot line;

.5 If the garage doors face an interior side lot line, rather than the street, then the garage may project beyond the front face of a porch or the dwelling into the front yard provided the minimum front yard setback of 4.5 metres is complied with;

.6 Notwithstanding any other provision of the by-law, a garage shall be permitted to face the front lot line and interior side lot line, and shall be permitted to face the flankage lot line if the garage is located a minimum distance of 15 metres from the front lot line;

.7 Notwithstanding any other provision of the by-law, dwellings containing a 3 car garage shall:

.a have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres where the garage door faces a front lot line or a flankage lot line; or shall, and,

.b have a maximum individual garage door width of 5.5 metres, up to a maximum cumulative garage door width of 8.0 metres where the garage door faces an interior side lot line;

.8 Notwithstanding any other provision of the by-law: a maximum of 25 per cent of the dwelling units shall be permitted to have a 3 bay garage with a maximum interior garage width of 57 % of the dwelling unit width, provided that no more than 2 abutting lots facing a street have a 3 bay garage and that the related driveways of those 2 lots are not paired together;

.9 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations, and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard.

12.1922 Exception 1922

12.1922.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;

.2 Minimum exterior side yard width shall be 6.0 metres to the front of the garage, provided that the garage is located a minimum distance of 15 metres from the front lot line, and shall be 4.5 metres to the main wall;

.3 Notwithstanding any other provision of the by-law, a garage shall be permitted to face the front lot line, and shall be permitted to face the flankage lot line if the garage is located a minimum distance of 15 metres from the front lot line;

.4 Notwithstanding any other provision of the by-law, dwellings containing a 2 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 5.0 metres; and,

.5 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard.

12.1923 Exception 1923

12.1923.1 The lands shall only be used for the following purposes:

.1 Commercial Uses

- .a a recreation facility and structures;
- .b a public and utility use;
- .c a banquet hall;
- .d a retail warehouse, having no outside storage;
- .e the following uses located within 180 metres of Goreway Drive:
  - .i a retail establishment, having no outside storage;
  - .ii a service shop;
  - .iii a personal service shop;
  - .iv a bank, trust company and financial company;
  - .v an office use;
  - .vi a dry cleaning and laundry distribution station;
  - .vii Any combination of two of the following restaurants: a dining room restaurant, a convenience restaurant and a take-out restaurant;
  - .viii a printing establishment;
  - .ix a health or fitness centre;
  - .x a commercial, technical or recreational school;
  - .xi a motel; and,
  - .xii a community club;

.2 Industrial Uses

- .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- .b a distribution centre; and,
- .c a warehouse.

.3 Other:

- .a purposes accessory to the other permitted purposes.

12.1923.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.6 hectares, except within 180 metres of Goreway Drive, which shall be 0.4 hectares;

.2 Minimum Lot Width: 50 metres;

.3 Minimum Lot Depth: 45 metres;

.4 Yard Depth and Width(s):

.a Minimum Yard Depth: 6.0 metres, except for an Industrial Use which shall be 9.0 metres from any public street lot line; and,

.b Maximum Yard Depth: None, except for an Industrial Use which shall be 25.0 metres from the Regional Road 107 lot line;

.5 Minimum Building Height: 5.5 metres, except for a restaurant which shall not have a minimum building height;

.6 Minimum Landscaped Open Space, except at approved driveway locations:

.a abutting Regional Road 107: 9.0 metres, except in conjunction with Commercial Uses within 170.0 metres of Goreway Drive, which shall be 6.0 metres;

.b abutting Goreway Drive: 6.0 metres, except in conjunction with Commercial Uses which shall be 4.5 metres;

.c abutting Auction Lane: 3.0 metres; and,

.d abutting all interior property lines: none.

.7 All garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure;

.8 Outdoor storage shall not be permitted;

.9 Maximum Lot Coverage:

.a Commercial Uses: 35 %;

.b Other Uses: 50 %;

.10 Maximum Gross Floor Area per restaurant shall be 300 square metres, and the total gross leasable floor area for two restaurants shall not exceed 579 square metres;

.11 Maximum gross floor area devoted to an office, a personal service use, and a dry cleaning establishment shall be restricted to a maximum of 465 square metres per use;

.12 Maximum gross floor area devoted to the sale of food in any retail establishment shall be 929.0 square metres;

.13 An adult entertainment parlour, a massage parlour, an adult video store or an adult bookstore shall not be permitted;

12.1923.3 for the purposes of exception 1923:

.1 RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

12.1924 Exception 1924

12.1924.1 The lands shall only be used for the following purposes:

.1 Commercial Uses

.a a gas bar; and,

.b only in conjunction with a gas bar, a motor vehicle washing establishment, a retail establishment having no outside storage, a convenience store, convenience restaurant, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company as an accessory use;

.2 Other Uses

.a Purposes accessory to the other permitted purposes.

12.1924.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.4 hectares;

.2 Minimum Lot Width: 40 metres;

.3 Minimum Lot Depth: 45 metres;

.4 Minimum Landscaped Open Space, except at approved driveway locations:

.a 4.5 metres abutting Regional Road 107 and Goreway Drive, and 3.0 metres at a site daylight triangle at a street intersection; and,

.b none abutting all other property lines.

.5 All garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure.

12.1925 Exception 1925

12.1925.1 The lands shall only be used for the following purposes:

.1 Shall only be used for those purposes permitted in a R1 zone;

12.1925.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions of the R1 – Exception 1904 zone

.2 Minimum Building Setback to the northerly side lot line: 3.0 metres

12.1926 Exception 1926

12.1926.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R3H zone.

12.1926.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.7 hectares

.2 Maximum Number of Units: 385

.3 Minimum Interior Side Yard Width:

- .a For any portion of a building 3 storeys in height or less: 7.5 metres
- .b For any portion of a building 4 to 7 storeys in height:10.0 metres
- .c For any portion of a building 8 to 11 storeys in height: 16.0 metres
- .d For any portion of the building 12 to 15 storeys in height: 21.0 metres
- .e For any portion of the building 16 to 17 storeys in height: 26.0 metres

.4 Minimum Rear Yard Depth:

- .a For any portion of a building 5 storeys in height or less: 7.5 metres
- .b For any portion of a building 6 to 7 storeys in height: 10.0 metres
- .c For any portion of a building 8 to 11 storeys in height: 16.0 metres
- .d For any portion of building 12 to 17 storeys in height: 33.0 metres

.5 Any portion of a below grade parking garage that projects less than 3.0 metres above ground level, may encroach into the required rear yard provided that it is no closer than 3.0 metres to the lot line.

.6 Maximum Building Height: 17 storeys

.7 Maximum Floor Space Index (FSI): 4.0

.8 Maximum Lot Coverage: 50%

.9 Minimum Landscaped Open Space: 30% of the lot area

.10 For the purpose of this section, a retaining wall shall be permitted within required landscaped open space.

.11 Minimum Ground Floor Height: 4.5 metres

.12 Minimum Setback to a Hydro Transformer in any yard: 1.5 metres

.13 Windows and Doors at Grade:

.a On the wall facing the lot line, a minimum of 60% of the gross area of the portion of the wall that is less than 4.0 metres above grade shall have windows and/or doors.

.b On the side walls of the building within 6.0 metre of the wall facing the front lot line, a minimum of 60% of the portion of the wall that is less than 4.0 metres above grad shall have windows and/or doors.

.14 Minimum Number of Loading Spaces: 1 space

.15 Notwithstanding any other provision of the By-law, the minimum width of an aisle leading to an at grade visitor parking space with an angle of 70 degrees up to and including 90 degrees shall be 6.0 metres.

.16 Bicycle parking:

.a Bicycle parking must be located on the same lot as the use or building for which it is required.

.b A minimum 0.50 spaces per dwelling unit shall be provided.

.c A maximum of 50% of the required bicycle parking may be vertical spaces, the remainder shall be horizontal spaces.

.d Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of the total required must be located within:

.i A building or structure;

.ii A secure area such as a supervised parking lot or enclosure; or

.iii Within bicycle lockers.

.e Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a bicycle rack that is securely anchored to the ground/wall and attached to a heavy base such as concrete.

.f Dimensions:

.i If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres.

.ii If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres.

.17 All garbage and refuse storage, including any containers for storage of recyclable materials, shall be located withing a main building.

12.1927 Exception 1927

12.1927.1 The lands shall only be used for the following purposes:

.1 Shall only be used for those purposes permitted in a R1 zone;

12.1927.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback from a Natural System (NS) Zone: No permanent structures or part thereof, including inground swimming pools or other structures requiring excavations, shall be within 7.5 metres of a Natural System Zone. A balcony or porch, that does not include a basement, may project into the minimum natural system setback by a maximum of 2.5 metres.

.2 Garages:

.a the maximum cumulative garage door width permitted is 5.5 metres. The maximum interior garage width shall be 0.6 metres wider than the maximum permitted cumulative garage door width.

.b The maximum gross floor area of a detached garage located in a rear yard: 40 square metres.

12.1928 Exception 1928

12.1928.1 The lands shall only be used for the following purposes:

.1 Shall only be used for those purposes permitted in a R1 zone;

12.1928.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback from a Natural System (NS) Zone: No permanent structures or part thereof, including inground swimming pools or other structures requiring excavations, shall be within 7.5 metres of a Natural System Zone. A balcony or porch, that does not include a basement, may project into the minimum natural system setback by a maximum of 2.5 metres.

.2 Garages:

.a the maximum cumulative garage door width permitted is 5.05 metres. The maximum interior garage width shall be 0.6 metres wider than the maximum permitted cumulative garage door width.

.b Garages located in the rear yard shall not have a gross floor area greater than 36 square metres.

12.1929 Exception 1929

12.1929.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling; and,

.2 purposes accessory to the other permitted purposes.

12.1929.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 180 square metres per dwelling unit

.2 Minimum dwelling unit width: 6 metres

.3 Minimum Building Setback:

- .a 7.5 metres from any lot line;
- .b No permanent structures, including inground swimming pools or excavations shall be located closer than 7.5 metres to a Natural System (NS) Zone. A balcony or porch may project into the minimum setback by a maximum of 2.5 metres.

.4 Minimum Landscaped Open Space: a 7.5 metre wide landscaped strip shall be provided abutting a “Natural System (NS)” zone.

.5 An open space landscaped area having a minimum area of 45 square metres shall abut the rear or exterior side wall of each dwelling unit

.6 Minimum Landscaped Open Space: 35 percent of the lot area.

.7 Minimum hydro transformer setback: 1.8 metres from a street, except from Bramalea Road in which case the minimum setback shall be in accordance with the provisions of the By-law.

.8 Maximum Building Height: 2 storeys;

.9 Garages:

- .a no garage shall project out in front of a dwelling unit more than 1.5 metres beyond a porch or front wall of the dwelling unit.
- .b Maximum Garage Door Width:
  - .i 2.5 metres for a dwelling unit that has a width less than 8.2 metres
  - .ii 3.1 metres for a dwelling unit that has a width less than 9.2 metres but greater than or equal to 8.2 metres
  - .iii 3.7 metres for a dwelling unit that has a width greater than or equal to 9.2 metres

.10 The width of a driveway for a townhouse unit shall not exceed the width of the garage of the unit.

.11 A balcony or porch, including eaves and cornices, may project into the minimum front yard by a maximum of 1.8 metres.

12.1930 Exception 1930

12.1930.1 The lands shall only be used for the following purposes:

.1 An apartment dwelling

.2 A multiple residential dwelling

12.1930.2 The lands shall be subject to the following requirements and restrictions:

.1 The Lot Line abutting Sheard Avenue shall be deemed to be the Front Lot Line;

.2 For the purposes of this By-law, the lands designated R3H(H) Exception – 1930 shall be treated as one lot, notwithstanding any future severance, partition, dedication or division of the said lands that may occur following the date of adoption of this by-law;

.3 Maximum Number of Dwelling Units – 402;

.4 Minimum Lot Area – No requirement;

.5 Minimum Lot Width – No requirement;

.6 Minimum Lot Depth – No requirement;

.7 Minimum Front Yard Depth – 4.0 metres;

.8 Minimum Side Yard Width – 2.0 metres

.9 Minimum Exterior Side Yard Width – 1.8 metres;

.10 Minimum Setback to a Daylight Triangle – 0.0 metres;

.11 Minimum Rear Yard Depth – No requirement

.12 Minimum Setback from Orangeville Railway Right –of –Way – 15.0 metres

.13 Minimum Setback to lands zoned OS, NS or P – 10.0 metres;

.14 Notwithstanding the requirements above, the minimum setbacks from lands zoned OS, NS or P to a parking structure and associated structures below established grade shall be – 0.0 metres;

.15 Maximum Building Height

- .a 13 storeys for an apartment dwelling;
- .b 4 storeys for a multiple residential dwelling, excluding rooftop access enclosures and amenities;

.16 Maximum Floor Space Index 1.2;

.17 Minimum Parking Requirements:

.a 1.30 spaces (including visitors) for each unit in a multiple residential dwelling back-to back stacked townhouse dwelling;

.b 1.20 spaces (including visitors) for each unit in an apartment dwelling;

12.1930.3 for the purposes of Exception 1930:

.1 Shall also be subject to the requirements and restrictions relating to the R3H zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1930.

12.1931 Exception 1931

12.1931.1 The lands shall only be used for the following purposes:

.1 The uses permitted in an OS zone;

.2 “Private infrastructure”.

.3 Purposes accessory to the other permitted purposes;

12.1931.2 for the purposes of Exception 1931:

.1 “Private Infrastructure” shall mean any building, structure, plant or equipment, above or below finished grade, essential to the provision and operation of storm water management.

12.1932 Exception 1932

12.1932.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage;

.2 an office;

.3 bank, trust company, or financial institution;

.4 a service shop;

.5 a recreation facility or structure;

.6 a community club;

.7 a garden centre sales establishment;

.8 manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage within wholly enclosed buildings;

.9 retail warehouse;

.10 a dry cleaning and laundry distribution station;

.11 a dining room restaurant, a takeout restaurant;

.12 a commercial school, technical school, recreational school; and,

.13 purposes accessory to the permitted purposes.

12.1932.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Front Yard Depth: 17.0 m to the closest building fronting Queen Street East;

.2 Minimum Rear Yard Depth: 3.0 m;

.3 Minimum Interior Side Yard Width: 4.0 m;

.4 Minimum Exterior Side Yard Width: 3.0 m;

.5 No outdoor storage shall be permitted;

.6 All garbage and refuse storage, including any containers for the storage of recyclable materials shall be enclosed and screened from Queen Street East.

.7 No drive through facilities shall be permitted;

.8 Minimum Landscaped Open Space:

.a Queen Street East: 9.0 m;

.b Delta Park Boulevard: 3.0 m except at an approved access location;

.c Tracey Boulevard: 3.0 m except at an approved access location;

.9 For purposes of the Zoning By-law, Queen Street East shall be deemed the front lot line.

12.1932.3 for the purposes of Exception 1932:

.1 Retail Warehouse shall mean a building or structure, or a part of a building or structure, where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products

12.1933 Exception 1933

12.1933.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1933.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 540 square metres

.2 Minimum Lot Width:

- .a Interior Lot:18.0 metres
- .b Corner Lot: 21.0 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth:4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width:1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof

.7 Minimum Exterior Side Yard Width: 4.5 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area;
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees

.9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling

.10 Minimum Setback from a Natural System (NS) zone: 10 metres

.11 no permanent structures and excavations shall be located closer than 7.0 metres to a TransCanada Pipeline Easement. No accessory structures on lots with side yards abutting TransCanada Pipeline Easement shall be located closer than 3.0 metres to a TransCanada Pipeline Easement.

12.1933.3 for the purposes of Exception 1933:

.1 shall be subject to the following requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1933.2.

12.1934 Exception 1934

12.1934.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1934.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 630 square metres

.2 Minimum Lot Width:

- .a Interior Lot:21.0 metres
- .b Corner Lot: 23.7 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width: 1.5 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof

.7 Minimum Exterior Side Yard Width: 4.5 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area;
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees

.9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling

.10 Setback from a Natural System (NS) zone: 10 metres for the rear wall of the main building or 5.0 metres for a side wall of the main building

12.1934.3 for the purposes of Exception 1934:

.1 shall be subject to the following requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1934.2.

12.1935. Exception 1935

12.1935.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1935.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 600 square metres

.2 Minimum Lot Width:

.a Interior Lot:24.0 metres

.b Corner Lot: 26.7 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth:4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width:1.5 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof

.7 Minimum Exterior Side Yard Width: 4.5 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area;

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees

.9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling

.10 Minimum Setback from an NS zone: 10 metres

12.1935.3 for the purposes of exception 1935:

.1 shall be subject to the following requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1935.2.

12.1936 Exception 1936

12.1936.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1936.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 350 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.5 metres.
- .b Corner Lot: 15.3 metres.

.3 Minimum Lot Depth: 25 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and
- .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1937 Exception 1937

12.1937.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone;

12.1937.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 430 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 16.5 metres.
- .b Corner Lot: 18.3 metres.

.3 Minimum Lot Depth: 26 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and
- .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.0 metres beyond a porch or front wall of a dwelling.

.10 When a holding symbol (H) is appended to the Zone on Schedule A of the Zoning By-law, the lands designated R1(H)-Exception 1937 shall be only be used for the purposes of the OS, NS or P zone.

.11 the holding symbol (H) shall not be removed until the Commissioner of Planning, Design and Development is satisfied that the lands are not required to provide a pedestrian pathway.

12.1938 Exception 1938

12.1938.1 The lands shall only be used for the following purposes:

.1 The uses permitted in a R2 zone;

.2 Multiple Residential Dwelling;

.3 Back-to-Back Townhouse Dwelling;

.4 Rear Lane Townhouse Dwelling; and,

.5 Purposes accessory to the other permitted purposes

12.1938.2 The lands shall be subject to the following requirements and restrictions:

.1 The lot line abutting a public street shall be deemed to be the front lot line;

.2 Minimum Lot Area shall not apply;

.3 Minimum Lot Width: 4.4 metres;

.4 Minimum Yard Setback for a Principal Building:

- .a The minimum front yard setback of the applicable zone shall not apply;
- .b The front wall of a dwelling unit: 3.0 metres to a public street;
- .c The rear wall of a dwelling unit: 6.0 metres to a private road and 0 metres in all other situations;
- .d The side wall of a dwelling unit: 2.0 metres to a private road, 1.2 metres to a lot line not zoned in the same zoning category, and 0 metres in all other situations;
- .e Minimum building setback to a daylighting triangle/rounding: 1.5 metres;

.5 Maximum Building Height: 4 storeys;

.6 Minimum Parking Requirements: 2 spaces per dwelling unit within a private garage or driveway;

.7 No visitor parking spaces are required;

.8 Section 3.9 shall not apply;

.9 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres;

.10 Section 5.2.Q.1 and 5.2.Q.2 shall not apply;

.11 The sale of pre-build dwelling units shall be permitted

12.1939 Exception 1939

12.1939.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.1939.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 140 square metres per dwelling unit.

.2 Minimum Lot Width:

- .a Interior Lot: 5.75 metres
- .b Corner Lot: 7.0 metres

.3 Minimum Lot Depth: 24.5 metres.

.4 Minimum Yard Setback for a Principal Building:

- .a The front wall of a dwelling unit: 3 metres to a private road.
- .b The rear wall of a dwelling unit: 6 metres to a lot line.
- .c The side wall of a dwelling unit:
  - .i 3 metres to a public road and 2 metres to a private road;
  - .ii 1.5 metres to a lot line not zoned in the same zoning category but 1.2 metres to a lot line zoned in the any other category.
- .d The garage door opening shall have a minimum setback of 6 metres from a private road.

.5 Maximum Porch Encroachment: 1.8 metres into the minimum front yard depth.

.6 Maximum Building Height: 11.0 metres or 3 storeys.

.7 Maximum Lot Coverage: No requirement.

.8 Minimum Landscaped Open Space: 40 percent of lot area.

.9 Garage Control:

- .a The maximum garage door width per dwelling unit shall be 2.5 metres;
- .b The maximum garage door width may be increased by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to a private road than the ground floor main entrance of the dwelling unit;
- .c No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of its dwelling unit;
- .d These requirements do not apply to the garage door facing a flankage lot line.

12.1940 Exception 1940

12.1940.1 The lands shall only be used for the following purposes:

.1 The uses permitted in a R2 zone;

.2 Multiple Residential Dwelling;

.3 Street Townhouse Dwelling; and,

.4 Purposes accessory to the other permitted purposes;

12.1940.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Yard Setback for A Principal Building:

- .a The side wall of a dwelling unit: 2.0 metres to a private road and 0 metres in all other situations;
- .b Minimum building setback to a daylighting triangle/rounding: 1.5 metres;

.2 Maximum Building Height: 4 storeys;

.3 Section 3.9 shall not apply;

.4 Section 5.2.Q.1 and 5.2.Q.2 shall not apply;

.5 Minimum Parking Requirements: 2 spaces per dwelling unit within a private garage or driveway;

.6 No visitor parking spaces shall be required;

.7 The sale of pre-build dwelling units shall be permitted

12.1941 Exception 1941

12.1941.1 The lands shall only be used for the following purposes:

.1 The uses permitted in a R2 zone;

.2 Multiple Residential Dwelling;

.3 Back-to-Back Townhouse Dwelling;

.4 Purposes accessory to the other permitted purposes;

12.1941.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area shall not apply;

.2 Minimum Lot Width: 2.5 metres;

.3 Minimum Yard Setback for a Principal Building:

- .a The minimum front yard setback of the applicable zone shall not apply;
- .b The front wall of a dwelling unit: 3.0 metres to a private road and 0 metres in all other situations;
- .c The rear wall of a dwelling unit: 0.0 metres;
- .d The side wall of a dwelling unit: 2.0 metres to a private road and 0 metres in all other situations;
- .e Minimum building setback to a daylighting triangle/rounding: 1.5 metres;

.4 Maximum Building Height: 4 storeys;

.5 Minimum Dwelling Unit Width: 6.5 metres;

.6 Minimum Parking Requirements: 2 spaces per dwelling unit within a private garage or driveway;

.7 No visitor parking spaces are required;

.8 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres;

.9 Section 3.9 shall not apply;

.10 Section 5.2.Q.1 and 5.2.Q.2 shall not apply;

.11 The sale of pre-build dwelling units shall be permitted;

.12 The front lot line shall be the shortest lot line abutting the private road

12.1942 Exception 1942

12.1942.1 The lands shall only be used for the following purposes:

.1 The uses permitted in a R3L zone;

.2 "Skylight Apartment Dwelling";

.3 Stacked Townhouse Dwelling;

.4 Back-to-Back townhouse dwelling;

.5 Stacked Back-to-Back Townhouse Dwelling;

.6 Purposes accessory to the other permitted purposes;

12.1942.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width shall not apply;

.2 Buildings must be setback a minimum of 2.5 metres from all lot lines abutting a private road and a minimum of 1 metre from all other lot lines, except where the lot line coincides with the party wall between two dwelling units;

.3 Maximum Building Height: 4 storeys (excluding rooftop mechanical enclosures and roof-top access enclosures);

.4 Parking Requirements: a minimum of 1.2 parking space per dwelling, plus a minimum of 0.2 parking spaces per dwelling devoted to visitors parking;

.5 Maximum Lot Coverage shall not apply;

.6 Minimum Landscaped Open Space: 20% of the lot area;

.7 Maximum Floor Space Index: 1.5;

.8 Section 3.9 shall not apply;

.9 Sections 5.2.Q.1 and 5.2.Q.4 shall not apply;

12.1942.3 for the purposes of Exception 1942:

.1 "Skylight Apartment Dwelling" shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse;

.2 A private road shall mean a road established as a common element;

.3 In this Exception, a private road is treated as a street for the zoning purposes regarding definitions of lot, lot area, corner lot, and lot lines as well as provisions of Frontage on road, or Street and

Visibility Triangle in the General Provisions for All Zones and provisions in General Regulations for Residential Zones;

.4 A private road is treated as an aisle for the purposes of Section 4.2.B.2;

.5 The sale of pre-build dwelling units shall be permitted

12.1943 Exception 1943

12.1943.1 The lands shall only be used for the following purposes:

.1 The uses permitted in a R3L zone;

.2 Purposes accessory to the other permitted purposes;

12.1943.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.5 metres;

.2 Minimum Side Yard Width: 4.5 metres;

.3 Minimum Rear Yard Depth: 10 metres;

.4 Maximum Lot Coverage shall not apply;

.5 Minimum Landscaped Open Space – 20% of the lot area;

.6 A minimum of 1.2 parking space per dwelling, plus 0.2 parking spaces per dwelling unit devoted to visitors parking;

.7 Maximum Floor Space Index: 1.5;

.8 The sale of pre-build dwelling units shall be permitted

12.1944 Exception 1944

12.1944.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1944.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 440 square metres.

.2 Minimum Lot Width:

- .a Interior Lot: 15.24 metres
- .b Corner Lot: 17.04 metres.

.3 Minimum Lot Depth: 29 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres..

.6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.

.7 Minimum Interior Side Yard: 1.2 metres on one side and 0.6 metres of the other.

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area;
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metre closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 Maximum Porch Projection: Where a lot has a width greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

.11 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

12.1944.3 for the purposes of Exception 1944:

.1 shall be subject to the following requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1944.2.

12.1945 Exception 1945

12.1945.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1945.2 The lands shall be subject to the following requirements and restrictions:

.1 those purposes permitted in Exception 1944 and the requirements and restrictions as set out in Exception 1944.

12.1945.3 for the purposes of exception 1945:

.1 shall be subject to the following requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in exception 1945.2.

12.1946 Exception 1946

12.1946.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1946.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 530 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18.3 metres
- .b Corner Lot: 20.1 metres.

.3 Minimum Lot Depth: 29 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.

.6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area. Where a rear yard abuts an NS Zone the minimum rear yard setback shall be 7.5m.

.7 Minimum Interior Side Yard: 1.2 metres

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 Maximum Interior Garage Width: the maximum interior garage width shall not exceed 50% of the width of the dwelling unit.;

.10 Maximum Porch Projection: Where a lot has a width greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

.11 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

.12 a minimum 7.5 metre structural rear yard setback is required for all lots abutting an NS Zone and no buildings, accessory structures, (including sheds, pools, decks or patios), paved/hardened surfaces or any other infrastructure are permitted within this 7.5 metre setback area.

12.1946.3 for the purposes of exception 1946:

.1 shall be subject to the following requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in exception 1946.2.

12.1947 Exception 1947

12.1947.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1947.2 The lands shall be subject to the following requirements and restrictions:

.1 those purposes permitted in Exception 1787, and the requirements and restrictions as set out in Exception 1787.

12.1947.3 for the purposes of exception 1947:

.1 shall be subject to the following requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in exception 1947.2.

12.1948 Exception 1948

12.1948.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by exception 1948.1(1)(a), or the purposes permitted by exception 1948.1(1)(b), but not both sections and not any combination of both exceptions:

.a either the following:

.i those purposes permitted in an P zone; and,

.ii purposes accessory to the other permitted purposes;

.b or the following:

.i those purposes permitted in a R1 – Exception 1944 zone; and,

.ii purposes accessory to the other permitted purposes.

12.1948.2 The lands shall be subject to the following requirements and restrictions:

.1 for those purposes permitted in a R1 – Exception 1944 zone, the requirements and restrictions as set out in an R1 – Exception 1944 zone;

.2 for those purposes permitted in an P zone, the requirements and restrictions as set out in an P zone.

.3 shall also be subject to all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1948.2.

12.1949 Exception 1949

12.1949.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1949.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in an R1 zone.

.2 Garage Control:

- .a where the minimum interior lot width in the R1 zone is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width in the R1 zone is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling.
- .b No garage shall face the flankage lot line
- .c The maximum cumulative garage door width for an attached garage shall be 5.5 metres.
- .d The maximum interior garage width of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; unless the interior lot width in the R1 zone is greater than 14 metres, then the maximum interior garage width shall be 50% of the dwelling unit width.

.3 The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width, unless (i) where a decorative pier is included on the outside of the garage between the garage doors, the maximum interior garage width shall be 0.9 metres wider than the maximum permitted cumulative garage door width and (ii) the interior lot width in the R1 zone is greater than 14.0 metres, then the maximum interior garage width shall be 50 percent of the dwelling unit width.

12.1950 Exception 1950

12.1950.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.1950.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in an R1 zone.

.2 Minimum Dwelling Unit Width: 5.6 metres

.3 Garage Control:

- .a No garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling;
- .b No garage shall face the flankage lot line
- .c The maximum cumulative garage door width for an attached garage shall be
  - .i 2.5 metres if the minimum lot width of an interior dwelling unit is less than 8.2 metres;

12.1951 Exception 1951

12.1951.1 The lands shall only be used for the following purposes:

.1 recreation facility or structure

12.1951.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 15.0 metres

.2 Minimum Exterior Side Yard Width: 5.0 metres

.3 Minimum Rear Yard Depth: 3.0 metres

.4 Maximum Building Height: 1 storey

.5 Minimum Landscape Open Space: 3.0 metres wide abutting all property boundaries, except at approved access locations.

.6 Minimum Building Setback to NS or OS zone: 7.5 metres

.7 Maximum Building Coverage: 25 %

.8 for the purposes of RC – Exception 1951, the front yard is Don Minaker Drive

.9 all lands zoned RC– Exception 1951 shall be treated as one property.

.10 for the purposes of RC – Exception 1951:

.a RECREATION FACILITY OR STRUCTURE shall mean a building or place, an area, surface, place, installation or device, which is designed and used, for active recreational pursuits. A recreation facility may include, but shall not be limited to, a squash court, swimming pool, fitness centre, a tennis court, ice skating rink, horseshoe pit, bocce court, lawn bowling court, croquet pitch, shuffleboard court and a parking lot. In addition, a dining room restaurant and banquet hall is permitted within the recreation facility. A recreation facility or structure shall not include a bowling alley, billiard hall or amusement arcade.

12.1952 Exception 1952

12.1952.1 The lands shall only be used for the following purposes:

.1 An Apartment Dwelling;

.2 The uses permitted in an LC zone;

.3 Purposes accessory to the other permitted purposes;

12.1952.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.5 metres;

.2 Minimum Side Yard Width: 4.5 metres;

.3 Maximum setback to at least one of the lot lines abutting a public street: 6.5 metres;

.4 Minimum Rear Yard Depth: 10 metres;

.5 Maximum Building Height: 4 storeys;

.6 Maximum Lot Coverage shall not apply;

.7 Minimum Landscaped Open Space – 15% of the lot area;

.8 No parking spaces are required for the non-residential uses;

.9 A minimum of 1.2 parking space per dwelling, plus 0.2 parking spaces per dwelling unit devoted to visitors parking;

.10 Maximum Floor Space Index: 1.5;

.11 The sale of pre-build dwelling units shall be permitted;

.12 A minimum of 50% of the ground floor area of an apartment building shall be used for purposes permitted in an LC zone

12.1953 Exception 1953

12.1953.1 The lands shall only be used for the following purposes:

.1 the uses permitted in an NS zone

.2 a golf course and accessory purposes

.3 a tennis court

.4 a golf driving range

12.1953.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback to NS or OS – Exception 1886 zone for an accessory use: 7.5 metres

.2 Minimum Setback to NS – Exception 1597 zone for an accessory use: 10.0 metres

.3 Parking:

- .a Tennis Court: 4 spaces for each court
- .b Golf Driving Range: 1 parking space for each tee.

12.1954 Exception 1954

12.1954.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone.

12.1954.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 470 square metres

.2 Minimum Lot Width: 21.0 metres

.3 Minimum Lot Depth: 18.0 metres

.4 Minimum Front Yard: 4.5 metres, but 6.0 metres to the front of the garage

.5 Minimum Rear Yard: 6 metres

.6 Minimum Landscaped Open Space: The entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law.

.7 Permitted Balcony or Porch Encroachment: A balcony or porch may project into the minimum front or exterior side yard by a maximum of 1.8 metres including eaves and cornices.

12.1955 Exception 1955

12.1955.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted within the R1 zone

12.1955.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;

.2 Maximum cumulative garage door width: 5.5 metres

12.1955.3 Holding (H):

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

- .a Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and,
- .b Approval of a functional Servicing Report to the satisfaction of Director of Engineering Services; and,
- .c Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,
- .d Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth management Staging and Sequencing Strategy; and,
- .e Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Torbram Road and Countryside Drive as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy; and,
- .f Confirmation that the Hewson Farmhouse Heritage Impact Assessment has been completed to the satisfaction of the Commissioner of Development Services.

12.1956 Exception 1956

12.1956.1 The lands shall only be used for the following purposes:

.1 Permitted uses within the R3L zone;

.2 Townhouse Dwellings;

.3 Rear Lane Townhouse Dwellings;

.4 Stacked Townhouse Dwellings;

.5 Live-work Townhouse Dwellings

12.1956.2 The Holding (H):

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

- .a Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and
- .b Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services; and,
- .c Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,
- .d Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,
- .e Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

12.1957 Exception 1957

12.1957.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum lot area: 1,500 square metres

.2 Minimum lot depth: 57 metres

.3 Minimum rear yard depth: 15 metres

.4 Minimum setback to an NS Zone: no permanent structures, including in-ground swimming pools, accessory buildings or excavations shall be located within 5 metres of a side lot line abutting an NS Zone

12.1958 Exception 1958

12.1958.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum exterior side yard width: 3.5 metres

.2 Minimum setback to an NS Zone: no permanent structures, including in-ground swimming pools, accessory buildings or excavations shall be located within 7.5 metre of a rear lot line abutting an NS Zone, or 5 metres of a side lot line abutting an NS Zone

12.1959 Exception 1959

12.1959.1 The lands shall be subject to the following requirements and restrictions:

.1 minimum setback to an NS Zone: no permanent structures, including in-ground swimming pools, accessory buildings or excavations shall be located within 7.5 metres of a rear lot line abutting an NS Zone, or 5 metres of a side lot line abutting an NS Zone

12.1960 Exception 1960

12.1960.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum lot size: 1,200 square metres

.2 Minimum lot depth: 57 metres

.3 Minimum rear yard depth: 15 metres

12.1961 Exception 1961

12.1961.1 The lands shall only be used for the following purposes:

.1 Shall be used for the purposes permitted in the R1 Zone.

12.1961.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per dwelling unit: Shall be the value of 24 times the minimum lot width in square metres.

.2 Minimum Lot Depth: 24 metres.

12.1962 Exception 1962

12.1962.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1962.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in a R1 zone.

.2 Minimum Lot Area:

.a 546.0 square metres, except where a lot has a rear lot line that abuts an OS, NS or P zone, the minimum lot area shall be 525.0 square metres.

.3 Minimum Front Yard Depth:

.a 4.5 metres for any portion of a dwelling, including a side wall of a garage, but shall be 6.0 metres when the front of a garage faces a street.

.4 Minimum Lot Depth:

.a 30.0 metres, except where a lot has a rear lot line that abuts an OS, NS or P zone, in which case the minimum lot depth shall be 22.0 metres.

.5 Minimum Interior Side Yard Width:

.a 1.2 metres for the first storey and 1.5 metres for the second storey.

.6 Garage Control:

.a No garage shall project into the front yard beyond a porch or front wall of a dwelling, except when the garage has a garage door that faces a side lot line.

.b No garage shall face the flankage lot line.

.c On Lots greater than 18.2 metres in width, the maximum interior garage width, of an attached garage, shall be 57 % of the dwelling unit width.

.7 Encroachment: A balcony, bay window or porch may project into the minimum front, exterior side yard, or rear yard by a maximum of 1.8 metres including eaves and cornices.

12.1963 Exception 1963

12.1963.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1963.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in a R1 zone.

.2 Minimum Exterior Side Yard Width:

.a 4.5 metres, which may be reduced to 4.0 metres where that portion of a dwelling abuts an entry feature block, and which may be further reduced to 2.0 metres for that portion of a dwelling which abuts a site daylight triangle at the McVean Drive street intersection.

.3 Encroachment: A balcony, bay window or porch may project into the minimum front, exterior side yard, or rear yard by a maximum of 1.8 metres including eaves and cornices.

12.1964 Exception 1964

12.1964.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1964.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in a R1 zone.

.2 Minimum Lot Width:

.a Interior Lot: 12.2 metres; and,

.b Corner Lot: 15.5 metres, except for a lot has a rear lot line that abuts Exception 1864 and Exception 1860, the minimum lot width shall be 14.5 metres.

.3 Encroachment: A balcony, bay window or porch may project into the minimum front, exterior side yard, or rear yard by a maximum of 1.8 metres including eaves and cornices.

12.1965 Exception 1965

12.1965.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1965.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions as set out in a R1 zone.

.2 Minimum Lot Depth: 28.0 metres.

.3 Encroachment: A balcony, bay window or porch may project into the minimum front, exterior side yard, or rear yard by a maximum of 1.8 metres including eaves and cornices.

12.1966 Exception 1966

12.1966.1 The lands shall only be used for the following purposes:

.1 Purposes permitted within the R2 zone

.2 Dual Frontage Townhouse Dwelling;

12.1966.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;

.2 Minimum building setback to a daylighting triangle/rounding:1.5 metres

.3 No minimum dwelling unit width shall apply;

.4 Minimum Rear Yard Depth 4.5 metres to any living space above a garage

.5 Minimum setback to a garage door: 0.0 metres when accessed from from the rear yard

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres; or
- .b 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;

.7 Minimum Front Yard Depth: 3.0 metres

- .a For the purposes of lands zoned R2(H)- Exception 1984, the front lot line shall be deemed to be Torbram Road.

.8 Maximum Building Height: 14.0 metres

.9 Maximum Lot Coverage: no requirement

.10 The requirement for maintaining a minimum 0.6 metre wide permeable landscape surface abutting one side lot line shall not apply;

.11 Maximum garage door width: 3.5 metres

12.1966.3 Holding (H):

.1 The Holding (H)

- .a Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.b The Holding (H) symbol shall not be removed until such time as the following have been provided:

.i Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and,

.ii Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services; and,

.iii Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,

.iv Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,

.v Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

12.1967 Exception 1967

12.1967.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.1967.2 The lands shall be subject to the requirements and restrictions of the R1 Zone with the following modification:

.1 Minimum Northerly Interior Side Width: 6.2 metres.

12.1968 Exception 1968

12.1968.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 Zone

12.1968.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a Where the side lot lines are not parallel but converge towards the rear lot line, the lot width shall be the straight line distance between two points, one on each side lot line, measured 13.0 metres back from the front lot line.

.b 13.5 metres for lots with frontage on a cul-de-sac,

.2 Minimum Lot Depth: 18.0 metres where a lot has a width of 15.0 metres or greater

.3 Minimum Rear Yard Depth: 4.5 metres

.4 Maximum Building Height: 11.5 metres

.5 Garage Control: The maximum cumulative garage door width for an attached garage shall be 5.05 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres

.6 Notwithstanding any other section of the Zoning By-law, a private condominium road is permitted and shall be treated as a street for zoning purposes

12.1968.3 for the purposes of Exception 12.1968:

.1 Shall also be subject to the requirements and restrictions relating to the R1 Zone, and all the general provisions of this By-law, which are not in conflict with those set out in this Section 1968 of this Amendment.

12.1969 Exception 1969

12.1969.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.1969.2 The lands shall be subject to the following requirements and restrictions:

.1 The maximum cumulative garage door width for an attached garage shall be 7.5 metres;

.2 The maximum interior garage width shall be 9.14 metres; and

.3 The maximum building height shall be 12.0 metres.

12.1970 Exception 1970

12.1970.1 The lands shall only be used for the following purposes:

.1 Shall only be used for private open space purposes, and no buildings or structures including above and below ground pools or ponds shall be constructed.

12.1970.2 for the purposes of Exception 1970:

.1 This OS – Exception 1970 zone applies to lands 5 metres wide from the rear lot line of the lot.

12.1971 Exception 1971

12.1971.1 The lands shall only be used for the following purposes:

.1 Commercial Uses

- .a the purposes permitted in a LC zone
- .b a day care centre
- .c a commercial school
- .d a dentist office

.2 Other Use

- .a a single detached dwelling on a lot separate from the permitted commercial uses

12.1971.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width – 50 metres

.2 Minimum Yards – 3.0 metres abutting all lot lines except a lot line abutting an NS zone in which case the minimum setback shall be 7.5m

.3 Minimum Landscape Open Space – 3.0 metres abutting all lot lines except at approved access locations

.4 The requirement of providing a loading space shall not apply provided the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres

.5 No drive through facilities are permitted except for those used in conjunction with a bank, trust company, finance company, convenience restaurant and take-out restaurant

.6 For the purpose permitted by Exception 1972.1(b)(1), the requirements and restrictions of the R1 zone

12.1972 Exception 1972

12.1972.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.1972.2 The lands shall be subject to the following requirements and restrictions:

.1 Section 4.2.B.1 shall not apply;

.2 The minimum interior side yard width shall be 0.6 metres;

.3 The rear lot line shall be deemed to be the lot line most distant from Clarkway Drive and substantially parallel thereto.

12.1973 Exception 1973

12.1973.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.1973.2 The lands shall be subject to the following requirements and restrictions:

.1 Bellchase Trail shall be deemed to be the Front Lot Line;

.2 The Minimum Rear Yard Depth shall be 6.0 metres;

.3 The Maximum Building Height shall be 11.0 metres;

.4 Section 5.2.Q.1 shall not apply;

.5 All lots shall be deemed to be Interior Lot

12.1974 Exception 1974

12.1974.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1974.2 The lands shall be subject to the following requirements and restrictions:

.1 The maximum interior garage width of an attached garage shall be 3.5 metres.

12. 1975 Exception 1975

12.1975.1 The lands shall only be used for the following purposes:

.1 Uses permitted in a LC zone;

.2 a daycare centre;

.3 a pharmacy;

.4 a veterinary clinic;

.5 a commercial school;

.6 a religious institution;

.7 a drive-through facility in conjunction with any permitted purpose.

12.1975.2 The lands shall be subject to the following requirements and restrictions:

.1 The Minimum Front Yard shall be 3.0 metres;

.2 The Minimum Exterior and Interior Yard Depth shall be 3.0 metres;

.3 The Minimum Rear Yard Shall be 6.0 metres;

.4 The requirement of providing a loading space shall not apply provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;

.5 For the purposes of this Exception zone, PHARMACY shall mean a building or structure, or part thereof engaged in the business of the preparation and dispensing of medication prescribed by doctors and in the sale of non-prescribed medication that shall occupy at least twenty percent (20%) of the total gross commercial floor area and may also include non-pharmacy retail goods and services, such as groceries, cosmetics, a photo lab and a postal outlet.

12.1975.3 The Holding [H]:

.1 The holding [H] symbol shall not be removed until the Commissioner of Planning, Design and Development is satisfied with arrangements that ensure the lands designated LC [H] – Exception 1975 are not subject to flooding.

.2 Until the holding [H] symbol is removed, the lands designated LC [H] – Exception 1975 shall only be used for those purposes permitted in the A zone, subject to the requirements and restrictions of the A zone, and all the general provisions of this by-law.

12.1976 Exception 1976

12.1976.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted within the R2 zone.

12.1976.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;

.2 Minimum building setback to a daylighting triangle/rounding:1.5 metres

.3 Minimum lot width for a lot abutting a daylighting triangle: 7.0 metres

.4 No minimum dwelling unit width shall apply;

.5 Minimum Interior Side Yard Width:

.a 1.2 metres; or

.b 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;

.6 Maximum Lot Coverage: No requirement

.7 Maximum garage door width: 3.5 metres

12.1976.3 The Holding (H):

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

.a Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and,

.b Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services; and,

.c Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,

.d Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,

.e Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between

Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

12.1977 Exception 1977

12.1977.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1977.2 The lands shall be subject to the following requirements and restrictions:

.1 The front lot line shall be deemed the Peachill Court lot line

.2 No fence exceeding 1.0 metres in height shall be located in the exterior side yard within 15 metres of the front lot line.

12.1978 Exception 1978

12.1978.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1978.2 Holding:

.1 The holding [H] symbol shall not be removed until the Commissioner of Planning, Design and Development is satisfied with arrangements that ensure the lands designated R1 [H] – Exception 1978 are not subject to flooding.

.2 Until the holding [H] symbol is removed, the lands designated R1 [H] – Exception 1978 shall only be used for those purposes permitted in the A zone, subject to the requirements and restrictions of the A zone, and all the general provisions of this by-law.

12. 1979. Exception 1979

12.1979.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.1979.2 Holding (H):

.1 The holding [H] symbol shall not be removed until the Commissioner of Planning, Design and Development is satisfied with arrangements that ensure the lands designated R1 [H] – Exception 1979 are not subject to flooding.

.2 Until the holding [H] symbol is removed, the lands designated R1 [H] – Exception 1979 shall only be used for those purposes permitted in the A zone, subject to the requirements and restrictions of the A zone, and all the general provisions of this by-law.

12.1980 Exception 1980

12.1980.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.1980.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Northerly Interior Side Yard – 2.5 metres

.2 Minimum Southerly Interior Side Yard – 0.6 metres.

12.1981 Exception 1981

12.1981.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in an I1 zone;

or,

.2 The purposes permitted in an R1 zone.

12.1981.2 The lands shall be subject to the following requirements and restrictions:

.1 Shall be subject to the requirements and restrictions of an I1 zone for the purposes permitted in an I1 zone and the requirements and restrictions of an R1 zone for the purposes permitted in an R1 zone.

12. 1982. Exception 1982

12.1982.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a LC zone.

12.1982.2 The Holding (H):

.1 The Holding (H) symbol shall not be removed until the Commissioner of Planning, Design and Development is satisfied that site plan approval can be granted demonstrating that the development of the lands can be properly integrated with future development of the lands to the north including satisfactory access arrangements.

.2 Until the holding (H) symbol is removed, the lands shall only be used in accordance with the Non-Agricultural provisions of the Agricultural Zone.

12.1983 Exception 1983

12.1983.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted within the R1 zone.

12.1983.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;

.2 Maximum cumulative garage door width: 5.5 metres

12.1983.3 The Holding (H):

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

- .a Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and,
- .b Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services; and,
- .c Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,
- .d Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,
- .e Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance With the Growth Management Staging and Sequencing Strategy.

12.1984 Exception 1984

12.1984.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted within an R1 zone.

12.1984.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 440 square metres

.2 Minimum Lot Width: 13.7 metres

.3 Minimum Lot Depth: 32.0 metres

.4 Minimum Front Yard Setback: 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door

.5 Minimum Rear Yard Setback: 7.5 metres

.6 Minimum Interior Side Yard Setback: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres

.7 Minimum Exterior Side Yard Setback: 4.5 metres

.8 Maximum Building Height: 11 metres

12.1984.3 for the purposes of Exception 1984:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1984.2.

12.1985 Exception 1985

12.1985.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a ML zone and the following permitted purposes:

- .a Apartment Dwellings;
- .b Back to Back Townhouse Dwellings;
- .c Stacked Townhouse Dwellings;
- .d Live Work Townhouse Dwellings;
- .e Townhouse Dwellings;
- .f Rear Lane Townhouse Dwellings;
- .g Bank, Trust Company and Finance Company;
- .h Service Shop;
- .i Retail Establishment, having no outside storage or display;
- .j Home occupation;
- .k Commercial, Technical or Recreational School;
- .l Art gallery;
- .m Artist and Photography Studio including framing;
- .n Personal Service Shop;
- .o Health or Fitness Centre;
- .p Dining Room Restaurant and Take-Out Restaurant;
- .q Laundromat;
- .r Dry Cleaning and Laundry Distribution Station;
- .s Printing or Copying Establishment;
- .t Custom Workshop;
- .u Animal Hospital;
- .v Convenience Store;
- .w Office including the office of a health care practitioner;
- .x Day Nursery;
- .y Radio or Television broadcast Establishment; and

.z Purposes Accessory to the other permitted purposes;

12.1985.2 The following uses are specifically prohibited:

.1 Tattoo Parlour;

.2 Amusement Arcade;

.3 Massage or Body Rub Parlour;

.4 The Repair and Servicing of Motor Vehicles or Internal Combustion Engines;

.5 Billiard Parlour or Pool Hall; and

.6 Adult Video Store or Bookstore;

12.1985.3 The lands shall be subject to the following requirements and restrictions:

.1 Townhouse Dwellings, Back to Back Townhouse Dwellings, Live-Work Townhouse Dwellings, and Rear Lane Townhouse Dwellings shall be subject to the requirements and restrictions set out in the R2 – Exception 2015 zone;

.a Stacked Townhouses shall be subject to the following requirements and restrictions:

.i Minimum Lot Area: No requirement;

.ii Minimum Lot Width: No Requirement

.iii Minimum Lot Depth: No requirement;

.iv Minimum Front Yard Depth: 0.0 metres;

.v Minimum Exterior Side Yard Depth: 0.0 metres;

.b Residential Apartments shall be subject to the following requirement and restrictions:

.i Minimum Lot Area: no requirement;

.ii Minimum Lot Width: no requirement;

.iii Minimum Lot Depth: no requirement;

.iv Minimum Front Yard Depth: 0.0 metres;

.v Minimum Exterior Side Yard Depth: 0.0 metres;

.vi Minimum Rear Yard Depth: 0.0 metres;

.vii Minimum Interior Side Yard Width: 0.0 metres;

.viii Minimum Setback to an underground parking structure: 0.0 metres;

.ix Where a drive aisle runs between two supporting columns, the minimum space between support columns or wall is 7.0 metres, otherwise the minimum drive aisle width is 6.6 metres;

.x Maximum Building Height: 3 storeys

.xi Minimum Landscaped Open Space – no requirement;

.xii Notwithstanding Section 4.1, minimum 1.25 parking spaces per apartment dwelling and 0.25 visitor parking spaces per dwelling unit shall be provided;

.2 Shall also be subject to the requirements and restrictions relating to the ML zone and the general provisions of this by-law not in conflict with those set out in Exception 1985

12.1986 Exception 1986

12.1986.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone.

12.1986.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 Minimum Rear Yard Depth: 6.0 metres;

.4 Minimum Lot Area per dwelling unit: 160 sq.m.

.5 Minimum Lot Depth: 27 metres;

.6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;

.7 Minimum Landscape Open Space: The entire yard areas shall be landscaped open space other than a driveway, an encroachment, sidewalk or an accessory building permitted by this bylaw;

.8 Maximum Building Height: 12.5 metres.

12.1986.3 for the purposes of Exception 1986:

.1 For the purposes of this section, the Maximum Building Height shall be 12.5 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

.a In the case of a flat roof, the highest point of the roof surface;

.b In the case of a mansard roof, the deck line, or

.c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.1987 Exception 1987

12.1987.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.1987.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;

.4 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;

.5 The minimum building setback to a daylighting triangle/rounding: 1.2 metres;

.6 Minimum Rear Yard Depth:6.0m

.7 Temporary sales offices shall be permitted until December 31, 2025;

.8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;

.9 A parking lot for a temporary sales office shall be permitted until December 31, 2025;

.10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;

.11 Maximum Building Height: 11.6 metres

12.1987.3 for the purposes of Exception 1987:

.1 For the purposes of this Exception, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

.a In the case of a flat roof, the highest point of the roof surface,

.b In the case of a mansard roof, the deck line, or

.c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge

12.1988 Exception 1988

12.1988.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.1988.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;

.4 On lots equal to or greater than 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;

.5 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;

.6 The minimum building setback to a daylighting triangle/rounding: 1.2 metres;

.7 Temporary sales offices shall be permitted until December 31, 2025;

.8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;

.9 A parking lot for a temporary sales office shall be permitted until December 31, 2025;

.10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;

.11 For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

- .a In the case of a flat roof, the highest point of the roof surface,
- .b In the case of a mansard roof, the deck line, or
- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.1989 Exception 1989

12.1989.1 The lands shall only be used for the following purposes:

.1 Shall only be used for purposes permitted in an R2 zone.

12.1989.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 135.0 square metres;
- .b Corner Lot – 210.0 square metres;
- .c End Lot – 165.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 5.5 metres;
- .b Corner Lot – 8.5 metres;
- .c End Lot – 6.7 metres;

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard:

- .a 3.0 metres;
- .b 5.5 metres to garage door facing the front lot line;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.6 Minimum Rear Yard:

- .a 5.0 metres for an interior lot;
- .b 3.5 metres to a deck off the main floor;

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two Dwelling Units;

.8 Maximum Building Height: 12.0 metres

.9 Minimum Dwelling Unit Width: 5.0 metres

.10 The following provisions shall apply to garages:

.a the maximum cumulative garage door width shall be 3.0 metres;

.b the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

.11 For lands designated R2 - Exception 1989, Section 5.2.Q.1 shall not apply.

12.1989.3 for the purposes of Exception 1989:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1989.

12.1992 Exception 1992

12.1992.1 The lands shall only be used for the following purposes:

Shall only be used for the purposes permitted by the R1 zone.

12.1992.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 456 square metres

.2 Minimum Lot Width: 15.5 metres

.3 Minimum Front Yard Depth: 4.5 metres

.4 Minimum Interior Side Yard: 1.2 metres

.5 Maximum Building Height: 10.6 metres

.6 Residential Driveway:

- .a The driveways shall be paired, up to a maximum of 6.0 metres from the Front Lot Line;
- .b The Maximum Driveway Width at the municipal Right-of-Way shall be a maximum of 6.0 metres;
- .c Where a driveway is shared with a property to the north or south the maximum depth of the shared driveway shall be 6.0 metres from the Front Lot Line.
- .d The driveway portion that is not paired or part of the shared driveway must comply with the requirements of the R1 zone and the General Provisions.

.7 Garage Control:

- .a A garage may project a maximum of 1.5 metres beyond the front wall of a dwelling;
- .b The maximum interior garage width shall be 6.8 metres.

.8 Stairs and steps including foundations may project a maximum of 1.5 metres in the required front or rear yard.

12.1992.3 for the purposes of Exception 1992:

.1 For zoning purposes, the front lot line shall be deemed to be Goreway Drive.

12.1993 Exception 1993

12.1993.1 The lands shall only be used for the following purposes:

.1 Uses permitted in an R2 zone; and

.2 Dwelling, Street Townhouse

12.1993.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 150 square metres;
- .b Corner Lot – 225 square metres;
- .c End Lot – 180 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 6.0 metres
- .b Corner Lot – 9.0 metres
- .c End Lot – 7.2 metres;

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to garage door facing the front lot line;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .f a bay window, bow window or box window with or without foundation or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.5 Minimum Exterior Side Yard:

.a 3.0 metres;

.b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the exterior side yard yard;

.d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;

.f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.

.6 Minimum Rear Yard:

.a 7.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;

.c 3.5 metres to a deck off the main floor;

.d a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.8 Maximum Building Height – 12.0 metres;

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.10 The following provisions apply to garages:

.a the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the garage door width permitted on the lot;

.11 The following shall apply to a bay, bow or box window;

.a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.12 Notwithstanding any other provision of the By-law, the following shall apply:

.a front to rear access shall be permitted via non habitable rooms with more than a two step grade difference;

.13 Notwithstanding any other provision of the By-law, the following shall apply:

.a The minimum driveway width shall be 2.75 metres;

12.1993.3 for the purposes of Exception 1993:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1993.2.

12.1994 Exception 1994

12.1994.1 The lands shall only be used for the following purposes:

.1 Uses permitted in an R2 zone, and,

.2 Dwelling, Street Townhouse

12.1994.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 150 square metres;
- .b Corner Lot – 225 square metres;
- .c End Lot – 180 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 6.0 metres
- .b Corner Lot – 9.0 metres
- .c End Lot – 7.2 metres;

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to garage door facing the front lot line;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .f a bay window, bow window or box window with or without foundation or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the exterior side yard;

.d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;

.6 Minimum Rear Yard:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;

.c 3.5 metres to a deck off the main floor;

.d a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.8 Maximum Building Height – 12.0 metres;

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.10 The following provisions apply to garages:

.a the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the garage door width permitted on the lot;

.11 The following shall apply to a bay, bow or box window;

.a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.12 Notwithstanding any other provision of the By-law, the following shall apply:

.a front to rear access shall be permitted via non habitable rooms with more than a two step grade difference;

.13 Notwithstanding any other provision of the By-law, the following shall apply:

.a The minimum driveway width shall be 2.75 metres;

12.1994.3 for the purposes of Exception 1994:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1994.2.

12.1995 Exception 1995

12.1995.1 The lands shall only be used for the following purposes:

.1 Uses permitted in an R2 zone;

.2 Dwelling, Rear Lane Townhouse with Optional Live-Work Unit;

.3 The following uses are permitted within a Live-Work Townhouse Dwelling on the ground/first floor:

- .a a residential unit;
- .b bank, trust company and finance company;
- .c service shop;
- .d retail establishment with not outdoor storage or display
- .e home occupation;
- .f commercial, technical or recreational school;
- .g are gallery;
- .h artist and photography studio including framing;
- .i personal service shop;
- .j health or fitness centre;
- .k a dining room restaurant, and take-out restaurant;
- .l a laundromat;
- .m a dry cleaning and laundry distribution station;
- .n a printing or copying establishment;
- .o a custom workshop;
- .p an animal hospital
- .q a convenience store;
- .r an office, including the office of a health care practitioner;
- .s a day nursery;
- .t a police station;
- .u a radio or television broadcast establishment; and;
- .v purposes accessory to the other permitted purposes;

12.1995.2 The following uses are specifically prohibited:

.1 amusement arcade;

.2 massage or body rub parlour; and

.3 adult video store or adult book store;

12.1995.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot - 160

.b End Lot – 187 square metres;

.2 Minimum Lot Width:

.a Interior Lot – 7.3 metres

.b End Lot – 8.5 metres;

.3 Minimum Lot Depth: 22.0 metres

.4 Minimum Front Yard Depth:

.a 4.0 metres;

.b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.c a bay window, bow window or box window with or without foundation or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and

.d a canopy, roof overhang, architectural brackets, goose neck lamps, and architectural cornices may encroach into a public road allowance by a maximum 0.5 metres;

.5 Minimum Rear Side Depth:

.a 3.0 metres;

.b 5.5 metres to a garage door facing the rear lot line;

.c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum rear yard and;

.d a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle;

.6 Minimum Interior Side Yard Width:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings

.b 0.0 metres when abutting side lot line coincides with a common wall between two garages;

.c 0.5 metres into the 1.2 metre interior side yard for a bay window, or box window with or without foundation or cold cellar; and

.d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.7 Maximum Building Height – 12.0 metres;

.8 Minimum Landscape Open Space:

.a those portions or all yards not occupied by permitted accessory accessory structures, permitted encroachments and the permitted driveway and sidewalk shall consist of landscaped open space;

.9 Maximum Lot Coverage: - No Requirement;

.10 Minimum Amenity Space:

.a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the rear yard at ground level;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 5.6 metres; and

.b the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

.12 The following shall apply to a bay, bow or box window;

.a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain windows;

.13 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided;

.14 Notwithstanding any other provision of the By-law, the following shall apply: a) The minimum driveway width shall be 2.75 metres;

.15 Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard;

.16 For zoning purposes, the front property line shall be deemed to be on Kennedy Road;

.17 Maximum fence height abutting Mayfield Road or Kennedy Road – 1.2 metres;

.18 No permanent accessory structures shall be erected in the front yard; and

.19 No outdoor storage is permitted in the front yard; and

.20 No additional parking is required for commercial uses.

12.1995.4 for the purposes of Exception 1995:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1995.3.

12.1996 Exception 1996

12.1996.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;

.2 Minimum exterior side yard width shall be 6.0 metres to the front of the garage, provided that the garage is located a minimum distance of 15 metres from the front lot line, and shall be 4.5 metres to the main wall;

.3 Notwithstanding any other provision of the By-law, a garage shall be permitted to face the front lot line, and shall be permitted to face the flankage lot line if the garage is located a minimum distance of 15 metres from the front lot line;

.4 Notwithstanding any other provision of the By-law, dwellings containing a 2 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 5.0 metres; and,

.5 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard

12.1997 Exception 1997

12.1997.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;

.2 Minimum exterior side yard width shall be 6.0 metres to the front of the garage, provided that the garage is located a minimum distance of 15 metres from the front lot line, and shall be 4.5 metres to the main wall;

.3 If the garage doors face an interior side lot line, rather than the street, then the garage may project beyond the front face of a porch or the dwelling into the front yard provided the minimum front yard setback of 4.5 metres is complied with;

.4 Notwithstanding any other provision of the by-law, a garage shall be permitted to face the front lot line, and shall be permitted to face the flankage lot line if the garage is located a minimum distance of 15 metres from the front lot line;

.5 Notwithstanding any other provision of the by-law, dwellings containing a 2 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 5.0 metres; and,

.6 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard;

12.1998 Exception 1998

12.1998.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 666.0 square metres;

.2 Minimum Lot Depth: 19.5 metres;

.3 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;

.4 Minimum interior side yard width: 3.0 metres, except where the interior lot line abuts Exception 1922, the minimum interior side yard width shall be 8.0 metres;

.5 Minimum Rear Yard Depth: 2.5 metres;

.6 Notwithstanding any other provision of the By-law, dwellings containing a 3 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres; and,

.7 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard;

12.1999 Exception 1999

12.1999.1 The lands shall be subject to the following requirements and restrictions:

.1 Notwithstanding any other provision of the by-law, the minimum interior and corner lot width shall both be 14.2 metres;

.2 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;

.3 Notwithstanding any other provision of the bylaw, the minimum exterior side yard width and the and the minimum interior side yard width for a side yard that abuts Exception 1998 shall both be 1.2 metres;

.4 If the garage doors face an interior side lot line, rather than the street, then the garage may project beyond the front face of a porch or the dwelling into the front yard provided the minimum front yard setback of 4.5 metres is complied with;

.5 Notwithstanding any other provision of the by-law, a garage shall be permitted to face the front lot line, and shall be permitted to face the flankage lot line;

.6 Notwithstanding any other provision of the by-law, dwellings containing a 2 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 5.0 metres; and,

.7 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard.

12.2000 Exception 2000

12.2000.1 The lands shall only be used for the following purposes:

.1 A place of worship;

.2 A caretaker's residence; and

.3 A community club

12.2000.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum lot area shall be 1.8 hectares;

.2 Maximum gross floor area for a place of worship shall be 929 square metres;

.3 Maximum gross floor area for a community club shall be 232 square metres;

.4 Maximum gross floor area for a caretaker's residence to be located on the second floor of the community club building shall be 232 square metres;

.5 A minimum 4.5 metre landscape open space strip shall be provided along the Mayfield Road frontage except at an approved access location;

.6 A minimum 10 metre wide landscape open space strip shall be provided along all property boundaries except along the Mayfield Road frontage;

12.2000.3 The Holding (H)

.1 The Holding (H) symbol shall remain in place to prevent the use of the lands for the uses noted in Exception 2000.1 until such time as agreements have been entered into with the Region of Peel and the City with respect to water, sanitary servicing and access following which time the (H) symbol shall be removed and the provisions of Exception 2000.3.1 of this by-law shall not apply.

12.2001 Exception 2001

12.2001.1 The lands shall only be used for the following purposes:

.1 Uses permitted in an R2 zone; and

.2 Dwelling, Rear Lane Townhouse

12.2001.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot - 160
- .b End Lot – 187 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 7.3 metres
- .b End Lot – 8.5 metres;

.3 Minimum Lot Depth: 22.0 metres

.4 Minimum Front Yard Depth:

- .a 4.0 metres;
- .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .c a bay window, bow window or box window with or without foundation or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and

.5 Minimum Rear Side Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the rear lot line;
- .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum rear yard and;
- .d a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.0 metres when abutting side lot line coincides with a common wall between two garages;

.c 0.5 metres into the 1.2 metre interior side yard for a bay window, or box window with or without foundation or cold cellar; and

.d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.7 Maximum Building Height – 12.0 metres;

.8 Minimum Amenity Space:

.a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the rear yard at ground level;

.9 The following provisions apply to garages:

.a the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 12 metres shall be 5.6 metres; and

.b the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

.10 The following shall apply to a bay, bow or box window;

.a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.d A bay, bow or box window with a depth greater than of 0.6 metres up to a maximum depth of 1.0 metres does not need to contain side windows;

.11 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided;

.12 Notwithstanding any other provision of the By-law, the following shall apply: The minimum driveway width shall be 2.75 metres;

.13 The width of the driveway shall not exceed 4.9 metres or the Width of the garage or whichever is greater;

.14 Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard;

.15 For zoning purposes, the front property line shall be deemed to be On Mayfield Road or Kennedy Road;

.16 Maximum fence height abutting Mayfield Road or Kennedy Road – 1.2 metres;

.17 No permanent accessory structures shall be erected in the front yard; and

.18 No outdoor storage is permitted in the front yard;

12.2001.3 for the purposes of Exception 2001:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2001.2

12.2002 Exception 2002

12.2002.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1-13.0 zone;

12.2002.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: Corner Lot – 450 square metres;

.2 Minimum Lot Width: Corner Lot – 13 metres;

.3 Minimum Lot Depth: 20.0 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .d a bay window, bow window or box window with or without foundation or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .e Daylight roundings and triangles shall not be applicable;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the exterior side
- .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .d a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and triangle; and
- .e Daylight roundings and triangles shall not be applicable;

.6 Minimum Rear Yard Setback:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .c 3.5 metres to a deck off the main floor;
- .d 4.5 metres for open roofed porches and or uncovered terraces; and

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

.7 Minimum Interior Side Yard:1.2 metres

.8 Maximum Building Height – 12 metres

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.10 The following provisions apply to garages:

.a for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater; and

.b the garage door width restriction does not apply to a garage door facing the exterior lot line/or front lot line;

.11 The following shall apply to a bay, bow or box window;

.a Notwithstanding any other provision of this By-law, the maximum width of a bay, bow window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of this By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

12.2002.3 for the purposes of Exception 2002:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2002.2.

12.2003 Exception 2003

12.2003.1 The lands shall only be used for the following purposes:

.1 the uses permitted in a GE Zone; and

.2 a bowling alley facility

12.2003.2 The lands shall be subject to the following requirements and restrictions:

.1 Outdoor storage shall be permitted in the front yard provided the storage material does not exceed 4 metres in height, is no closer than 9 metres from the front property line and is located behind a minimum 3 metre high solid fence.

12.2004 Exception 2004

12.2004.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone;

12.2004.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 325.0 metres;
- .b Corner Lot – 370.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 13.0 metres;
- .b Corner Lot – 14.8 metres;

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .f a bay window, bow window or box window with or without foundation or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater in width;

.c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle; and

.g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.6 Minimum Rear Yard Setback:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a deck off the main floor;

.d 0.6 metres to the side wall of a garage where access to the garage is from the exterior side yard for lots greater than 11.0 metres;

.e 4.5 metres for open roofed porches and or uncovered terraces; and

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres

.8 Maximum Building Height – 12 metres

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.10 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.b for lots 14.0 metres wide or greater, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.c the garage door width restriction does not apply to a garage door facing the exterior lot line and

.d the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.11 The following shall apply to a bay, bow or box window;

.a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

12.2004.3 for the purposes of Exception 2004:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2004.2.

12.2005 Exception 2005

12.2005.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone

12.2005.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 225.0 metres;
- .b Corner Lot – 270.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 9.0 metres;
- .b Corner Lot – 10.8 metres;

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .f a bay window, bow window or box window with or without foundation or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater in width;

.c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle; and

.g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.6 Minimum Rear Yard Setback:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a deck off the main floor;

.d 0.6 metres to the side wall of a garage where access to the garage is from the exterior side yard for lots greater than 11.0 metres;

.e 4.5 metres for open roofed porches and or uncovered terraces; and

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metes and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abut a public walkway or a non-residential zone; and

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.8 Maximum Building Height – 12 metres

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.10 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e the garage door width restriction does not apply to a garage door facing the exterior lot line and

.f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.11 The following shall apply to a bay, bow or box window;

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

12.2005.3 for the purposes of Exception 2005:

.12 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2005.2.

12.2006 Exception 2006

12.2006.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the LC zone;

.2 An Apartment Dwelling;

.3 A Retirement Home;

.4 A Commercial School

.5 A Private School

.6 A Day Nursery

.7 Purposes accessory to the other permitted purposes.

12.2006.2 Prohibited Uses

.1 Notwithstanding the definition of Convenience Restaurant, a drive-through facility associated with any permitted use shall be prohibited

12.2006.3 The lands shall be subject to the following requirements and restrictions:

.1 The lot line abutting Mayfield Road shall be the front lot line and the entire lands zoned Exception 2006 shall be considered as one lot for zoning purposes.

.2 Minimum Lot Width: No requirement

.3 Minimum Yard Depth: 3.0 meters to any lot line abutting a street or daylight triangle.

.4 Minimum Rear Yard Depth: 6.0 metres for the first 3 storeys and any portion of the building above the third storey, the minimum rear yard depth shall not be less than the vertical height for that portion of the building.

.5 Setback to an Underground Garage: 0.0 metres to the front and exterior side lot lines and 3.0 metres to the rear property lines.

.6 Minimum Landscaped Open Space: A minimum 3.0 metre wide strip along all property lines.

.7 Maximum Building Height for all residential and office/retail/commercial uses: 6 storeys

.8 Minimum Ground Floor Height for commercial uses in an Apartment Dwelling or Retirement Home: 5.0 meters

.9 Maximum Floor Space Index: 2.00

.10 Maximum Dwelling Units per Hectare: 150

.11 Maximum Lot Coverage: No requirement

.12 In conjunction with an Apartment Dwelling or Retirement Home a minimum of 900 meters square of commercial space shall be provided on the ground floor.

12.2006.4 for the purposes of Exception 2006:

.1 Garbage, Refuse and Waste: Refuse storage for an Apartment Dwelling or Retirement Home, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.

12.2007 Exception 2007

12.2007.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.2007.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum setback from a Natural System (NS) zone: 10 metres.

.2 Any building or part thereof, including a swimming pool, deck, and any other structure shall not be permitted within 7.5 metres of the rear lot line.

12.2008 Exception 2008

12.2008.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the R2 zone; and

.2 Dwelling, Rear Lane Townhouse.

12.2008.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 120 square metres;
- .b Corner Lot – 185 square metres;
- .c End Lot – 145 square metres;

.2 Minimum Lot Width

- .a Interior Lot – 5.5 metres
- .b Corner Lot – 8.5 metre
- .c End Lot – 6.7 metres

.3 Minimum Lot Depth: 22.0

.4 Minimum Front Yard Depth:

- .a 6.0 metres;
- .b the main wall of dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle
- .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to with 0.0 metres of a daylight rounding/triangle;
- .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of daylight rounding/triangle

.5 Minimum Exterior Side Yard Width:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;

.c The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.d A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.f A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.h For corner lots with a 1.2m exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Depth:

.a 3.0 metres;

.b 5.5 metres to garage door facing the rear lot line

.c the main wall of dwelling may encroach into the rear yard to within 1.0 metres of a daylight rounding/triangle;

.d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard;

.e a porch and/or balcony with or without foundation or cold cellar Including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle;

.f a bay window, bow window or box window with or without foundation Or cold cellar may encroach 1.0 metres into the minimum rear yard; and

.g a bay window, bow window or box with or without foundation or cellar including eaves and conices may encroach into the rear yard to within 0.0 metres of daylight rounding/triangle

.7 Minimum Interior Side Yard Width:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.0 metres when abutting side lot line coincides with a common wall between two garages;

.c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height –14.0 metres;

.9 Notwithstanding any other provision of the By-law, the minimum dwelling unit width shall be 5.5 metres

.10 Minimum Amenity Space:

.a 4.5 square metres shall be provided either on an uncovered balcony/terrace on the second or third floor or in the rear yard at ground level;

.11 The following provisions apply to garages

.a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;

.e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;

.f a two bay garage shall be permitted on a corner lot;

.g the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot; and

.h A garage door width shall not exceed the width of any unit or main wall of a dwelling;

.12 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

.13 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided:

.14 Notwithstanding any other provision of the By-law , the following shall apply:

.a The minimum driveway width shall be 2.75 metres

.15 Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard

.16 A public/private lane is deemed to be a street for zoning purposes;

.17 For zoning purposes, the front property line shall be deemed to be on Mayfield Road or Mississauga Road;

.18 Maximum fence height required within the front yard and in the rear yard – 1.2 metres

.19 No accessory structures shall be erected in the rear yard; and

12.2008.3 for the purposes of Exception 2008:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2008.2

12.2009 Exception 2009

12.2009.1 The lands shall only be used for the following purposes:

.1 a conservation purpose

.2 a private driveway access serving a use on adjacent R3H lands

12.2010 Exception 2010

12.2010.1 The lands shall only be used for the following purposes:

.1 The uses permitted in the LC- Exception 2259.1(1) zone;

.2 Motor vehicle sales, leasing and rental establishment;

.3 Motor vehicle repair and/or motor vehicle body shop as an accessory use to a motor vehicle sales, leasing and rental establishment;

.4 Outside storage shall not be permitted except for the display of motor vehicles in conjunction with a motor vehicle sales, leasing and rental establishment;

.5 Drive-through facilities associated with a dining room or takeout restaurant, bank, trust company, or financial institution;

.6 Purposes accessory to other permitted purposes.

12.2010.2 The lands shall be subject to the following requirements and restrictions:

.1 Uses permitted under LC - Exception 2010.1 shall be subject to the requirements and restrictions of the LC- Exception 2259 zone.

.2 For the purpose of this Section, the lot line abutting Inspire Boulevard shall be deemed to be the front lot line;

.3 All lands zoned LC- Exception 2010 shall be considered one lot for the purposes of this by-law;

.4 Minimum building height:

- .a For buildings within 50m of the lot line abutting Dixie Road: 7.5m
- .b For buildings within 50m of the lot line abutting Inspire Boulevard: 7.5m
- .c For all other buildings: 1 storey

12.2011 Exception 2011

12.2011.1 The lands shall only be used for the following purposes:

.1 the uses permitted in a PE Zone, excluding a warehouse and distribution centre and a motor vehicle repair shop; and,

.2 a self-storage facility

12.2011.2 The lands shall be subject to the following requirements and restrictions:

.1 Shall be subject to the requirements and restrictions of an PE Zone and the applicable general provisions, except for a self-storage facility which shall be subject to the following specific requirements and restrictions:

.a Minimum Front Yard Depth: 5 metres;

.b Minimum Rear Yard Depth: 5 metres;

.c Minimum number of parking spaces: 5;

.d A loading space is not required;

12.2011.3 for the purposes of Exception 2011:

.1 For the purposes of this by-law a self-storage facility shall mean a building or buildings divided into compartments of varying sizes offered for rent for the purpose of storing household or business goods and materials or other personal items.

12.2012 Exception 2012

12.2012.1 The lands shall only be used for the following purposes:

.1 a Public School;

.2 a Day Nursery;

.3 a Park, Playground or Recreation Facility operated by a Public Authority;

.4 a Library; and,

.5 purposes accessory to the other permitted purposes.

12.2012.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 0 metres;

.2 Minimum exterior side yard: 0 metres;

.3 Minimum rear yard depth: 0 metres; and,

.4 Maximum Lot Coverage: 55.0%.

12.2012.3 for the purposes of Exception 2012:

.1 all land zoned I1- Exception 2012 is considered to be one lot.

.2 the south lot line is considered to be the front lot line.

12.2013 Exception 2013

12.2013.1 The lands shall only be used for the following purposes:

.1 Shall be used for the following purposes in addition to the uses permitted in an OS zone:

.a transit related structure and facilities operated by, or leased by or leased from or managed under an agreement with a Public Authority including or with Canadian National Railway Company.

12.2013.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 0.0 metres;

.2 Minimum Exterior Side Yard: 0.0 metres;

.3 Minimum Rear Yard: 0.0 metres;

.4 Minimum Interior Side Yard: 0.0 metres; and,

.5 No parking spaces shall be required or provided.

12.2014 Exception 2014

12.2014.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.2014.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 225 square metres;
- .b Corner Lot – 255 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 9.0 metres;
- .b Corner Lot – 10.8 metres;

.3 Minimum Lot Depth: 25.0 metres;

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.75 metres to the front of a garage;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0m into the front yard;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;
- .f a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard;
- .g a bay window, bow window or box window with or without foundation may encroach into the front yard to within 1.0m of a daylight rounding; and,
- .h 5.75 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.75 metres to a garage;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;

.e a porch or balcony with or foundation or cold cellar may encroach 2.0 metres into the exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,

.g a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard.

.6 Minimum Rear Yard Depth:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a rear yard walkout balcony or uncovered terrace on the second storey; and,

.d 0.6 metres to the side wall of a garage where access to the garage is form the exterior side yard for lots 11.0 metres and greater.

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and,

.c 0.3 metres to a porch and/or balcony with or without foundation or cold cellar with or without foundation.

.8 Maximum Building Height: 11.0 metres

.9 Minimum Landscape Open Space:

.a those portions of all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway shall consist of Landscaped Open Space;

.10 No garage door may project more than 1.5metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages for lots having a lot width of less than 11.0 metres:

.a the maximum garage door width for an interior lot with a lot width less than 10.4 metres shall be: 3.7 metres;

.b the maximum garage door width for an interior lot with a lot width greater than or equal to 10.4m, but less than 11.0m shall be: 4.6 metres

.c the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot.

.12 The following provisions shall apply to garages for lots having a lot width of 11 metres or greater:

.a the maximum garage door width for an interior lot with a lot width less than 12.5 metres shall be 4.9 metres;

.b the maximum garage door width for an interior lot with a lot width greater than or equal to 11.0 metres but less than 14.0 metres shall be 5.5 metres;

.c a two bay garage shall be permitted on an exterior corner lot when accessed from the front yard;

.d a three bay garage shall be permitted on an exterior corner lot when accessed from the exterior side yard;

.e the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.f the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.g the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot.

.13 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

12.2014.3 for the purposes of Exception 2014:

.1 Shall be subject to the requirements and restrictions relating to the R1 Zone and the general provisions of this by-law not in conflict with those set out in Exception 2014.2.

12.2015 Exception 2015

12.2015.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 zone and the following permitted purposes:

.a Back to Back Townhouse Dwellings;

.b Townhouse Dwellings;

.c Live-Work Townhouse Dwellings;

.d Rear lane Townhouse Dwellings; and

.e purposes accessory to the other permitted purposes

12.2015.2 The lands shall be subject to the following requirements and restrictions:

.1 Back to Back Townhouse dwellings within R2- Exception 2015 shall be subject to the following requirements and restrictions:

.a Minimum Lot Area:

.i Interior Lot – 78 square metres;

.ii Corner Lot – 105 square metres; and,

.iii End Lot – 90 square metres;

.b Minimum Lot Width:

.i Interior Lot – 6.0 metres;

.ii Corner Lot - 9.0 metres; and,

.iii End Lot – 7.2 metres.

.c Minimum Lot Depth: 13.0 metres;

.d Minimum Front Yard Depth:

.i 3.0 metres;

.ii 5.75 metres to the front of the garage;

.iii the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding;

.iv a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;

.v a porch and or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;

.vi a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard; and,

.vii a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding;

.e Minimum Exterior Side Yard Width:

.i 3.0 metres;

.ii 1.2 metres to a public or private lane

.iii 5.75 metres to front of a garage;

.iv the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;

.v a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;

.vi a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,

.vii a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard.

.f Notwithstanding any other provision of the By-law, the following shall apply:

.i Minimum Rear Yard Depth: 0.0 metres;

.g Minimum Interior Side Yard Width:

.i 1.2 metres; and

.ii 0.0 metre abutting a side lot line that coincides with the shared common wall between two dwellings.

.h Maximum Building Height: 14.0 metres;

.i Minimum Landscape Open Space:

.i those portions of all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway and sidewalk shall consist of landscaped open space;

.j Maximum Lot Coverage: - no requirement;

.k Back to Back Townhouses: a maximum of 16 dwelling units may be attached in a contiguous structure, provided that the structure is only 8 units wide and 2 units deep;

.l Minimum Balcony Area:

.i 7.0 square metres shall be provided on a balcony or uncovered terrace on the second floor or third floor;

.m Air Conditioning Units are permitted to be located on the balcony or uncovered terrace in the front yard;

.n The following provisions shall apply to garages;

.i the maximum garage door width shall be 3.7 metres for interior and end units;

.ii the maximum garage door width shall be 4.9 metres for corner units;

.iii the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than that ground floor main entrance of the dwelling unit;

.iv the garage door width restriction does not apply to the garage door facing a flankage lot line; and

.v the interior garage width, as calculated 3.0 metres from the garage door opening shall not exceed 0.9 metres greater than the maximum garage door width permitted on the lot.

.o A walkout balcony/uncovered terrace is permitted on the second and third storeys; and

.p Notwithstanding any other provision in the By-law, the following shall apply:

.i The minimum driveway width shall be 2.75 metres.

.2 Townhouse dwellings within R2- Exception 2015 shall be subject to the following requirements and restrictions:

.a Minimum Lot Area:

.i Interior Lot – 129 square metres;

.ii Corner Lot – 185 square metres;

.iii End Lot – 155 square metres;

.b Minimum Lot Width:

.i Interior Lot – 5.5 metres;

.ii Corner Lot – 8.5 metres;

.iii End Lot – 6.7 metres;

.c Minimum Lot Depth: 23.5 metres;

.d Minimum Front Yard Depth:

.i 3.0 metres;

.ii 5.75 metres to the front of a garage;

.iii the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding;

.iv a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;

.v a porch and/or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;

.vi a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard; and,

.vii a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding;

.e Minimum Exterior Side Yard Depth:

.i 3.0 metres;

.ii 5.75 metres to front of a garage;

.iii 1.2 metres to a public or private laneway;

.iv the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;

.v a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;

.vi a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,

.vii a bay window, bow widow or box window with or without foundation may encroach 1.0 metres into the exterior side yard.

.f Notwithstanding any other provision of the By-law, the following shall apply:

.i Minimum rear yard depth of 6.0 metres for interior lots:

.ii Minimum rear yard depth of 3.0 metres for a corner lot, provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line

.iii Minimum rear yard of 3.5 metres to a balcony;

.g Minimum Interior Side Yard Width:

.i 1.2 metres; and

.ii 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;

.h Maximum Building Height: 14.0 metres;

.i Minimum Landscape Open Space:

.i Those portions of all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway and sidewalk shall consist of landscaped open space;

.j The following provisions shall apply to garages:

.i the maximum garage door width per interior dwelling unit shall be 3.7 metres for a (single car) lot width less than 6.0 metres; and, 5.5 metres for a (double car) for a lot width equal to or greater than 6.0 metres;

.ii a two car garage shall be permitted on an exterior corner lot;

.iii the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than that ground floor main entrance of the dwelling unit;

.iv the garage door width restriction does not apply to the garage door facing the flankage lot line; and

.v the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot;

.k No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for an interior unit;

.l Front yard to the rear yard access shall be permitted via habitable rooms; and

.m Notwithstanding any other provision of the By-law, the following shall apply:

.i The minimum driveway width shall be 2.75 metres;

.3 Live-Work Townhouse dwellings within R2- Exception 2015 shall be subject to the following requirements and restrictions:

.a The following uses are permitted within a Live-Work Townhouse Dwelling on the ground/first floor:

.i a residential unit;

.ii bank, trust company and finance company;

.iii service shop;

.iv retail establishment with no outdoor storage or display;

.v home occupation;

.vi commercial, technical or recreational school;

.vii art gallery;

.viii artist and photography studio including framing;

.ix personal service shop;

.x health or fitness centre;

.xi a dining room restaurant, and take-out restaurant;

.xii a laundromat;

.xiii a dry cleaning and laundry distribution station;

.xiv a printing or copying establishment;

.xv a custom workshop;

.xvi an animal hospital;

.xvii a convenience store;

.xviii an office, including the office of a health care practitioner;

.xix a day nursery;

.xx a police station;

.xxi a radio or television broadcast establishment; and;

.xxii purposes accessory to the other permitted purposes.

.b The following uses shall not be permitted:

.i tattoo parlour;

.ii amusement arcade;

.iii massage or body rub parlour;

.iv the repair and servicing of motor vehicles or internal combustion engines;

.v billiard parlour or pool hall; and,

.vi adult video store or adult book store.

.c Minimum Lot Area:

.i Interior Lot – 122 square metres;

.ii Corner Lot – 140 square metres; and,

.iii End Lot – 140 square metres;

.d Minimum Lot Width:

.i Interior Lot: - 7.0 metres;

.ii Corner Lot: - 8.8 metres; and,

.iii End Lot: - 8.2 metres;

.e Minimum Lot Depth: - 17.5 metres;

.f Minimum Front Yard Depth:

.i 0.0 metres;

.ii a canopy, roof overhang, architectural brackets, goose neck lamps, and architectural cornices may encroach into a public road allowance by a maximum 0.5 metres; and,

.iii an awning may encroach into a public road allowance by a maximum 0.5 metres.

.g Minimum Exterior Side Yard Width:

.i 0.0 metres;

.ii a canopy, roof overhang, architectural brackets, lamps and architectural cornices may encroach into a public road allowance by a maximum 0.35 metres; and,

.iii an awning may encroach into a public road allowance by a maximum of 0.5 metres.

.h Notwithstanding any other provision of the By-law, the following shall apply:

.i Minimum Rear Yard Depth: 0.0 metres;

.i Minimum Setback to a Garage Door:

.i 0.0 metres when accessed by a rear lane;

.j Minimum Interior Side Yard Width:

.i 1.2 metres; and,

.ii 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;

.k Maximum Building Height: 14.0 metres;

.l Minimum Landscape Open Space:

.i those portions of all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway and sidewalk, shall consist of landscaped open space;

.m Maximum Lot Coverage: No Requirement;

.n Minimum Amenity Area:

.i 7.0 square metres shall be provided on a balcony or uncovered terrace on the second or third floor;

.o Air Conditioning units are permitted to be located on the balcony or uncovered terrace;

.p Notwithstanding any other provision of the By-law, the following shall apply:

.i the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit or dwelling wall;

.q Notwithstanding any other provision of the By-law:

.i a home occupation may occupy not more than 40% of the gross floor area of the residential unit located on the second and third floors;

.r Notwithstanding any other provision of the By-law, the following shall apply:

.i an office including a health care practitioner operating on the ground floor shall be permitted to occupy not more than 40% of the residential unit located on the second and third floors.

.4 Rear-Lane Townhouse dwellings within R2- Exception 2015 shall be subject to the following requirements and restrictions:

.a Minimum Lot Area:

.i Interior Lot: 70 square metres;

.ii Corner Lot: 110 square metres;

.iii End Lot: 90 square metres;

.b Minimum Lot Width:

.i Interior Lot: 4.4 metres;

.ii Corner Lot: 7.4 metres;

.iii End Lot: 5.6 metres;

.c Minimum Lot Depth: 16.9 metres;

.d Minimum Front Yard Depth:

.i 3.0 metres;

.ii the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding;

.iii a porch and/or balcony with or without foundation or cold cellar a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;

.iv a porch and/or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;

.v a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard;

.vi a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding;

.e Minimum Exterior Side Yard Width:

.i 3.0 metres;

.ii 1.2 metres to a public or private lane;

.iii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;

.iv a porch or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;

.v a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding;

.vi a bay window, bow widow or box window with or without foundation may encroach 1.0 metres into the exterior side yard;

.f Notwithstanding any other provision of the By-law, the following shall apply:

.i Minimum rear yard depth: 0.0 metres;

.g Minimum setback to a garage door:

.i 0.0 metres when accessed by a rear lane;

.h Minimum Interior Side Yard Width:

.i 1.2 metres; and

.ii 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;

.i Maximum Building Height: 14.0 metres;

.j Minimum Landscape Open Space:

.i those portions of all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway shall consist of landscaped open space;

.k Maximum Lot Coverage: no requirement;

.l Minimum Balcony Area:

.i 7.0 square metres shall be provided on a balcony/uncovered terrace on the second or third floor;

.m The following provisions shall apply to garages:

.i a garage door width shall not exceed the width of any unit or the main wall of a dwelling;

.n Notwithstanding any other provision of the By-law, the following shall apply:

.i the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;

.o air conditioning units are permitted to be located on the balcony or uncovered terrace.

.p a public/private lane is deemed to be a street for zoning purposes.

12.2015.3 for the purposes of Exception 2015:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and the general provisions of this by-law not in conflict with those set out in exceptions R2- Exception 2015.2(1), R2- Exception 2015.2(2), and R2- Exception 2015.2(3), and R2- Exception 2015.2(4).

12.2016 Exception 2016

12.2016.1 The lands shall only be used for the following purposes:

.1 purposes permitted in the GC Zone, excluding a convenience restaurant;

.2 one supermarket having a maximum gross floor area of 850 square metres;

.3 a day nursery;

.4 a Drive-Through Facility associated with a bank, trust company, or finance company; and,

.5 a tool and equipment rental establishment, having no outside storage.

12.2016.2 The following uses are specifically prohibited:

.1 an adult entertainment parlour;

.2 an adult video tape store;

.3 an adult book store;

.4 a massage or body rub parlour;

.5 a parking lot;

.6 a motor vehicle sales and rental establishment;

.7 a motor vehicle repair shop and body shop;

.8 a motor vehicle washing establishment ; and,

.9 a Drive Through Facility, except as permitted by Exception 2016.1(4) of this by-law.

12.2016.3 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Gross Commercial Floor Area for all uses: 4,600 square metres

.2 Minimum Building Setbacks

- .a Minimum Front Yard Depth – 4.5 metres
- .b Minimum Exterior Side Yard width – 4.5 metres
- .c Minimum Interior Side Yard width – 11 metres
- .d Minimum Rear Yard Depth – 5.5 metres
- .e Minimum Setback to the Daylight Triangle - 4.5 metres

.3 Maximum Building Setbacks

- .a Maximum Front Yard Depth – 11.0 metres

.b Maximum Exterior Side Yard Depth – 6.0 metres

.4 Maximum Building Height: 11 metres

.5 Drive-Through Facility associated with a bank, trust or finance company

.a Minimum 4 stacking spaces

.b No Drive-Through Facility shall be located between a building and a public street.

.6 Minimum Landscape Open Space

.a 4.0 metres along a lot line abutting Countryside Drive, except at approved driveway locations

.b 4.0 metres along a lot line abutting Goreway Drive, except at approved driveway locations

.c 4.0 metres along a lot line abutting a day light triangle

.d Landscaped Open Space areas may include retaining walls, decorative walls and canopies associated with a permitted use.

.7 Minimum Landscape Buffer Area

.a 4.0 metres along a lot line abutting an RE Zone

.b 6.5 metres along a lot line abutting an R1 Zoning, except that within 80 metres of Goreway Drive, the minimum landscape buffer along the interior side yard shall be 4.5 metres

.c Landscaped buffer areas may include fences, masonry walls and retaining walls

.8 Minimum setback for any portion of a Drive-Through Facility to a residential zone: 9.9 m

.9 Minimum separation distance between buildings: 5.0 m

.10 Minimum setback from a rooftop outdoor play area associated with a day nursery to all property lines: 15 m

.11 Maximum encroachment for sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies into any yard: 0.7 m

12.2016.4 for the purposes of Exception 2016:

.1 for the purposes of this section, the lot line abutting Goreway Drive shall be deemed to be the front lot line.

.2 for the purpose of this section, the land zoned Exception 2016 shall be treated as one lot for zoning purposes.

.3 Notwithstanding any other provision of the By-law, for the purpose of calculating parking, gross commercial floor area shall exclude areas used exclusively for garbage rooms and/or vestibules.

12.2017 Exception 2017

12.2017.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a ML zone and the following permitted purposes:

- .a Apartment Dwellings;
- .b Back to Back Townhouse Dwellings;
- .c Stacked Townhouse Dwellings;
- .d Live-Work Dwellings;
- .e Single Detached Dwellings;
- .f Townhouse Dwellings;
- .g Rear Lane Townhouse Dwellings;
- .h bank, trust company and finance company;
- .i service shop;
- .j retail establishment, having no outside storage or display ;
- .k home occupation;
- .l commercial, technical or recreational school;
- .m art gallery;
- .n artist and photography studio including framing;
- .o personal service shop;
- .p health or fitness centre;
- .q a dining room restaurant and take-out restaurant;
- .r a laundromat;
- .s a dry cleaning and laundry distribution station;
- .t a printing or copying establishment;
- .u a custom workshop;
- .v an animal hospital;
- .w convenience store;
- .x an office, including the office of a health care practitioner;
- .y a day nursery;

.z a police station;

.aa a radio or television broadcast establishment; and,

.bb purposes accessory to the other permitted purposes.

12.2017.2 The following uses are specifically prohibited:

.1 tattoo parlour;

.2 amusement arcade;

.3 massage or body rub parlour;

.4 the repair and servicing of motor vehicles or internal combustion engines;

.5 billiard parlour or pool hall; and

.6 adult video store or bookstore.

12.2017.3 The lands shall be subject to the following requirements and restrictions:

.1 Townhouse Dwellings, Back to Back Townhouses, Live-Work Townhouse, and Rear Lane Townhouses shall be subject to the requirements and restrictions as set out in R2- Exception 2015;

.2 Single Detached Dwellings shall be subject to the requirements and restrictions set out in R1 – Exception 2014;

.3 Stacked Townhouses shall be subject to the following requirements and restrictions:

.a Minimum Lot Area: No requirement;

.b Minimum Lot Width: No Requirement

.c Minimum Lot Depth: No requirement;

.d Minimum Front Yard Depth:0.0 metres;

.e Minimum Exterior Side Yard Depth:0.0 metres;

.f Minimum Rear Yard Depth: 0.0 metres;

.g Minimum Interior Side Yard Width: 0.0 metres;

.h Maximum building height : 4 storeys;

.i Minimum Landscape Coverage: no requirement;

.4 Residential Apartments shall be subject to the following requirement and restrictions:

.a Minimum Lot Area: no requirement;

.b Minimum Lot Width: no requirement;

.c Minimum Lot Depth: no requirement;

.d Minimum Front Yard Depth: 0.0 metres;

.e Minimum Exterior Side Yard Depth: 0.0 metres;

.f Minimum Rear Yard Depth: 0.0 metres;

.g Minimum Interior Side Yard Width: 0.0 metres;

.h Minimum Setback to an underground parking structure: 0.0 metres;

.i Underground support columns may encroach into minimum parking space of 2.7 metres and 5.4 metres;

.j Where drive isle runs between two supporting columns, the minimum space between support columns or wall is 7.0 metres, otherwise the minimum drive isle width is 6.6 metres;

.k Maximum building height: 6 storeys

.l Minimum Landscape Coverage: no requirement;

.m commercial uses shall be permitted on the ground floor of an apartment building only; and

.5 The lands designated lands designated ML – Exception 2017 (H) shall be reserved for an apartment dwelling with ground floor commercial uses, back to back townhouses, live-work townhouses and stacked townhouses only, until February 24, 2012 after which time the other permitted uses would apply;

.6 shall also be subject to the requirements and restrictions relating to the CRC zone and the general provisions of this by-law not in conflict with those set out in ML- Exception 2017.2, ML- Exception 2017.3(1), ML- Exception 2017.3(2), ML- Exception 2017.3(3), ML- Exception 2017.3(4), ML- Exception 2017.3(15), and ML- Exception 2017.4(1).

12.2017.4 The Holding (H):

.1 The holding (H) zone provision shall be lifted when the Commissioner of Planning Design and Development, in consultation with Credit Valley Conservation, has determined that satisfactory stormwater management measures have been implemented.

12.2018 Exception 2018

12.2018.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a ML zone and the following permitted purposes:

- .a Apartment Dwellings;
- .b Back to Back Townhouse Dwellings;
- .c Stacked Townhouse Dwellings;
- .d Live Work Townhouse Dwellings;
- .e Single Detached Dwellings;
- .f Townhouse Dwellings;
- .g Rear Lane Townhouse Dwellings;
- .h bank, trust company and finance company;
- .i service shop;
- .j retail establishment, having no outside storage or display;
- .k home occupation;
- .l commercial, technical or recreational school;
- .m art gallery;
- .n artist and photography studio including framing;
- .o personal service shop;
- .p health or fitness centre;
- .q a dining room restaurant and take-out restaurant;
- .r a laundromat;
- .s a dry cleaning and laundry distribution station;
- .t a printing or copying establishment;
- .u a custom workshop;
- .v an animal hospital;
- .w convenience store;
- .x an office, including the office of a health care practitioner;
- .y a day nursery.

.z a police station;

.aa a radio or television broadcast establishment; and,

.bb purposes accessory to the other permitted purposes.

12.2017.2 The following uses are specifically prohibited:

.1 tattoo parlour;

.2 amusement arcade;

.3 massage or body rub parlour;

.4 the repair and servicing of motor vehicles or internal combustion engines;

.5 billiard parlour or pool hall; and

.6 adult video store or bookstore;

12.2018.3 The lands shall be subject to the following requirements and restrictions:

.1 Townhouse Dwellings, Back to Back Townhouses, Live-Work Townhouse, and Rear Lane Townhouses shall be subject to the requirements set out in R2- Exception 2015;

.2 Single Detached Dwellings shall be subject to the requirements and restrictions set out in R1 – Exception 2014;

.3 Stacked Townhouses shall be subject to the following requirements and restrictions:

.a Minimum Lot Area: No requirement;

.b Minimum Lot Width: No Requirement

.c Minimum Lot Depth: No requirement;

.d Minimum Front Yard Depth: 0.0 metres;

.e Minimum Exterior Side Yard Depth: 0.0 metres;

.f Minimum Rear Yard Depth 0.0 metres;

.g Minimum Interior Side Yard Width: 0.0 metres;

.h Maximum building height: 4 storeys;

.i Minimum Landscape Coverage: No Requirement;

.4 Apartments shall be subject to the following requirement and restrictions:

.a Minimum Lot Area: no requirement;

.b Minimum Lot Width no requirement;

.c Minimum Lot Depth: no requirement;

.d Minimum Front Yard Depth: 0.0 metres;

.e Minimum Exterior Side Yard Depth: 0.0 metres;

.f Minimum Rear Yard Depth: 0.0 metres;

.g Minimum Interior Side Yard Width: 0.0 metres;

.h Minimum Setback to an underground parking structure: 0.0 metres;

.i Underground support columns may encroach into minimum parking space of 2.7 metres and 5.4 metres;

.j Where drive isle runs between two supporting columns, the minimum space between support columns or wall is 7.0 metres, otherwise the minimum drive isle width is 6.6 metres;

.k Maximum building height: 6 storeys;

.l Minimum Landscape Coverage: no requirement;

.m Commercial uses shall be permitted on the ground floor of an apartment building only; and

.5 The lands designated as ML – Exception 2018 shall be reserved for an apartment dwelling with ground floor commercial uses, back to back townhouses, live-work townhouses and stacked townhouses only, until February 24, 2015 after which time the other permitted uses would apply; and,

.6 Shall also be subject to the requirements and restrictions relating to the ML zone and the general provisions of this by-law not in conflict with those set out in section ML- Exception 2018.3.

12.2019 Exception 2019

12.2019.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a ML zone and the following permitted purposes:

- .a Apartment Dwellings;
- .b Back to Back Townhouse Dwellings;
- .c Stacked Townhouse Dwellings;
- .d Live Work Townhouse Dwellings;
- .e Single Detached Dwellings;
- .f Townhouse Dwellings;
- .g Rear Lane Townhouse Dwellings;
- .h bank, trust company and finance company;
- .i service shop;
- .j retail establishment, having no outside storage or display;
- .k home occupation;
- .l commercial, technical or recreational school;
- .m art gallery;
- .n artist and photography studio including framing;
- .o personal service shop;
- .p health or fitness centre;
- .q a dining room restaurant and take-out restaurant;
- .r a laundromat;
- .s a dry cleaning and laundry distribution station;
- .t a printing or copying establishment;
- .u a custom workshop;
- .v an animal hospital;
- .w convenience store;
- .x an office, including the office of a health care practitioner;
- .y a day nursery.

.z a police station;

.aa a radio or television broadcast establishment; and,

.bb purposes accessory to the other permitted purposes;

12.2017.2 The following uses are specifically prohibited:

.1 tattoo parlour;

.2 amusement arcade;

.3 massage or body rub parlour;

.4 the repair and servicing of motor vehicles or internal combustion engines;

.5 billiard parlour or pool hall; and

.6 adult video store or bookstore

12.2019.3 The lands shall be subject to the following requirements and restrictions:

.1 Townhouse Dwellings, Back to Back Townhouses, Live-Work Townhouse, and Rear Lane Townhouses shall be subject to the requirements set out in R2- Exception 2015;

.2 Single Detached Dwellings shall be subject to the requirements and restrictions set out in R1 – Exception 2014

.3 Stacked Townhouses shall be subject to the following requirements and restrictions:

.a Minimum Lot Area: No requirement;

.b Minimum Lot Width: No Requirement;

.c Minimum Lot Depth: No requirement;

.d Minimum Front Yard Depth: 0.0 metres;

.e Minimum Exterior Side Yard Depth: 0.0 metres;

.f Minimum Rear Yard Depth: 0.0 metres;

.g Minimum Interior Side Yard Width: 0.0 metres;

.h Maximum building height: 4 storeys;

.i Minimum Landscape Coverage: No Requirement;

.4 Apartments shall be subject to the following requirement and restrictions:

.a Minimum Lot Area: no requirement;

.b Minimum Lot Width no requirement;

.c Minimum Lot Depth: no requirement;

.d Minimum Front Yard Depth: 0.0 metres;

.e Minimum Exterior Side Yard Depth: 0.0 metres;

.f Minimum Rear Yard Depth: 0.0 metres;

.g Minimum Interior Side Yard Width: 0.0 metres;

.h Minimum Setback to an underground parking structure: 0.0 metres;

.i Underground support columns may encroach into minimum parking space of 2.7 metres and 5.4 metres;

.j Where drive isle runs between two supporting columns, the minimum space between support columns or wall is 7.0 metres, otherwise the minimum drive isle width is 6.6 metres;

.k Maximum building height: 6 storeys;

.l Minimum Landscape Coverage: no requirement;

.m Commercial uses shall be permitted on the ground floor of an apartment building only; and

.5 The lands designated as ML – Exception 2019 shall be reserved for an apartment dwelling with ground floor commercial uses, back to back townhouses, live-work townhouses and stacked townhouses only, until February 24, 2017 after which time the other permitted uses would apply; and,

.6 Shall also be subject to the requirements and restrictions relating to the ML zone and the general provisions of this by-law not in conflict with those set out in section ML- Exception 2019.3.

12.2020 Exception 2020

12.2020.1 The lands shall only be used for the following purposes:

.1 a religious institution;

.2 a day nursery;

.3 purposes accessory to the other permitted purposes. or:

.4 those purposes permitted in R1- Exception 2014;

12.2020.2 The lands shall be subject to the following requirements and restrictions:

.1 Institutional Uses within I1 – Exception 2020 shall be subject to the following requirements and restrictions:

.a Minimum Front Yard Depth: 0.5 metres to the front wall of a building;

.b Minimum interior side yard: 0.5 metres to the sidewall of a building;

.c Minimum exterior side yard: 0.5 metres to the sidewall of a building;

.d Minimum rear yard depth: 0.5 metres to the rear wall of a building;

.e Maximum building height: 3 storeys

.f Maximum Lot Coverage: 55.0%

.2 The purposes permitted in an R1 zone shall be subject to the requirements and restrictions in R1-Exception 2014;

.3 Shall also be subject to the requirements and restrictions of the I1 zone, and all the general provisions of this By-law which are part in conflict with those in I1- Exception 2020.2(1), and I1-Exception 2020.2(2);

12.2020.3 for the purposes of Exception 2020:

.4 Dwelling, Back to Back Townhouse shall mean a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

.5 Dwelling, Live-Work Townhouse shall mean a townhouse dwelling composed of three (3) or more dwelling units, where each dwelling unit is located on its own lot, or has frontage on a public street, with the garage in the rear yard and has access to the garage from a public street, public lane or private lane, where units have a least one common interior side wall; and where commercial and or residential uses are permitted on the ground floor/first floor, portions of the second or third floor; and where a home occupation is permitted on all floors; and where each dwelling unit has may have a balcony or uncovered terrace on the second or third storey;

.6 Dwelling, Rear Lane Townhouse shall mean a townhome dwelling composed of three (3) or more dwelling units, where each dwelling unit is located on its own lot with the garage in the rear yard and has access to the garage from a public street, public lane or private lane, has at least one common interior side wall, and where each dwelling may have a balcony or uncovered terrace on the second or third storey; and,

.7 Dwelling, Stacked Townhouse shall mean a building containing four or more dwelling units where each dwelling unit is separated horizontally and vertically from another dwelling by a common wall.

12.2021 Exception 2021

12.2021.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone;

12.2021.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;

12.2022 Exception 2022

12.2022.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone;

12.2022.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;

.3 Maximum interior garage width shall be 6.1 metres.

12.2023 Exception 2023

12.2023.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone;

12.2023.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;

12.2024 Exception 2024

12.2024.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone;

12.2024.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10;

.3 The maximum interior garage width shall be 9.14 metres.

12.2025 Exception 2025

12.2025.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone;

12.2025.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.9 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Notwithstanding Exception 2025.2(1) balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 2.4 metres, with attached eaves and cornices permitted to project an additional 0.6m into the minimum front or exterior side yard on a lot with a garage facing the flankage lot line.

.3 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 3.10 of the By-law;

.4 The minimum front yard depth shall be 4.0 metres on a lot with a garage facing the flankage lot line;

.5 Notwithstanding any other provision of the By-law, the garage door opening shall not be located any closer than 5.8 metres from the flankage lot line on a lot with a garage facing the flankage lot line;

.6 A detached garage shall have a maximum gross floor area of 42 square metres;

.7 A detached garage shall not contain a habitable room(s).

.8 The minimum interior side yard width shall be 0.0 metres on a lot with an attached garage facing the flankage lot line;

.9 The minimum rear yard depth to a garage shall be 0.6 metres on a lot with a garage facing the flankage lot line; 1

.10 A minimum landscaped open space area of 42 square metres shall be provided in the exterior side yard and no accessory structure shall be permitted in this minimum landscaped open space area where a garage faces the flankage lot line;

.11 The maximum cumulative garage door width shall be 5.5 metres on a lot with a garage facing the flankage lot line.

12.2026 Exception 2026

12.2026.1 The lands shall only be used for the following purposes:

.1 Live-Work Townhouse Dwelling which shall permit the following uses restricted only to the ground floor/first floor of the live-work townhouse dwelling:

- .a an office, including the office of a health care practitioner;
- .b a retail establishment having no outdoor storage;
- .c a bank, trust company, or financial institution;
- .d an art gallery;
- .e a service shop;
- .f a personal service shop;
- .g a dry-cleaning and laundry distribution station;
- .h a laundromat;
- .i a printing or copying establishment;
- .j a commercial, technical or recreation school;
- .k a place of commercial recreation;
- .l a take-out restaurant;
- .m a health or fitness centre
- .n a custom workshop;
- .o a visual and performing arts studio;
- .p purposes accessory to the other permitted uses;

12.2026.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum lot area per dwelling unit: 138 square metres

.2 Minimum Lot Depth: 23.0 metres;

.3 Minimum Rear Yard Depth: 0.5 metres

.4 Maximum Building Height: 3 storeys:

.5 Minimum Landscaped Open Space: The entire front yard area shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law

.6 A balcony or porch with or without a cold ellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.7 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 3.10 of the By-law;

.8 Parking:

.a A minimum of 2 parking spaces per residential unit shall be provided plus 1 parking space for any commercial use on the ground floor/first floor of the live-work townhouse dwelling unit;

.9 The required commercial parking space for the live-work townhouse dwelling unit is not required to be provided or maintained on the same lot or parcel as the building or use for which they are required or intended;

.10 A minimum amenity area of 10.0 square metres shall be provided for each residential dwelling unit. The minimum amenity area may include patios, porches, decks, balconies and roof terraces;

.11 Each live-work townhouse dwelling unit is not required to have direct pedestrian access from the front yard to the rear yard;

.12 No drive-through facilities are permitted.

12.2026.3 for the purposes of Exception 2026:

.1 Live-Work Townhouse Dwelling shall mean a townhouse dwelling unit, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor with access from the rear yard and residential uses are only permitted on the ground floor/first floor with access from the front yard and where only residential uses are permitted on the second and third floors.

12.2027 Exception 2027

12.2027.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a GC zone, excluding a place of worship;

12.2027.2 The following uses shall be prohibited:

.1 a private school; and

.2 a day nursery or child care centre;

12.2027.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Building Setbacks:

- .a 6 metres to any lot line abutting a Residential zone;
- .b 3 metres to all other lot lines.

.2 Maximum Building Height:

- .a 2 storeys for any building or portion thereof within 50 metres of Heritage Road;
- .b 1 storey for any building or portion thereof 50 metres or more from Heritage Road.

.3 Minimum Landscaped Open Space:

- .a 3 metres along any lot line abutting a street; and,
- .b 8% of the total lot area.

12.2027.4 The Holding (H):

.1 The Holding (H) symbol shall remain in place until the following condition has been completed to the satisfaction of the Commissioner, Planning, Building, and Growth Management:

- .a The owner shall provide a Trustee Letter confirming that all payments required under the Bram West 40-3 Cost Sharing Agreement (CSA) have been received for the associated subdivision.

.2 While the Holding (H) symbol remains in place, the lands shall only be used for purposes permitted in the FD zone subject to the requirements and restrictions of the FD zone.

12.2028 Exception 2028

12.2028.1 The lands shall only be used for the following purposes:

.1 A dining room restaurant, a convenience restaurant, a take-out restaurant;

.2 A community club;

.3 A convenience store;

.4 A personal service shop;

.5 A retail establishment having no outside storage;

.6 An office;

.7 A day nursery;

.8 A dry cleaning and laundry distribution station;

.9 A bank, trust company or finance company;

.10 A private school.

12.2028.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purpose of this section, the lot line abutting Highway 50 shall be deemed to be the front lot line;

.2 Minimum setback to the lot line abutting Highway 50: 3.0 metres, except for a day nursery which shall be setback a minimum 30 metres from the lot line abutting Highway 50;

.3 Minimum Landscape Open Space: 3.0 metres along the lot line abutting Highway 50, except at approved driveway locations;

.4 Minimum interior side yard width: 10 metres along the northern side yard and 3 metres along the southern side yard

.5 Maximum Floor Space Index: 0.5

.6 Maximum of one (1) bank, trust company or finance company.

.7 All garbage, refuse and waste containers for any use shall be located within a climate controlled area within the building.

12.2029 Exception 2029

12.2029.1 The lands shall only be used for the following purposes:

.1 an office, including the office of a health practitioner;

.2 a retail establishment having no outdoor storage;

.3 a bank, trust company, or financial institution;

.4 a tavern;

.5 a service shop;

.6 a personal service shop;

.7 a dry-cleaning and laundry distribution station;

.8 a laundromat;

.9 a printing or copying establishment;

.10 a commercial, technical or recreational school;

.11 a place of commercial recreation

.12 a community club;

.13 a health or fitness center;

.14 a custom workshop;

.15 a shopping centre;

.16 an animal hospital;

.17 a visual and performing arts studio;

.18 a dining room restaurant, a take-out restaurant;

.19 an art gallery;

.20 purposes accessory to the other permitted uses;

12.2029.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this by-law, the lands zoned OC- Exception 2029 and which are not owned by a Public Authority shall be deemed to be one lot;

.2 The Lot Line abutting Mississauga Road shall be deemed to be the Front Lot line;

.3 Minimum Front Yard Depth: 4.5 metres;

.4 Minimum Exterior Side Yard: 4.5 metres;

.5 The minimum setback to a lot line abutting a daylight or visibility triangle shall be 3.0 metres;

.6 Maximum Canopy Encroachment:

.a 2.5 metres into the required front yard or exterior side yard;

.b 1.0 metre into the visibility triangle.

.7 Minimum Landscaped Open Space, except at approved access locations:

.a 6.0 metres wide along Mississauga Road;

.b 3.0 metres wide along a lot line abutting any other public street or a daylight or visibility triangle.

.8 Notwithstanding Exception 2029.2(7)(a) and 2029.2(7)(b), a building may encroach into the minimum landscaped open space required to a maximum of 1.5 metres;

.9 Minimum Building Height

.a 2 storeys within 30 metres of the intersection of a public street and Mississauga Road;

.b 5.5 metres for buildings that are located beyond 30 metres of the intersection of a public street and Mississauga Road;

.10 Maximum Building Height – none;

.11 Minimum Parking Spaces:

.a Office 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;

.b All other uses 1 parking space for each 23 square metres of gross commercial floor area or portion thereof;

.12 Bicycle parking space rate:

.a 1 per 250 square metres of gross floor area for office uses

.b 1 per 1,000 square metres of gross floor area for uses in Exception 2029.1(2) to (20), inclusive;

.13 The minimum combined Gross Floor Area for commercial and office uses shall be 2800 square metres;

.14 The minimum building setback to lands zoned R2- Exception 2026, R2(H) – Exception 2058 and R2(H) – Exception 2059 shall be 6.0 metres;

.15 No above ground parking structures shall be permitted;

.16 All garbage and refuse storage, including any containers for the storage or recyclable materials, shall be contained within a building;

.17 All restaurant refuse or storage shall be enclosed in a climate controlled area within a building;

.18 Minimum Building Frontage:

.a 50% along Mississauga Road;

.19 No stand alone-telecommunication facilities are permitted;

.20 For the purposes of this by-law, a telecommunication antenna, a wind turbine, solar panels or solar collectors are permitted only on the roofs of the uses specified in Exception 2029.1;

.21 No drive-through facilities are permitted.

12.2030 Exception 2030

12.2030.1 The lands shall only be used for the following purposes:

.1 a multiple residential dwelling;

.2 an office, including the office of a health practitioner;

.3 a retail establishment having no outdoor storage

.4 a bank, trust company, or financial institution;

.5 a tavern;

.6 a service shop;

.7 a personal service shop;

.8 a dry-cleaning and laundry distribution station;

.9 a laundromat;

.10 a printing or copying establishment;

.11 a commercial, technical or recreational school;

.12 a place of commercial recreation;

.13 a community club;

.14 a health or fitness centre;

.15 a custom workshop;

.16 a shopping centre;

.17 an animal hospital

.18 a visual and performing arts studio;

.19 a dining room restaurant, a take-out restaurant;

.20 an art gallery;

.21 purposes accessory to the other permitted uses.

12.2030.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this by-law, the lands zoned OC- Exception 2030 and which not owned by a Public Authority shall be deemed to be one lot;

.2 The Lot Line abutting Mississauga Road shall be deemed to be the Front Lot line;

.3 Minimum Front Yard Depth: 4.5 metres;

.4 Minimum Exterior Side Yard: 4.5 metres;

.5 The minimum setback to a lot line abutting a daylight or visibility triangle shall be 3.0 metres;

.6 Maximum Canopy Encroachment:

.a 2.5 metres into the required front yard or exterior side yard;

.b 1.0 metre into the visibility triangle.

.7 The minimum setback to a lot line abutting a daylight or visibility triangle shall be 3.0 metres;

.8 Minimum Building Height

.a 2 storeys within 30 metres of the intersection of a public street and Mississauga Road

.b 5.5 metres for buildings that are located beyond 30 metres of the intersection of public street and Mississauga Road;

.9 Maximum building height – none;

.10 Minimum parking spaces:

.a Office 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;

.b All other 1 parking space for each 23 commercial square metres of gross uses commercial floor area or portion thereof;

.11 Notwithstanding Section 4.1 of the By-law, for buildings with both commercial and residential uses, one parking space per commercial premise plus one parking space for each dwelling unit shall be provided;

.12 Bicycle Space Parking Rate:

.a 1 per 250 square metres of gross floor area for office uses

.b 1 per 1,000 square metres of gross floor area for uses in Exception 2030.1(3) to (21), inclusive;

.13 Minimum Landscaped Open Space, except at approved access locations:

.a 6.0 metres wide along Mississauga Road;

.b 3.0 metres wide along a lot line abutting any other public street or a daylight or visibility triangle.

.14 Notwithstanding 2030.2(13)(a) and 2030.2(13)(b), a building may encroach into the minimum landscaped open space requirement to a maximum of 1.5 metres;

.15 The minimum combined Gross Floor Area for commercial and office uses shall be 3400 square metres;

.16 The minimum building setback to lands zoned R2(H) – Exception 2058 or R2(H) – Exception 2059 shall be 6.0 metres;

.17 No above ground parking structures shall be permitted;

.18 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be contained within a building;

.19 All restaurant refuse or storage shall be enclosed in a climate controlled area within a building;

.20 Minimum Building Frontage; 50% along Mississauga Road;

.21 No stand alone-telecommunication facilities are permitted;

.22 For the purposes of this by-law, a telecommunication antenna, a wind turbine, solar panels or solar collectors are permitted only on the roofs of the uses specified in Exception 2030.1;

.23 No drive-through facilities are permitted.

12.2031 Exception 2031

12.2031.1 The lands shall only be used for the following purposes:

.1 a an office;

.2 a research and development facility;

.3 a hotel;

.4 a conference centre;

.5 only in conjunction with and ancillary to the uses permitted in Exception 2031.1 (1) and (2), light manufacturing and repairing and assembly of finished goods but shall not include the following purposes:

- .a a warehouse;
- .b a distribution facility or operation;
- .c the processing of raw foods or by-products;
- .d a motor vehicle repair shop or a motor vehicle body shop;
- .e a transport terminal;
- .f a taxi or bus station;
- .g a motor vehicle parts or boat parts sales establishment;
- .h a salvage, junk, scrap or bulk storage yard;
- .i outdoor storage including intermodal containers on chassis;
- .j a parking lot;
- .k the cleaning of goods or products;

.6 only in conjunction with the uses permitted in Exception 2031.1 (1), (2), (3) and (4), the following purposes:

- .a a bank, trust company or financial institution;
- .b a retail establishment;
- .c a convenience store;
- .d a banquet hall;
- .e a dry cleaning and laundry establishment;
- .f a dining room restaurant, a take-out restaurant
- .g a service shop;

.h a personal service shop, but excluding a massage or body rub parlour;

.i a printing or copying establishment;

.j a commercial school;

.k a community club;

.l a fitness club;

.m a health centre;

.n a day nursery;

.7 a park, playground, recreational facility;

.8 the purposes permitted by the NS zone; and,

.9 purposes accessory to the other permitted purposes.

12.2031.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: no requirement

.2 Minimum Lot Width: no requirement

.3 Minimum Front Yard Depth: 4.0 metres;

.4 Minimum Interior Side Yard Width: 3.0 metres;

.5 Minimum Exterior Side Yard Width: 6.0 metres;

.6 Minimum Rear Yard Depth: 6.0 metres;

.7 Minimum Lot Depth: 45 metres;

.8 Minimum Building Setback to a Natural System (NS) zone shall be 5 metres;

.9 Minimum Building Height: 22 metres;

.10 Minimum Landscaped Open Space along the Front and Side Lot Lines: 3 metres

.11 Uses permitted in Exception 2031.1(5) shall be limited to a maximum of 30 per cent of the gross floor area and shall not be located within a freestanding building;

.12 Uses permitted in Exception 2031.1(6) shall be limited to a maximum of 20 per cent of the office building's gross floor area;

.13 The openings for waste disposal and loading facilities of any buildings shall face away from an adjacent public street or be screened;

.14 No outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted accessory to or in association with any of the permitted uses;

.15 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building;

.16 An adult entertainment parlour or an adult videotape store shall not be permitted.

.17 For the purpose of this by-law lands zoned OC- Exception 119 and OC- Exception 2031 shall be treated as one lot for the purposes of bicycle and vehicle parking.

12.2031.3 for the purposes of Exception 2031:

.1 shall also be subject to the requirements and restrictions of the OC zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2031.2.

.2 CONFERENCE CENTRE shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

12.2032 Exception 2032

12.2032.1 The lands shall only be used for the following purposes:

.1 public recreational purposes comprising a public area of land which is used for a public walkway and trail system, and for the growth, maintenance, conservation of grass, flowers, trees, shrubs or similar visual amenities;

.2 flood and erosion control;

.3 conservation area or purpose;

.4 purposes accessory to other permitted purposes.

12.2032.2 The lands shall be subject to the following requirements and restrictions:

.1 no buildings or structures shall be permitted, except that which is required for flood and erosion control, and for excavations and grading required to accommodate a paved or similar type of walkway path.

.2 the OS- Exception 2032 zone shall have a minimum width of 5 metres.

12.2033 Exception 2033

12.2033.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage;

.2 a personal service shop;

.3 a banquet hall;

.4 a bank, trust company and finance company;

.5 an office (including medical, dental and drugless practitioner);

.6 a dining room restaurant, a take-out restaurant;

.7 a printing or copying establishment;

.8 a grocery store;

.9 a retail warehousing establishment having no outside storage;

.10 a community club;

.11 a health or fitness centre;

.12 an animal hospital;

.13 a service shop;

.14 a dry cleaning and laundry distribution station; and,

.15 a day nursery.

12.2033.2 The lands shall be subject to the following requirements and restrictions:

.1 For setback purposes, Humberwest Parkway shall be deemed the front of the property and Goreway Drive shall be deemed the rear;

.2 The maximum front yard depth shall be 30 metres;

.3 The maximum rear yard depth shall be 30 metres;

.4 For the purposes of this By-law, the lands zoned LC- Exception 2033 shall be treated as one property;

.5 No more than five (5) retail units shall be less than 139.35m^2 in size;

.6 The maximum floor space index for an office shall be 0.5;

.7 Drive-throughs shall not be permitted;

.8 A 3 metre in width landscaped buffer zone with a wood privacy fence shall be provided abutting the existing residential zoned lands with the exception the lands parallel to and at the ends of the service road. The privacy fence shall remain until the existing adjacent residential lots are rezoned for non-residential purposes;

.9 A minimum of 2900m^2 (31,215ft^2) of office use shall be developed on the site; and,

.10 Minimum Landscaped Open Space, except at approved driveway locations and on lands parallel to and at the ends of the service road, adjacent to residential zoned lands: 3 metres in width.

12.2034 Exception 2034

12.2034.1 The lands shall only be used for the following purposes:

.1 Residential:

- .a A single detached dwelling;
- .b A semi-detached dwelling;
- .c A group home type 1 or group home type 2;
- .d An auxiliary group home;
- .e A lodging home;
- .f A supportive lodging home;
- .g A multi-residential dwelling containing not more than 9 dwelling units.

.2 Non-residential

- .a An office;
- .b A personal service shop;
- .c An art gallery;
- .d An art studio
- .e A retail establishment having no outside storage;
- .f A service shop;
- .g A bank, trust company, or finance company
- .h A day nursery.

12.2034.2 The lands shall be subject to the following requirements and restrictions:

.1 The lands zoned ML – Exception 2034 shall be deemed one lot for zoning purposes

.2 Section 3.9 shall not apply

.3 Minimum Lot Area, Lot Depth, Lot Width and Lading Space Requirements shall not apply

.4 Minimum Yard Depths and Widths – 4.5 metres to all lot lines, except to the southerly lot line where a minimum of 3 metres is required.

.5 Any garage door shall be setback 6 metres from the lot line it faces

.6 Maximum Building Height – 3 storeys

.7 Minimum Landscaped Open Space – 40% of the lands zoned ML – Exception 2034

.8 Parking spaces shall be provided as follows:

.a Residential: In accordance with Section 4.1

.b Non-residential: as per Section 4.1

12.2035 Exception 2035

12.2035.1 The lands shall be subject to the following requirements and restrictions:

.1 For an attached garage that is part of a townhouse dwelling unit and which dwelling unit is on a lot not less than 12.5 metres in width and is attached to only one other dwelling unit, the maximum cumulative garage door width is 5.5 metres

12.2036 Exception 2036

12.2036.1 The lands shall be subject to the following requirements and restrictions:

.1 The minimum lot depth shall be 22.0 metres.

.2 The front lot line shall mean the longer line that divides the lot from the street.

12.2037 Exception 2037

12.2037.1 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch is permitted to encroach 0.8 metres into the required side yard.

12.2038 Exception 2038

12.2038.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 450 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 15.0 metres

.b Corner Lot: 18.0 metres

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres.

.6 Minimum Interior Side Yard Width: 1.2 metres.

.7 Minimum Exterior Side Yard Width: 4.5 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

.a 40 percent of the minimum front yard area;

.b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

12.2039 Exception 2039

12.2039.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 540 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 18.0 metres

.b Corner Lot: 21.0 metres

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 10.5 metres.

.6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 4.5 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

.a 40 percent of the minimum front yard area;

.b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

.10 A maximum of 50% of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3 car wide garage facing the street provided that these lots are not paired together, all in accordance with the approved Architectural Guidelines for the community.

.11 Minimum setback from a Natural System (NS) zone: 10 metres.

12.2040 Exception 2040

12.2040.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 540 square metres.

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres
- .b Corner Lot: 21.0 metres

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 10.5 metres.

.6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 4.5 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

.10 A maximum of 50% of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3 car wide garage facing the street provided that these lots are not paired together, all in accordance with the approved Architectural Guidelines for the community.

.11 Minimum setback from a Natural System (NS) zone: 10 metres.

12.2041 Exception 2041

12.2041.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 630 square metres.

.2 Minimum Lot Width:

- .a Interior Lot: 21.0 metres
- .b Corner Lot: 23.7 metres

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres.

.6 Minimum Interior Side Yard Width: 1.5 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 4.5 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

.10 Minimum setback from a Natural System (NS) zone: 10 metres.

12.2042 Exception 2042

12.2042.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 892 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 25.5 metres

.b Corner Lot: 28.2 metres

.3 Minimum Lot Depth: 35 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 10.5 metres.

.6 Minimum Interior Side Yard Width: 1.5 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.

.7 Minimum Exterior Side Yard Width: 4.5 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

.a 40 percent of the minimum front yard area;

.b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

12.2043 Exception 2043

12.2043.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 4,000 square metres.

.2 Minimum Lot Width: 30.0 metres

.3 Minimum Lot Depth: 45 metres.

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres.

.6 Minimum Interior Side Yard Width: 3.0 metres

.7 Minimum Exterior Side Yard Width: 4.5 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

12.2044 Exception 2044

12.2044.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 450 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 15.0 metres

.b Corner Lot: 18.0 metres

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 3.0 metres

.5 Minimum Rear Yard Depth: 1.5 metres.

.6 Minimum Interior Side Yard Width: 7.0 metres, except where a side yard abuts a buffer block the minimum interior side yard width shall be 1.5 metres.

.7 Minimum Exterior Side Yard Width: 1.5 metres.

.8 Minimum Landscaped Open Space: 40 percent of the minimum front yard area.

12.2045 Exception 2045

12.2045.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 630 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 21.0 metres

.b Corner Lot: 23.7 metres

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 3.0 metres

.5 Minimum Rear Yard Depth: 1.5 metres.

.6 Minimum Interior Side Yard Width: 7.0 metres to the side wall of the dwelling and 1.5 metres to the side wall of the garage, except where a side yard abuts a buffer block the minimum interior side yard shall be 1.5 metres.

.7 Minimum Exterior Side Yard Width: 1.5 metres.

.8 Minimum Landscaped Open Space: 40 percent of the minimum front yard area.

.9 Minimum setback from a Natural System (NS) zone: 10 metres.

12.2046 Exception 2046

12.2046.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 450 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 15.0 metres

.b Corner Lot: 18.0 metres

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 6.0 metres to the front wall of the dwelling and 7.5 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres.

.6 Minimum Interior Side Yard Width: 1.2 metres.

.7 Minimum Exterior Side Yard Width: 4.5 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

.a 40 percent of the minimum front yard area;

.b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

12.2047 Exception 2047

12.2047.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.2047.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 450 square metres.

.2 Minimum Lot Width:

- .a Interior Lot: 15.0 metres
- .b Corner Lot: 18.0 metres

.3 Minimum Lot Depth: 30 metres.

.4 Minimum Front Yard Depth: 4.5 metres

.5 Minimum Rear Yard Depth: 1.5 metres provided that the minimum area of landscaped open space between the rear wall of the dwelling and rear property line is at a minimum 25% of the minimum lot area.

.6 Minimum Interior Side Yard Width: 1.5 metres.

.7 Minimum Exterior Side Yard Width: 4.5 metres

.8 Minimum Landscaped Open Space: 40 percent of the minimum front yard area.

12.2048 Exception 2048

12.2048.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.2048.2 The lands shall be subject to the following requirements and restrictions:

.1 The maximum cumulative garage door width is 5.05 metres;

.2 The maximum interior garage width is 5.65 metres;

.3 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.4 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.

.5 The lands abutting an I1 zone shall permit dwelling units for display purposes subject to the following:

.a A dwelling unit for display purposes, or portion thereof, shall permit a temporary sales office until May 12, 2015;

.b A temporary parking lot, with a maximum size of 440 square metres, for a temporary sales office shall be permitted until May 12, 2015.

12.2049 Exception 2049

12.2049.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.2049.2 The lands shall be subject to the following requirements and restrictions:

.1 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.5 metres;

.2 The maximum cumulative garage door width is 5.05 metres;

.3 The maximum interior garage width is 5.65 metres;

.4 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.5 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.

12.2050 Exception 2050

12.2050.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2050.2 The lands shall be subject to the following requirements and restrictions:

.1 The rear lot line shall be deemed to be the lot line abutting the Hydro Corridor;

.2 Notwithstanding any other provision to the contrary, the lot width shall be the straight line distance between two points, one on the side lot line and one on the rear lot line, each measured fifteen (15) metres back from the front lot line;

.3 The minimum interior side yard shall be 7.5 metres;

.4 The minimum rear yard depth shall be 1.2 metres;

.5 The minimum lot depth shall be 18.5 metres;

.6 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.7 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.

12.2051 Exception 2051

12.2051.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.2051.2 The lands shall be subject to the following requirements and restrictions:

.1 The rear lot line shall be deemed to be the lot line abutting the Hydro Corridor;

.2 Notwithstanding any other provision to the contrary, the lot width shall be the straight line distance between two points, one on the side lot line and one on the rear lot line, each measured fifteen (15) metres back from the front lot line;

.3 The minimum interior side yard shall be 7.5 metres;

.4 The minimum rear yard depth shall be 1.2 metres;

.5 The minimum lot depth shall be 18.5 metres;

.6 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.7 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.

12.2052 Exception 2052

12.2052.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2052.2 The lands shall be subject to the following requirements and restrictions:

.1 The lot shall be deemed to be a corner lot;

.2 The shortest lot line abutting a street shall be deemed to be the front lot line;

.3 The longer lot line abutting a street and the lot line abutting the Hydro Corridor shall be deemed to be the flankage lot line;

.4 The minimum exterior side yard between the main building and the portion of the flankage lot line abutting a street shall be 4.5 metres;

.5 The minimum exterior side yard between the main building and the portion of the flankage lot line abutting the Hydro Corridor shall be 1.2 metres;

.6 The minimum distance of 6.0 metres which is measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall not apply;

.7 The maximum cumulative garage door width is 5.05 metres;

.8 The maximum interior garage door width is 5.65 metres;

.9 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.10 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.

12.2053 Exception 2053

12.2053.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2053.2 The lands shall be subject to the following requirements and restrictions:

.1 The maximum cumulative garage door width is 5.5 metres;

.2 The maximum interior garage door width is 6.1 metres;

.3 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.4 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10.

.5 The lands abutting an I1 zone shall permit dwelling units for display purposes subject to the following:

.a A dwelling unit for display purposes, or portion thereof, shall permit a temporary sales office until May 12, 2015;

.b A temporary parking lot, with a maximum size of 440 square metres, for a temporary sales office shall be permitted until May 12, 2015.

12.2054 Exception 2054

12.2054.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2054.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.

12.2055 Exception 2055

12.2055.1 The lands shall only be used for the following purposes:

.1 Shall only permit the uses permitted in the R1 Zone

12.2055.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 390.0 square metres

.2 Minimum Lot Width: 17.0 metres

.3 Minimum Lot Depth: 18.0 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Interior Side Yard Setback:

.a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.4 metres.

.b Notwithstanding Exception 2055.2 (5)(a), the minimum interior side yard setback to lands zoned Open Space or Park shall be 3.0 metres.

.6 Minimum Rear Yard Setback: 5.0 metres

.7 Maximum Building Height: 10.5 metres.

12.2056 Exception 2056

12.2056.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 zone.

12.2056.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.

12.2057 Exception 2057

12.2057.1 The lands shall only be used for the following purposes:

.1 a day nursery.

.2 an office in conjunction with a day nursery.

12.2057.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 60.0 metres

.2 Minimum Front Yard Depth: 3.0 metres

.3 Minimum Rear Yard Depth, including an Outdoor Play Area Associated with a Day Nursery: 34.0 metres.

.4 Minimum Setback from the West Property Line, including an Outdoor Play Area Associated with a Day Nursery: 2.0 metres.

.5 Minimum Setback from the Easterly Property Line: 23.0 metres.

.6 Maximum Building Height: 15 metres.

.7 Minimum required Landscaped Open Space:

- .a a 3.0 metre wide strip along the east property line, except at approved access locations;
- .b a 2.0 metre wide strip along the west property line, except within an Outdoor Play Area associated with a Day Nursery Use;
- .c a 2.0 metre wide strip along the north property line; and,
- .d a 1.5 metre wide strip along Wanless Drive, except at approved access locations.

.8 Maximum Gross Commercial Floor area: 1,470 square metres.

.9 Minimum Number of Parking Spaces: 56.

.10 Notwithstanding Section 3.10, sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies may encroach a maximum of 1.7 metres into any yard.

.11 Notwithstanding any other provision of the By-law, the following requirements and restrictions shall apply to accessory shed structures

- .a Maximum Number of Structures: 4
- .b Maximum Gross Floor Area of each Structure: 7.5 square metres
- .c Minimum Setback to a Property Line: 0.5 metres

.12 Notwithstanding any other provision of the By-law, the following requirements and restrictions shall apply to accessory play structures:

.a Maximum Number of Structures: 4

.b Maximum Gross Floor Area of each Structure: 6 square metres

12.2057.3 for the purposes of Exception 2057:

.1 For the purposes of this section, the lot line abutting Wanless Drive shall be deemed to be the front lot line.

.2 All lands zoned Exception 2057 shall be considered one lot for zoning purposes

12.2058 Exception 2058

12.2058.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R2 zone;

12.2058.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard; and

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 3.10 of the By-law.

12.2059 Exception 2059

12.2059.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone;

12.2059.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and bow windows and boxed-by windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;

12.2059.3 Holding (H):

.1 The holding (H) symbol shall not be removed until a minimum gross commercial floor area of 1500 square metres of the uses permitted in Exception 2030.1 exists on lands zoned OC-Exception 2029;

.2 Until the holding (H) symbol is removed, the lands zoned R2(H) – Exception 2059 shall only be used for those purposes permitted in an A zone, subject to the requirements and restrictions of an A zone.

12.2060 Exception 2060

12.2060.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the OS zone

.2 uses permitted by Exception 2078.1, only within a heritage building

.3 a landscape buffer

12.2060.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes permitted by Exception 2060.1(2), the minimum setback between a heritage building and a Natural System (NS) Zone shall be 3.5 metres;

.2 All waste or recycling containers or materials for restaurant purposes shall be stored within a climate-controlled garbage area within a building.

.3 Except for a heritage building, the landscape buffer required by Exception 2060.1(2) shall have a minimum width of 10 metres.

12.2060.3 for the purposes of Exception 2060:

.1 a heritage building is a building designated under the Ontario Heritage Act, as amended.

.2 The entirety of the lands zoned OS- Exception 2060 and LC- Exception 2078 shall be considered one lot for zoning purposes.

12.2061 Exception 2061

12.2061.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2061.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 m, including eaves and cornices, into a required front, rear or exterior side yard.

.2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

.3 A detached garage shall have a maximum gross floor area of 65 square metres.

.4 A detached garage shall not contain a habitable room.

.5 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.

.6 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.

.7 Minimum building setback to a daylight triangle: 1.2 metres.

12.2062 Exception 2062

12.2062.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2062.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

.2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

12.2063 Exception 2063

12.2063.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2063.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Setback - 5.5 metres but 7.0 metres to the front of the garage.

.2 Minimum Rear Yard Depth - 7.0 metres.

.3 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

.4 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

12.2064 Exception 2064

12.2064.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2064.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth – 6.8 metres but 8.3 metres to the front of the garage.

.2 Minimum Rear Yard Depth – 7.0 metres.

.3 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

.4 A detached garage shall have a maximum gross floor area of 42 square metres.

.5 A detached garage shall not contain a habitable room.

.6 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.

.7 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.

.8 Minimum building setback to a daylight triangle – 1.2 m.

.9 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

12.2065 Exception 2065

12.2065.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2065.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 7.8 metres but 9.3 metres to the front of the garage.

.2 Minimum Rear Yard Depth – 7.0 metres.

.3 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

.4 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

12.2066 Exception 2066

12.2066.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.2066.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

.2 A detached garage shall have a maximum gross floor area of 42 square metres.

.3 A detached garage shall not contain a habitable room.

.4 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.

.5 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.

.6 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

12.2067 Exception 2067

12.2067.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.2067.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 m, including eaves and cornices, into a required front, rear or exterior side yard.

.2 A detached garage shall have a maximum gross floor area of 42 square metres.

.3 A detached garage shall not contain a habitable room.

.4 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.

.5 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.

12.2068 Exception 2068

12.2068.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2068.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

.2 A detached garage shall have a maximum gross floor area of 42 square metres.

.3 A detached garage shall not contain a habitable room.

.4 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.

.5 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.

12.2069 Exception 2069

12.2069.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2069.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

.2 A detached garage shall have a maximum gross floor area of 42 square metres.

.3 A detached garage shall not contain a habitable room.

.4 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.

.5 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.

12.2070 Exception 2070

12.2070.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2070.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 6 metres.

.2 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

12.2071 Exception 2071

12.2071.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2071.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 3 metres.

.2 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

12.2072 Exception 2072

12.2072.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a LC zone.

12.2072.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 35 metres

.2 Minimum Front Yard Depth: 4.5 metres

.3 Minimum Rear Yard Depth: 6 metres

.4 Minimum Landscaped Open Space:

- .a 3.0 metres abutting a Natural System (NS) zone, Agricultural (A) zone or a Residential zone; and,
- .b 3.0 metres along Queen Street West, except at approved access locations.

.5 Minimum Interior Side Yard Width: 0 metres abutting a Commercial zone

12.2073 Exception 2073

12.2073.1 The lands shall only be used for the following purposes:

.1 The uses permitted in the LC - Exception 830 and PE zones; and

.2 Purposes accessory to the permitted uses.

12.2073.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the applicable requirements and restrictions of the LC - Exception 830 zone with the exception of the uses permitted in the PE zone, and that outside storage only be permitted in conjunction with a garden centre associated with a retail establishment. The PE zone uses shall be subject to the following requirements and restrictions.

.a Parking spaces are required to be provided and maintained in accordance with the following:

.i Manufacturing, cleaning, packaging, processing, repairing, assembling, or printing operation - 1 parking space for each 93 square metres of gross area devoted to the industrial use, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail or education uses.

.b Parking spaces are required to be provided and maintained in accordance with the following:

.i Manufacturing, cleaning, packaging, processing, repairing, assembling, or printing operation - 1 parking space for each 93 square metres of gross area devoted to the industrial use, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail or education uses.

.c No loading spaces shall be required; and

.d No outside storage shall be permitted within 50 metres of a public street.

12.2074 Exception 2074

12.2074.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.2 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

.3 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place;

.4 Notwithstanding Exception 2074 (3), a dwelling unit for display purposes, with or without a sales office, shall be permitted until May 12, 2015.

.5 A temporary parking lot, with a maximum size of 440 square metres, for a temporary sales office shall be permitted until May 12, 2015.

12.2075. Exception 2075

12.2075.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.2 Bay windows with or without foundation, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

.3 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place;

.4 Notwithstanding, Exception 2075(iii), a dwelling unit for display purposes, with or without a sales office, shall be permitted until May 12, 2015;

12. 2076. Exception 2076

12.2076.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum lot depth shall be 28 metres;

.2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.3 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

.4 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no building or structures shall be permitted while the (H) is in place;

.5 Notwithstanding, Exception 2076 (iv), a dwelling unit for display purposes, with or without a sales office, shall be permitted for a maximum period of 5 years from the enactment of the by-law;

.6 A temporary parking lot for a temporary sale office, shall be permitted until May 12, 2015.

12.2077 Exception 2077

12.2077.1 The lands shall be subject to the following requirements and restrictions:

.1 The purposes permitted in an I1 zone; or,

.2 The purposes permitted in an R1 (H) - Exception 1490 zone, but not any combination of Exception 2077.1(1) and 2077.1(2);

12.2077.3 The Holding (H)

.1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and Region of Peel. Until such time as the Holding (H) symbol is removed, the lands may only be used for Institutional General (I1) purposes.

12.2078 Exception 2078

12.2078.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in a LC zone.

.2 A supermarket

.3 A private school

.4 A day nursery

.5 A commercial, technical or recreational school

.6 A heritage building.

12.2078.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 3.0 metres

.2 Minimum Rear Yard Depth: 0 metes

.3 Minimum Setback to a Natural System (NS) Zone:

- .a For the purposes permitted by Exception 2078.1(1) to (5): 10 metres
- .b For a heritage building: 3.5 metres

.4 Minimum Setback to the Westerly Property Line: 1.0 metres

.5 Minimum Setback to the Easterly Property Line: 1.5 metres

.6 Minimum Setback to a Daylight Triangle: 0 metres

.7 Minimum Landscape Open Space:

- .a 40% of the minimum required front yard; and,
- .b 100% of the minimum required side yard yards.

.8 Minimum Number of Parking Spaces: 166

.9 Maximum Combined Total Gross Commercial Floor area 4,344 square metres.

.10 All waste or recycling containers or materials for restaurant purposes shall be store within a climate controlled garbage are within a building.

12.2078.3 for the purposes of Exception 2078:

.1 a heritage building is a building designated under the Ontario Heritage Act, as amended.

.2 the lot line abutting Mayfield Road shall be deemed the front lot line.

.3 the entirety of the lands zoned LC-Exception 2078 and OS-Exception 2060 shall be considered one lot for zoning purposes.

12.2079 Exception 2079

12.2079.1 The lands shall only be used for the following purposes:

.1 A street townhouse dwelling;

.2 Purposes accessory to other permitted purposes.

12.2079.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 105 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 5.5 metres
- .b Corner Lot: 5.5 metres

.3 Minimum Front Yard Depth:

- .a 2.4 metres provided that the centre of the front wall of any dwelling units shall not be closer than 3 metres from the front lot line;
- .b 6 metres to the front of any garage door opening.

.4 Minimum Interior Side Yard Width: 1.2 metres except that 0.0 m is required when the side lot line coincides with a common wall between two dwelling units;

.5 Maximum Building Height: 13 metres

.6 Minimum Landscaped Open Space: Each lot shall have a minimum of 22 square metres of landscaped open space in the rear yard;

.7 Minimum Exterior Side Yard Width:

- .a 1.2 metres;
- .b 0.6 metres abutting a parking area and a public walkway

.8 Minimum Rear Yard;

- .a 5 metres for units that do not have a rooftop amenity space having a minimum area of 20 square metres
- .b 4 metres for units containing a rooftop amenity space having a minimum area 20 square metres, provided that a least 50 percent of the rear main wall shall be setback a minimum of 5 metres from the rear lot line;

.9 Minimum Distance Between Buildings: 2.4 metres

.10 Minimum Private Condominium Laneway Aisle Width: 6 metres, including an aisle providing access to parking spaces;

.11 Minimum Visitor Parking Spaces: 0.23 spaces per unit;

.12 Minimum Residential parking Spaces: 2 spaces per unit;

.13 Minimum Rooftop Amenity Area: 20 square metres for each unit, except where a rear yard depth of 5 metres is maintained across the width of the dwelling in which case a rooftop amenity area is not required

12.2086 Exception 2086

12.2086.1 The lands shall only be used for the following purposes:

.1 Uses permitted in an R2 zone

.2 Dwelling, Dual Frontage Townhouse

12.2086.2 The lands shall be subject to the following requirements and restrictions:

.1 For zoning purposes, Queen Street West shall be deemed the front lot line.

.2 Maximum Number of Townhouse Dwelling Units on Lands Zoned R2- Exception 2086: 9 units.

.3 Maximum Number of Townhouse Dwelling Units in a Row: 9.

.4 Minimum Lot Area: 100 square metres

.5 Minimum Lot Width: 5.5 metres.

.6 Minimum Yard Setback for a Principle Building:

- .a The front wall of a dwelling unit: 3 metres to Queen Street.
- .b The rear wall of a dwelling unit: 6 metres to a private road.
- .c The side wall of a dwelling unit: 1.2 metres to a lot line not zoned in the same zoning category, 1.2 metres to a private road, and 1.2 metres to a common amenity area.
- .d The garage door opening shall have a minimum setback of 6 metres from a private or public road.

.7 Maximum Building Height: 12.0 metres.

.8 Maximum Permitted Encroachment into the Rear Yard for an Open, Roofed Porch: 2.5 metres.

.9 Minimum Landscape Open Space: Each dwelling unit shall have a minimum of 5.0 square metres of landscape open space in its rear yard.

.10 Minimum Required Visitor Parking: 0.27 spaces per dwelling unit.

.11 For the purpose of providing visitor parking and landscape open space owned by the condominium corporation all lands zoned R2- Exception 2088 and R2- Exception 2086 shall be treated as one lot.

.12 Fencing shall be permitted in the front yard with a maximum height of 1.2 metres

12.2086.3 for the purposes of Exception 2086:

.1 For the purpose of Exception 2086.1, a Dwelling, Dual Frontage Townhouse shall be defined as follows:

.a Dwelling, Dual Frontage Townhouse: Shall mean a townhouse dwelling composed of three (3) or more dwelling units, with at least one common interior side wall where each dwelling unit is located on its own lot with the garage in the rear yard and independent pedestrian access separate from the garage to two-streets and/or a street and a public or private lane in both the front and rear yard.

.2 The provisions of Section 5.2.Q.1 of this By-law shall not apply.

12.2087 Exception 2087

12.2087.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2087.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 On corner lots greater than 14.0 metres wide, the maximum interior garage width shall not exceed 58% of the dwelling unit width.

12.2088 Exception 2088

12.2088.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 Zone.

12.2088.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Townhouse Dwelling Units Permitted on Lands Zoned R2- Exception 2088: 34 units.

.2 Minimum Yard Setback for a Principle Building:

- .a The front wall of a dwelling unit: 4 metres to a private road, 1.5 metres to a common amenity area, and 4.5 metres in all other situations.
- .b The rear wall of a dwelling unit: 5.75 metres to a lot line.
- .c The side wall of a dwelling unit: 1.2 metres to a lot line not zoned in the same zoning category, 1.2 metres to private road, 1.5 metres to a common amenity area, 2.4 metres to the side wall of a dwelling unit.
- .d The garage door opening shall have a minimum setback of 6 metres from a private or public road.

.3 Maximum Building Height: 12.0 metres.

.4 Maximum Permitted Encroachment into the Rear Yard for an Open, Roofed Porch: 2.5 metres.

.5 Minimum Required Visitor Parking: 0.27 spaces per dwelling unit.

.6 For the purpose of providing visitor parking and landscape open space owned by the condominium corporation all lands zoned R2- Exception 2088 and R2 – Exception 2086 shall be treated as one lot.

12.2088.3 for the purposes of Exception 2088:

.1 The provisions of Section 5.2.Q.1 of this By-law shall not apply.

12.2089 Exception 2089

12.2089.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2089.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.2090 Exception 2090

12.2090.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2090.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 On corner lots greater than 14.0 metres wide, the maximum interior garage width shall not exceed 58% of the dwelling unit width.

12.2091 Exception 2091

12.2091.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2091.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 The garage is permitted to face the flankage lot line.

.4 Minimum Corner Lot Width: 22.2 metres

12.2092 Exception 2092

12.2092.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2092.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard or rear yard.

.2 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 0.5 metres into any exterior side yard.

.3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.4 The garage is permitted to face the flankage lot line.

.5 Minimum Lot Width - Interior and Corner Lots: 15.2m

.6 Minimum Front Yard Depth – 4.5 metres

.7 Minimum Exterior Side Yard Width – 3.0m

12.2093 Exception 2093

12.2093.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2093.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard or rear yard.

.2 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 0.5 metres into any exterior side yard.

.3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.4 The garage is permitted to face the flankage lot line.

.5 Minimum Lot Width - Interior and Corner Lots: 11.6m

.6 Minimum Front Yard Depth – 4.5 metres

.7 Minimum Exterior Side Yard Width – 3.0 metres.

12.2094 Exception 2094

12.2094.1 The lands shall only be used for the following purposes:

.1 Commercial uses:

.a A gas bar;

.b A retail establishment;

.c A service shop;

.d A personal service shop;

.e A bank, trust company, and finance company;

.f An office;

.g A dry cleaning and laundry distribution station;

.h A convenience restaurant, dining room restaurant, and take out restaurant;

.i A printing or copying establishment;

.j A commercial school;

.k A garden centre sales establishment;

.l A community club;

.m A health or fitness centre;

.n A custom workshop;

.o A motor vehicle sales establishment;

.p A motor vehicle repair shop;

.q A motor vehicle washing establishment;

.r A retail warehouse;

.s A large retail warehouse;

.t A home furnishing and home improvement retail warehouse;

.u A hotel;

.v A supermarket;

.w A convenience store;

.x A banquet hall; and

.y Purposes accessory to other permitted uses.

.2 Industrial uses:

.a the manufacturing, cleaning, packaging, repairing or assembly of goods, foods or materials within an enclosed building, excluding a motor vehicle body shop as a principal or accessory use;

.b a printing establishment;

.c a warehouse;

12.2094.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Building Setback:

.a 6.0 metres from Regional Road 107 (Queen Street) and Regional Road 50 (Highway 50);

.b 10.0 metres from a Natural System (NS) Zone;

.c 10.0 metres from The Gore Road;

.d 17.0 metres from the rear (south) lot line;

.2 Minimum Landscaped Open Space:

.a 3 metres abutting a Natural System (NS) Zone;

.b 6 metres abutting the Regional Road 107 (Queen Street), Regional Road 50 (Highway 50) and The Gore Road, except at approved access locations;

.c 3 metres abutting all other lot lines, except at approved access locations;

.3 Outdoor storage associated with industrial uses, a motor vehicle sales establishment, a motor vehicle repair shop and a garden centre sales establishment shall not be located within 200 metres of Regional Road 107 (Queen Street) and Regional Road 50 (Highway 50).

.4 Stand alone retail establishments, personal service shops and service shops with a gross floor area less than 930 square metres shall not be located within 100 metres of Regional Road 107 (Queen Street);

.5 Buildings within 80 metres of Regional Road 107 (Queen Street) and of Regional Road 50 (Highway 50) shall have a minimum building height of 3 storeys;

.6 Gas pumps and gas pump islands of a gas bar shall not be located between the principal building of a gas bar and a street;

.7 Drive-through facilities, including queuing lanes, shall not be located between a building and a street;

.8 Floor Area Restriction:

The combined Gross Leasable Commercial Floor Area of uses listed in 2094.1(1), excluding an office, that are located within 80 metres of the Regional Road 107 (Queen Street) and Regional Road 50 (Highway 50) shall only exceed 8,000 sq.m. (86,000 sq.ft.) in conjunction with a

minimum gross floor area 5,500 sq.m. (60,000 sq.ft.) office uses located anywhere on the entire lands zoned LC – Exception 2094.

12.2094.3 for the purposes of Exception 2094:

.1 For the purposes of this by-law, the lands zoned LC- Exception 2094 shall be considered one lot for zoning purposes.

12.2095 Exception 2095

12.2095.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2095.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

.2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

.3 Minimum Rear Yard Depth: 7.0 metres.

.4 Minimum Front Yard Depth: 8.2 metres.

12.2096 Exception 2096

12.2096.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2096.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

.2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

.3 Minimum Rear Yard Depth: 7.0 metres.

.4 Minimum Front Yard Depth: 7.8 metres.

12.2097 Exception 2097

12.2097.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2097.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

.2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

.3 Minimum Rear Yard Depth: 7.0 metres.

.4 Minimum Front Yard Depth: 8.8 metres.

12.2098 Exception 2098

12.2098.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2098.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

.2 Minimum building setback to a daylight triangle: 1.2m

.3 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

.4 Minimum Rear Yard Depth: 7.0 metres.

.5 Minimum Front Yard Depth: 9.3 metres.

12.2099 Exception 2099

12.2099.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2099.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

.2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

.3 Minimum Rear Yard Depth: 7.0 metres.

.4 Minimum Front Yard Depth: 11.8 metres.

12.2100 Exception 2100

12.2100.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2100.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

.2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

12.2101 Exception 2101

12.2101.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2101.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

12.2102 Exception 2102

12.2102.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2102.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

.2 Minimum building setback to a daylight triangle – 1.2m.

12.2103 Exception 2103

12.2103.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted in the R1 zone and a 'Live-Work Townhouse Dwelling' which shall permit the following uses restricted only to the ground floor/first floor of the live-work townhouse dwelling:

- .a an office;
- .b a retail establishment having no outdoor storage;
- .c a convenience store;
- .d a bank, trust company or financial institution;
- .e an art gallery;
- .f a service shop;
- .g a personal service shop;
- .h a dry-cleaning and laundry distribution station;
- .i a laundromat
- .j a printing or copying establishment;
- .k a commercial, technical or recreation school;
- .l a place or commercial recreation;
- .m a take-out restaurant;
- .n a health or fitness centre;
- .o a custom workshop;
- .p a visual and performing arts studio;
- .q purposes accessory to the other permitted uses.

12.2103.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: 30 metres

.2 Minimum Exterior Side Yard Width: 1.8m

.3 Minimum Rear Yard Depth: 1.5m

.4 Maximum Building Height: 12.0m

.5 Minimum Landscaped Open Space: The entire front yard area shall be landscaped open space, other than a driveway, an encroachment or an accessory building permitted by this by-law.

.6 A minimum amenity area of 10.0 square metres shall be provided for each residential dwelling unit. The minimum amenity area may include patios, porches, decks, balconies and roof terraces.

.7 Minimum Parking Spaces: A minimum of 2 parking spaces per residential unit. There are no minimum parking spaces required for non-residential uses.

.8 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

.9 Each live-work townhouse dwelling unit is not required to have direct pedestrian access from the front yard to the rear yard.

.10 No drive-through facilities are permitted.

12.2103.3 for the purposes of Exception 2103:

.1 Live-Work Townhouse Dwelling shall mean a townhouse dwelling unit, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor with access from the rear yard and residential uses are only permitted on the ground floor/first floor with access from the front yard and where only residential uses are permitted on the second and third floors.

12.2104 Exception 2104

12.2104.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.2104.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

12.2105 Exception 2105

12.2105.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the I1 zone.

12.2105.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Landscaped Open Space: 3.0 metres along all lot lines, except at approved access locations.

12.2106 Exception 2106

12.2106.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2106.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

.2 Minimum lot depth: 22.5

.3 Minimum interior side yard abutting the easterly property boundary – 7.5 metres

.4 Minimum rear yard setback – 0.6m.

12.2107 Exception 2107

12.2107.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2107.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation and a covered porch may project a maximum of 1.8 m, including eaves and cornices, into a required front, rear or exterior side yard.

12.2108 Exception 2108

12.2108.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2108.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

12.2109 Exception 2109

12.2109.1 The lands shall only be used for the following purposes:

.1 shall only be used for the following purposes:

.a those purposes permitted in an PE zone

.b a place of worship.

12.2109.2 The lands shall be subject to the following requirements and restrictions:

.1 a place of worship shall only be permitted within an industrial mall.

.2 parking for place of worship uses shall be provided as follows:

.a a minimum of 14 parking spaces for any amount of the total gross floor area devoted to place of worship use equal to or less than 660 square metres; and,

.b parking in accordance with Section 4.1 of this By-law for any amount of the total gross floor area devoted to place of worship use in excess of 660 square metres.

12.2110 Exception 2110

12.2110.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in PE – Exception 1668

.2 a place of worship

12.2110.2 The lands shall be subject to the following requirements and restrictions:

.1 a place of worship shall only be permitted within an industrial mall, and shall not exceed 330 square metres in gross floor area.

.2 a maximum of 60 seats shall be used for a place of worship containing seats in the main worship area.

.3 a minimum of 8 parking spaces shall be provided for a place of worship.

12.2111 Exception 2111

12.2111.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in PE – Exception 1548;

.2 a place of worship

12.2111.2 The lands shall be subject to the following requirements and restrictions:

.1 a place of worship shall only be permitted within an industrial mall, and shall not exceed 605 square metres in gross floor area.

.2 a maximum of 176 seats shall be used for a place of worship containing seats in the main worship area.

.3 parking for a place of worship shall be calculated at 1 space for every 4 seats, or where no seat is provided, 8.4 square metres of worship area or portion thereof.

12.2112 Exception 2112

12.2112.1 The lands shall only be used for the following purposes:

.1 Either

.a those uses permitted in a GE zone, or

.b as a temporary use until September 28, 1995, the following:

.i a retail establishment;

.ii an office, not including the office of a medical, dental or other

.iii drugless practitioner;

.iv a warehouse; and

.v a display area and showroom;

.2 purposes accessory to the other permitted purposes, but not both Exception 2112.1(1)(a) and (b), and

.3 a place of worship

12.2112.2 The lands shall be subject to the following requirements and restrictions:

.1 a place of worship shall not exceed 4,230 square metres in gross floor area.

.2 parking for a place of worship shall be calculated at 1 space for every 4 seats, or where no seat is provided, 8.4 square metres of worship area or portion thereof.

12.2113 Exception 2113

12.2113.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 Zone.

12.2113.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard;

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard;

.3 On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;

.4 Minimum rear yard depth shall be 7.0 metres; and,

.5 Maximum building height shall be 12 metres.

12.2113.3 for the purposes of Exception 2113:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2113.2.

12.2114 Exception 2114

12.2114.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in PE– Exception 2676;

.2 a place of worship.

12.2114.2 The lands shall be subject to the following requirements and restrictions:

.1 a place of worship shall not exceed 1,440 square metres in gross floor area.

.2 a minimum of 45 parking spaces shall be provided for a place of worship.

12.2115 Exception 2115

12.2115.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in PE – Exception 157;

.2 a place of worship.

12.2115.2 The lands shall be subject to the following requirements and restrictions:

.1 a place of worship shall only be permitted within an industrial mall and shall not exceed 550 square metres in gross floor area.

.2 a minimum of 13 parking spaces shall be provided for a place of worship.

12.2116 Exception 2116

12.2116.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in PE – Exception 186; and,

.2 a place of worship.

12.2116.2 The lands shall be subject to the following requirements and restrictions:

.1 a place of worship shall only be permitted within and industrial mall and shall not exceed 265 square metres in gross floor area;

.2 a maximum of 52 seats shall be used for a place of worship containing seats in the main worship area.

.3 parking for a place of worship shall be calculated at 1 space for every 4 seats, or where no seat is provided, 8.4 square metres of worship area or portion thereof.

12.2117 Exception 2117

12.2117.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in an GE zone;

.2 a place of worship.

12.2117.2 The lands shall be subject to the following requirements and restrictions:

.1 a place of worship shall only be permitted within an industrial mall and shall not exceed 850 square metres in gross floor area;

.2 a minimum of 19 parking spaces shall be provided for a place of worship.

12.2118 Exception 2118

12.2118.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in PE – Exception 225;

.2 a place of worship.

12.2118.2 The lands shall be subject to the following requirements and restrictions:

.1 a place of worship shall only be permitted within an industrial mall and shall not exceed 400 square metres in gross floor area.

.2 a maximum of 120 seats shall be used for a place of worship containing seats in the main worship area.

.3 parking for a place of worship shall be calculated at 1 space for every 4 seats, or where no seat is provided, 8.4 square metres of worship area or portion thereof.

12.2119 Exception 2119

12.2119.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in Exception 2119.1(1)(a) or the purposes permitted in Exception 2119.1(1)(b), but not both:

.a The uses permitted in the PE Zone; or

.b A place of worship,

12.2119.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 6,500 square metres.

.2 Minimum Interior Side Yard Width:

.a Northerly Property Line: 5.5 metres

.b Southerly Property Line: 9.0 metres

.3 Minimum Rear Yard Depth: 20 metres

.4 Maximum Coverage of Buildings and Structures: 50 percent of the lot area

.5 Minimum Landscaped Open Space:

.a 4.5 metres abutting the front property line, except at approved access locations;

.b 1.0 metre along the southerly property line;

.c 0.0 metres along the northerly property line; and,

.d 12 metres abutting the rear property line.

.6 Maximum Building Height: 2 Storeys.

.7 Truck loading facilities shall not be permitted in the front yard.

.8 Outside storage of goods, material, equipment or refuse shall not be permitted.

12.2119.3 for the purposes of Exception 2119:

.1 A Place of Worship shall be subject to the following requirements and restrictions:

.a Maximum Gross Floor Area: 3700 square metres;

.b Maximum Worship Area: 1150 square metres;

.c Parking shall be provided and maintained in accordance with Section 4.1 of this By-law and subject to the following:

.i Minimum on-site parking spaces: 80;

.ii The remainder of the required parking spaces associated with the place of worship may be accommodated off-site provided that these required spaces are located on lands within 150 metres of the place of worship;

.iii Required parking for the place of worship shall not include the provision of parking spaces on municipal roads;

.d The parking or storage of oversized motor vehicles or motor vehicles not associated with the place of worship is prohibited for on-site and off-site parking areas;

.e One residential unit with up to 4 guest rooms shall be permitted;

.f All other provisions of Exception 2119.2 that do not conflict with the provisions of Exception 2119.3 shall apply

12.2120 Exception 2120

12.2120.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 Zone.

12.2120.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard;

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard;

.3 On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;

.4 Minimum rear yard depth shall be 7.0 metres; and,

.5 Maximum building height shall be 12 metres.

12.2120.3 for the purposes of Exception 2120:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2120.2.

12.2121 Exception 2121

12.2121.1 The lands shall only be used for the following purposes:

.1 A parking lot.

12.2122 Exception 2122

12.2122.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2122.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 400 square metres;

.b Corner Lot – 475 square metres;

.2 Minimum Lot Width:

.a Interior Lot – 15.0 metres;

.b Corner Lot – 18.0 metres;

.3 Minimum Lot Depth: 27.0 metres;

.4 Minimum Front Yard Depth:

.a 4.5 metres;

.b 5.5 metres to the front of a garage where the garage door faces the street;

.c 3.0 metres to a garage where the garage door faces an interior lot line;

.d the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;

.e a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;

.f a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;

.g a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,

.h a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;

.5 Minimum Exterior Side Yard:

.a 3.0 metres;

.b the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;

.c a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;

.d a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,

.e a bay window, bow window or box window, with or without, foundation may encroach 1.0 metres into the exterior side yard;

.6 Minimum Rear Yard Depth:

.a 7.5 metres;

.b 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;

.7 Minimum Interior Side Yard Width:

.a 1.2 metres;

.8 Maximum Building Height: 9.5 metres;

.9 Minimum Floor Space Area: 148.0 square metres;

.10 Garage Control:

.a where a two car garage has the garage doors facing the interior side yard, the garage may project 6.8 metres into the front yard beyond the porch or front wall of a dwelling;

.b the maximum garage door width for a lot width greater than 15.0 metres, shall be 55% of the dwelling unit width;

.c the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot.

.11 Shall also be subject to the requirements and restrictions relating to the R1 zone and the general provisions of this by-law not in conflict with those set out in Exception 2122.2

12.2122.3 for the purposes of Exception 2122:

.1 for the purposes of Exceptions 2122, 2123, 2124, 2125 and 2126:

.a Balcony shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with floor level more than 0.60 metres above adjacent grade;

.b Patio shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with the floor level equal or less than 0.6 metres above adjacent grade;

.c Terrace shall mean a flat roof or platform, uncovered and unenclosed, adjoining a building and having access from the second floor;

.d Loft shall mean the upper most floor level of a building with its floor area no more than 50% of the floor area immediately below it; in the case of a two (2) storey dwelling; and not more than 50% of the building area (including garage) immediately below it; in the case of a one (1) storey dwelling; and,

.e For the purposes of calculating minimum floor area and ceiling heights, lofts shall not be included.

.f For the purposes of calculating number of storeys, lofts shall not be included."

12.2123 Exception 2123

12.2123.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2123.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 400 square metres;
- .b Corner Lot – 475 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 15.0 metres;
- .b Corner Lot – 18.0 metres;

.3 Minimum Lot Depth: 27.0 metres;

.4 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 5.5 metres to the front of a garage where the garage door faces the street;
- .c the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;
- .d a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
- .e a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;
- .f a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,
- .g a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 5.5 metres to a garage door;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;

.d a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;

.e a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,

.f a bay window, bow window or box window, with or without, foundation may encroach 1.0 metres into the exterior side yard;

.6 Minimum Rear Yard Depth:

.a 7.5 metres;

.b 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;

.7 Minimum Interior Side Yard Width:

.a 1.2 metres;

.8 Maximum Building Height:

.a 11.5 metres for a two storey building;

.b 9.5 metres for a one storey building;

.9 Minimum Floor Space Area:

.a 241 square metres for a two storey building;

.b 148 square metres of a one storey building;

.10 A garage is permitted to be accessed from the exterior side yard;

.11 Garage Control:

.a the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and

.b the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot.

12.2123.3 for the purposes of Exception 2123.:

.1 for the purposes of Exceptions 2122, 2123, 2124, 2125 and 2126:

.a Balcony shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with floor level more than 0.60 metres above adjacent grade;

.b Patio shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with the floor level equal or less than 0.6 metres above adjacent grade;

.c Terrace shall mean a flat roof or platform, uncovered and unenclosed, adjoining a building and having access from the second floor;

.d Loft shall mean the upper most floor level of a building with its floor area no more than 50% of the floor area immediately below it; in the case of a two storey dwelling; and not more than 50% of the building area (including garage) immediately below it; in the case of a one storey dwelling; and,

.e For the purposes of calculating minimum floor area and ceiling heights, lofts shall not be included.

.f For the purposes of calculating number of storeys, lofts shall not be included.

12.2124 Exception 2124

12.2124.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2124.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 400 square metres;
- .b Corner Lot – 475 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 15.0 metres;
- .b Corner Lot – 18.0 metres;

.3 Minimum Lot Depth: 27.0 metres;

.4 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 5.5 metres to the front of a garage where the garage door faces the street;
- .c the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;
- .d a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
- .e a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;
- .f a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,
- .g a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 5.5 metres to a garage door;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;

.d a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;

.e a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,

.f a bay window, bow window or box window, with or without, foundation may encroach 1.0 metres into the exterior side yard;

.6 Minimum Rear Yard Depth: 7.5 metres;

.a 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;

.7 Minimum Interior Side Yard Width:

.a 1.2 metres;

.8 Maximum Building Height:

.a 11.5 metres for a two storey building;

.b 9.5 metres for a one storey building;

.9 Minimum Floor Space Area:

.a 241 square metres for a two storey building;

.b 148 square metres of a one storey building;

.10 A garage is permitted to be accessed from the exterior side yard;

.11 Garage Control:

.a the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and

.b the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot.

12.2124.3 for the purposes of Exception 2124:

.1 for the purposes of Exceptions 2122, 2123, 2124, 2125 and 2126:

.a Balcony shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with floor level more than 0.60 metres above adjacent grade;

.b Patio shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with the floor level equal or less than 0.6 metres above adjacent grade;

.c Terrace shall mean a flat roof or platform, uncovered and unenclosed, adjoining a building and having access from the second floor;

.d Loft shall mean the upper most floor level of a building with its floor area no more than 50% of the floor area immediately below it; in the case of a two storey dwelling; and not more than 50% of the building area (including garage) immediately below it; in the case of a one storey dwelling; and,

.e For the purposes of calculating minimum floor area and ceiling heights, lofts shall not be included.

.f For the purposes of calculating number of storeys, lofts shall not be included."

12.2125 Exception 2125

12.2125.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2125.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 475 square metres;
- .b Corner Lot – 550 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 18.0 metres;
- .b Corner Lot – 21.0 metres;

.3 Minimum Lot Depth: 27.0 metres;

.4 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 5.5 metres to the front of a garage where the garage door faces the street;
- .c 3 metres to a garage where the garage door faces an interior lot line;
- .d the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;
- .e a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
- .f a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;
- .g a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,
- .h a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 5.5 metres to a garage door;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;

.d a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;

.e a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,

.f a bay window, bow window or box window, with or without, foundation may encroach 1.0 metres into the exterior side yard;

.6 Minimum Rear Yard Depth:

.a 7.5 metres;

.b 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;

.7 Minimum Interior Side Yard Width:

.a 1.2 metres;

.8 Maximum Building Height:

.a 11.5 metres for a two storey building;

.b 9.5 metres for a one storey building;

.9 Minimum Floor Space Area:

.a 278 square metres for a two storey building;

.b 167 square metres of a one storey building;

.10 A garage is permitted to be accessed from the exterior side yard;

.11 Garage Control:

.a Where a two car garage has the garage doors facing the interior side yard, the garage may project 6.8 metres into the front yard beyond the porch or front wall of a dwelling;

.b The maximum garage door width for a lot width greater than 18.0 metres, shall be 55% of the dwelling unit width;

.c The garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and

.d The interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot.

12.2125.3 for the purposes of Exception 2125:

.1 for the purposes of Exceptions 2122, 2123, 2124, 2125 and 2126:

.a Balcony shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with floor level more than 0.60 metres above adjacent grade;

.b Patio shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with the floor level equal or less than 0.6 metres above adjacent grade;

.c Terrace shall mean a flat roof or platform, uncovered and unenclosed, adjoining a building and having access from the second floor;

.d Loft shall mean the upper most floor level of a building with its floor area no more than 50% of the floor area immediately below it; in the case of a two (2) storey dwelling; and not more than 50% of the building area (including garage) immediately below it; in the case of a one storey dwelling; and,

.e For the purposes of calculating minimum floor area and ceiling heights, lofts shall not be included.

.f For the purposes of calculating number of storeys, lofts shall not be included."

12.2126 Exception 2126

12.2126.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.2126.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 500 square metres;
- .b Corner Lot – 600 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 19.0 metres;
- .b Corner Lot – 23.0 metres;

.3 Minimum Lot Depth: 27.0 metres;

.4 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 5.5 metres to the front of a garage where the garage door faces the street;
- .c 3.0 metres to a garage where the garage door faces an interior lot line;
- .d the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;
- .e a porch and/or balcony, with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
- .f a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;
- .g a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,
- .h a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 5.5 metres to a garage door;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;

.d a porch or balcony, with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;

.e a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,

.f a bay window, bow window or box window, with or without, foundation may encroach 1.0 metres into the exterior side yard;

.6 Minimum Rear Yard Depth:

.a 7.5 metres;

.b 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;

.7 Minimum Interior Side Yard Width:

.a 1.2 metres;

.8 Maximum Building Height:

.a 11.5 metres for a two storey building;

.b 9.5 metres for a one storey building;

.9 Minimum Floor Space Area:

.a 278 square metres for a two storey building;

.b 167 square metres of a one storey building;

.c A garage is permitted to be accessed from the exterior side yard;

.10 Garage Control:

.a where a two car garage has the garage doors facing the interior side yard, the garage may project 6.8 metres into the front yard beyond the porch or front wall of a dwelling;

.b the maximum garage door width for a lot width greater than 19.0 metres, shall be 55% of the dwelling unit width;

.c the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot.

12.2126.3 for the purposes of Exception 2126:

.1 for the purposes of 2122, 2123, 2124, 2125 and 2126:

.a Balcony shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with floor level more than 0.60 metres above adjacent grade;

.b Patio shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with the floor level equal or less than 0.6 metres above adjacent grade;

.c Terrace shall mean a flat roof or platform, uncovered and unenclosed, adjoining a building and having access from the second floor;

.d Loft shall mean the upper most floor level of a building with its floor area no more than 50% of the floor area immediately below it; in the case of a two storey dwelling; and not more than 50% of the building area (including garage immediately below it; in the case of a one storey dwelling; and, .

.e For the purposes of calculating minimum floor area and ceiling heights, lofts shall not be included.

.f For the purposes of calculating number of storeys, lofts shall not be included."

12.2127 Exception 2127

12.2127.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by the R1 zone;

12.2127.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Cumulative Garage Door Width of an Attached Garage - 5.05 metres.

.2 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 2.4 metres, and eaves and cornices of the projected balcony or porch may project an additional 0.6 metres into the minimum front yard or exterior side yard.

.3 Bay windows and bow windows and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.

.4 Minimum Interior Garage Parking Space - 5.4 metres by 2.7 metres.

12.2128 Exception 2128

12.2128.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 Zone.

12.2128.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard;

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard;

.3 Minimum lot width for a corner lot shall be 13 metres;

.4 Minimum exterior side yard width shall be 2.5 metres; and,

.5 Maximum building height shall be 12 metres.

12.2128.3 for the purposes of Exception 2128:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2128.2.

12.2129 Exception 2129

12.2129.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 Zone.

12.2129.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum exterior side yard width of 3.5 metres;

.2 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required frontyard and exterior side yard;

.3 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard;

.4 On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;

.5 If an interior lot is greater than or equal to 14.0 metres, the maximum interior garage width shall be 6.1 metres;

.6 Minimum lot width for a corner lot shall be 14 metres; and,

.7 Maximum building height shall be 12 metres..

12.2129.3 for the purposes of Exception 2129:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2129.2

12.2030 Exception 2030

12.2030.1 The lands shall only be used for the following purposes:

.1 An office;

.2 A research and development facility in conjunction with an office;

.3 A hotel;

.4 A conference centre;

.5 A bank, trust company or financial institution:

.6 Only in conjunction with the uses permitted in Exception 2030.1(1) to 2030.1(4), the following accessory uses:

- .a A retail establishment having no outside storage;
- .b A convenience store or grocery store;
- .c A dry cleaning and laundry establishment;
- .d A dining room restaurant, a take-out restaurant;
- .e A service shop;
- .f A personal service shop, but excluding a massage or body rub parlour;
- .g A printing or copying establishment;
- .h A commercial, technical or recreational school;
- .i A community club;
- .j A health or fitness centre;
- .k A day nursery;
- .l A park, playground or outdoor recreational facility;
- .m An animal hospital;
- .n A banquet hall;
- .o A pharmacy;
- .p A tool and equipment rental establishment;
- .q An art gallery;
- .r A private school; and,
- .s Purposes accessory to other permitted purposes.

12.2030.2 The following uses shall not be permitted:

.1 A retail warehouse;

.2 A warehouse and distribution facility;

.3 An adult video store;

.4 An adult book store;

.5 An adult entertainment parlour; and,

.6 A drive through facility.

12.2030.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 2.5 metres;

.2 Maximum Front Yard Depth:

.a For buildings located within 50.0 metres of Steeles Avenue, the Maximum Front Yard Setback shall be 6.0 metres; and,

.b For buildings located more than 50 metres from Steeles Avenue, the Maximum Front Yard Setback in Exception 2030.3(1) shall not apply;

.3 Minimum setback to all other lot lines: 2.0 metres;

.4 Minimum Building Height:

.a 3 storeys for any portion of a building located within 20 metres of Steeles Avenue; and,

.b 2 storeys for any portion of a building located more than 20 meters but less than or equal to 100 metres from Steeles Avenue;

.5 Maximum encroachment into the minimum required front yard setback for canopies and patios shall be 2.5 metres;

.6 Minimum Landscaped Open Space, except at approved access locations:

.a A width of 2.7 metres abutting Steeles Avenue;

.b A width of 3.0 metres along a side yard and rear yard where a building is located within 5 metres of the property boundary; and,

.c 0 metres abutting all other zone boundaries or lot lines;

.7 Minimum Ground Floor Height: 4.5 metres;

.8 Maximum Building Gross Floor Area: 3,203 square metres;

.9 Minimum Building Gross Floor Area: 3,000 square metres;

.10 A Minimum Building Gross Floor Area of 2,000 square metres shall be located within 70.0 metres of Steeles Avenue;

.11 Uses permitted in Exception 2030.1(6), which may or may not be located in a freestanding building, shall be limited to a total combined maximum Gross Floor Area of 1,290 square metres;

.12 The openings for waste disposal, service and loading facilities of any buildings shall be screened from public view from a public street;

.13 All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a main building;

.14 Minimum Parking Requirement: 1 space per each 30.8 square metres of gross floor area, or portion thereof;

.15 Minimum Front Yard Setback to a Transformer: 1.0 metre;

.16 A day care or day nursery use may include rooftop outdoor play areas; and,

.17 Outside storage shall not be permitted.

12.2030.4 for the purposes of Exception 2030:

.1 All lands zoned OC- Exception 2030 shall be treated as one lot for zoning purposes.

.2 A 'Conference Centre' shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a place of worship.

.3 A 'Retail Warehouse' shall mean a building or structure, or part of a building or structure, in excess of 1,858 square metres occupied by a single user where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

12.2131 Exception 2131

12.2131.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 Zone;

12.2131.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Lot Area: 130 square metres (Interior Lot);

.2 Minimum Lot Depth: 23 metres;

.3 Minimum Dwelling Unit Width: 6.0 metres;

.4 Minimum Interior Side Yard Width: 0.75 metres;

.5 Minimum Exterior Side Yard Width: 1.5 metres;

.6 Minimum Rear Yard Depth: 6.0 metres; and,

.7 Maximum Building Height: 12.6 metres.

.8 The provisions of Section 5.2.Q.1 of this By-law shall not apply.

12.2131.3 for the purposes of Exception 2131:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2131.2

12.2132 Exception 2132

12.2132.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.2132.2 The lands shall be subject to the following requirements and restrictions:

.1 No building or structure including accessory structures and swimming pools (above or below grade) shall be located within 10.5 metres of the rear lot line: and

.2 Minimum rear yard depth – 15 metres

12.2133 Exception 2133

12.2133.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.2133.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum lot area – 620 square metres;

.2 Minimum lot depth – 44.5 metres;

.3 Minimum front yard depth – 4.5 metres;

.4 Minimum interior side yard width – 1.2 metres on one side of the dwelling and 3.5 metres on the other side of the dwelling;

.5 Minimum rear yard depth – 15 metres

.6 An attached garage shall not be permitted;

.7 Maximum driveway width – 3.0 metres in the front yard and 6.0 metres in the rear yard; and

.8 Maximum gross floor area of detached garage – 54 square metres.

12.2134 Exception 2134

12.2134.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage

.2 a dining room restaurant, a convenience restaurant, a take-out restaurant

.3 a convenience store or grocery store

.4 a community club

.5 an animal hospital

.6 a service shop

.7 a personal service shop

.8 a bank, trust company and finance company

.9 an office, excluding a medical office

.10 a dry cleaning and laundry distribution station

.11 a dry cleaning and laundry establishment

.12 a printing and/or copying establishment

.13 a health or fitness centre

.14 a religious institution, including an associated place of public assembly

.15 a day nursery

.16 a commercial school

.17 a library

.18 an art gallery

.19 an art studio

12.2134.2 The following purposes shall not be permitted:

.1 an adult entertainment parlour

.2 an adult video store

.3 an adult book store

.4 a massage or body rub parlour.

12.2134.3 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this by-law, Ashby Field Road shall be deemed to be the front lot line.

.2 Minimum Front Yard Depth: 4.5 metres

.3 Minimum Building Setback Abutting Bovaird Drive West: 4.5 metres

.4 Minimum Building Setback Abutting Kilrea Way: 6.0 metres

.5 Maximum Building Height: 2 storeys

.6 Minimum Landscaped Open Space:

.a a 4.5 metre wide landscaped open space area shall be provided along Bovaird Drive West except at approved access locations.

.b a 4.5 metre wide landscaped open space area shall be provided along Ashby Field Road except at approved access locations.

.c a 3.0 metre wide landscaped open space area shall be provided along Kilrea Way except at approved access locations.

.7 A stacking lane for a drive-through facility shall not be located between any building and street.

.8 All garbage and refuse storage shall be enclosed and screened from the street.

.9 All restaurant refuse storage shall be enclosed in a climate controlled area within the building.

.10 No outside storage of goods, materials or machinery shall be permitted.

.11 Parking shall be provided and maintained in accordance with Section 4.1 of the Zoning By-law.

12.2134.4 for the purposes of Exception 2134:

.1 Shall also be subject to the requirements and restrictions of the HC zone and all of the general provisions of this by-law, which are not in conflict with the ones set out in Exception 2134.3.

12.2135 Exception 2135

12.2135.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.2135.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1 metre into any front yard, exterior side yard or rear yard.

12.2136 Exception 2136

12.2136.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.2136.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1 metre into any front yard, exterior side yard or rear yard.

12.2137 Exception 2137

12.2137.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.2137.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1 metre into any front yard, exterior side yard or rear yard.

12.2138 Exception 2138

12.2138.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.2138.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1 metre into any front yard, exterior side yard or rear yard.

12.2139 Exception 2139

12.2139.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.2139.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1 metre into any front yard, exterior side yard or rear yard.

12.2140 Exception 2140

12.2140.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.2140.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1 metre into any front yard, exterior side yard or rear yard.

12.2141 Exception 2141

12.2141.1 The lands shall only be used for the following purposes:

.1 Stacked townhouse dwellings;

.2 Back-to-back stacked townhouse dwellings; and,

.3 Purposes accessory to other permitted purposes.

12.2141.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum number of residential units on one lot shall not exceed 100 dwelling units;

.2 For zoning purposes, the front lot line shall be the lot line abutting Goreway Drive;

.3 Minimum front yard depth: 6.0 metres;

.4 Minimum side yard width: 3.0 metres;

.5 Minimum exterior side yard width: 3.0 metres;

.6 Minimum rear yard depth: 3.0 metres;

.7 Notwithstanding Section 3.10, the maximum permitted encroachment into any yard is 2.1 metres: sunken patios, porches (covered or uncovered) and stairs;

.8 The following shall be permitted in a minimum yard: walkways, hard and soft landscaping, retaining walls, stairways, driveways and parking areas;

.9 The minimum setback to a daylight triangle exceeding 10 metres by 10 metres shall be 1.5 metres;

.10 A garbage enclosure shall be a permitted encroachment in a side yard to within 0.5 metres of a property line;

.11 Maximum Lot Coverage: 30%;

.12 Minimum Landscape Open Space: 30%; and,

.13 Minimum Parking Requirements: 127 parking spaces including tandem parking spaces shall be provided for both residents and visitors; and,

.14 Maximum Floor Space Index: 1.1.

12.2141.3 For the purposes of Exception 2141:

.1 Shall also be subject to the requirements and restrictions relating to the R3L zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2141.2.

12.2142 Exception 2142

12.2142.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.2142.2 The lands shall be subject to the following requirements and restrictions:

.1 No building or structure shall be located closer than 30 metres to the Canadian National Railway property line.

12.2143 Exception 2143

12.2143.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone

12.2143.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Exterior Side Yard Width: 3.0 metres

.2 Maximum Interior Garage Width: 58% of the dwelling unit width”

12.2144 Exception 2144

12.2144.1 The lands shall only be used for the following purposes:

.1 Uses permitted in a R2 zone; and,

.2 Dwelling, Dual Frontage Townhouse

12.2144.2 The lands shall be subject to the following requirements and restrictions:

.1 Nothing in this by-law shall prevent the use of land or the use or erection of a temporary building or structure for the purpose of a sales or rental office and associated parking, on the lands identified on Schedule A to this by-law as R2- Exception 2154, R2- Exception 2145 and R2-Exception 2144 provided that draft plan approval has been granted and sales are exclusively for these lands, until such time as the work has been discontinued for a period of one year or is finished;

.2 Minimum Lot Area per dwelling unit: 125 square metres;

.3 Minimum Lot Width: 5.5 metres;

.4 Minimum Yard Setback from a Principle Building:

- .a The front wall of a dwelling unit: 3.0 metres;
- .b The rear wall of a dwelling unit: 4.5 metres to a lot line;
- .c The side wall of a dwelling unit:
  - .i 1.5 metres to a lot line not zoned in the same zoning category and 0.75 metres to a lot line zoned in the same zoning category;
  - .ii 0.9 metres to a private walkway and a visitor parking space;

.5 Maximum Building Height: 12.6 metres;

.6 For zoning purposes, the front lot line shall be deemed to be Goreway Drive;

.7 Minimum Landscaped Open Space: 27 square metres;

.8 For the purpose of providing visitor parking all lands zoned R2- Exception 2154, R2- Exception 2145 and R2-Exception 2144 shall be treated as one lot;

12.2144.3 for the purposes of Exception 2144:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2144.2.

12.2145 Exception 2145

12.2145.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 Zone

12.2145.2 The lands shall be subject to the following requirements and restrictions:

.1 Nothing in this by-law shall prevent the use of land or the use or erection of a temporary building or structure for the purpose of a sales or rental office and associated parking, on the lands identified on Schedule A to this by-law as R2- Exception 2154, R2- Exception 2145 and R2-Exception 2144 provided that draft plan approval has been granted and sales are exclusively for these lands, until such time as the work has been discontinued for a period of one year or is finished;

.2 Minimum Lot Area per dwelling unit: 125 square metres;

.3 Minimum Lot Width:

- .a Interior Lot: 5.5 metres;
- .b Exterior Lot: 6.0 metres;

.4 Minimum Yard Setback from a Principle Building:

- .a The front wall of a dwelling unit: 3.0 metres;
- .b The rear wall of a dwelling unit: 6.0 metres;
- .c The side wall of a dwelling unit:
  - .i 1.4 metres to a public road and a private road;
  - .ii 1.5 metres to a lot line not zoned in the same zoning category and 0.75 metres to a lot line zoned in the same zoning category;
  - .iii 0.75 metres to a private walkway and a visitor parking space;

.5 Maximum Building Height: 12.6 metres; and,

.6 For the purpose of providing visitor parking all lands zoned R2- Exception 2154, R2- Exception 2145 and R2-Exception 2144 shall be treated as one lot;

.7 The provisions of Section 5.2.Q.1 of this By-law shall not apply.

12.2145.3 for the purposes of Exception 2145:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2145.2

12.2146 Exception 2146

12.2146.1 The lands shall only be used for the following purposes:

.1 A detached dwelling unit;

.2 A place of worship, only within and in conjunction with a detached dwelling unit; and

.3 No uses, structures or facilities accessory to a place of worship shall be permitted.

12.2146.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.20 hectares;

.2 Minimum Front Yard Depth: 11.8 metres

.3 Minimum Interior Side Yard Width: 2.0 metres

.4 Minimum Exterior Side Yard Width: 14.0 metres

.5 Minimum Parking Aisle Width: 6.0 metres

.6 Minimum Landscaped Open Space:

- .a 2.9 metres abutting Steeles Avenue West;
- .b 4.0 metres abutting Upper Churchville Road, except at an approved access location;

.7 Maximum Gross Floor Area for a place of worship: 150 square metres, of which the net worship area shall not exceed 75 square metres;

.8 Minimum Parking Spaces:

- .a 15 Spaces for a place of worship; and
- .b 2 spaces for a detached dwelling unit.

12.2147 Exception 2147

12.2147.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.2147.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum building height: 11.0 metres;

.2 On lots greater than 14.0 metres wide, the maximum interior garage door width shall not exceed 57% of the dwelling unit width;

.3 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.4 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard.

12.2148 Exception 2148

12.2148.1 The lands shall be subject to the following requirements and restrictions:

.1 The maximum interior garage width shall not exceed 9.0 metres;

.2 The minimum rear yard depth of 7.5 metres may be reduced to 4.0 metres to a garage provided a minimum landscaped open space area of 90 square metres is provided and shall be not located within the front yard or exterior side yard;

.3 The minimum setback between a main building and the street line rounding at the corner shall be 4.0 metres;

.4 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.5 A garage may face the flankage lot line;

.6 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.7 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.8 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

.9 A detached garage shall not exceed 45 square metres

12.2149 Exception 2149

12.2149.1 The lands shall be subject to the following requirements and restrictions:

.1 The maximum interior garage width shall not exceed 9.0 metres;

.2 The minimum rear yard depth of 7.5 metres may be reduced to 4.0 metres to a garage provided a minimum landscaped open space area of 90 square metres is provided and shall be not located within the front yard or exterior side yard;

.3 The minimum setback between a main building and the street line rounding at the corner shall be 4.0 metres;

.4 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.5 A garage may face the flankage lot line;

.6 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.7 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.8 The maximum building height of a single detached dwelling shall not exceed 10.9 metres;

.9 A detached garage shall not exceed 45 square metres.

12.2150 Exception 2150

12.2150.1 The lands shall be subject to the following requirements and restrictions:

.1 The maximum interior garage width shall not exceed 9.0 metres;

.2 The minimum rear yard depth of 7.5 metres may be reduced to 4.0 metres to a garage provided a minimum landscaped open space area of at least 90 square metres is provided and shall be not located within the front yard or exterior side yard;

.3 The minimum setback between a main building and the street line rounding at the corner shall be 4.0 metres;

.4 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.5 A garage may face the flankage lot line;

.6 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.7 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.8 The maximum building height of a single detached dwelling shall not exceed 10.9 metres;

.9 A detached garage shall not exceed 45 square metres.

12.2151 Exception 2151

12.2151.1 The lands shall be subject to the following requirements and restrictions:

.1 The maximum interior garage width shall not exceed 6.1 metres on a corner lot;

.2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.3 A garage may face the flankage lot line;

.4 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.5 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres;

.7 The maximum cumulative garage door width of an attached garage shall be 5.05 metres for lots greater than or equal to 11.6 metres but less than 12.5 metres; and,

.8 A detached garage shall not exceed 45 square metres.

12.2152 Exception 2152

12.2152.1 The lands shall be subject to the following requirements and restrictions:

.1 The longer lot line that abuts Poppy Hills Road shall be the front lot line;

.2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.3 A garage may face the flankage lot line;

.4 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.5 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

.7 A detached garage shall not exceed 45 square metres.

12.2153 Exception 2153

12.2153.1 The lands shall be subject to the following requirements and restrictions:

.1 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.2 A garage may face the flankage lot line;

.3 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.4 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.5 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

.6 A detached garage shall not exceed 45 square metres.

12.2154 Exception 2154

12.2154.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 Zone.

12.2154.2 The lands shall be subject to the following requirements and restrictions:

.2 Nothing in this by-law shall prevent the use of land or the use or erection of a temporary building or structure for the purpose of a sales or rental office and associated parking, on the lands identified as R2-Exception 2154, R2-Exception 2145 and R2-Exception 2144 provided that draft plan approval has been granted and sales are exclusively for these lands, until such time as the work has been discontinued for a period of one year or is finished;

.3 Minimum Lot Area per dwelling unit: 125 square metres;

.4 Minimum Lot Width:

- .a Interior Lot: 5.5 metres;
- .b Exterior Lot: 6.0 metres;

.5 Minimum Yard Setback from a Principle Building:

- .a The front wall of a dwelling unit: 3.0 metres;
- .b The rear wall of a dwelling unit: 6.0 metres;
- .c The side wall of a dwelling unit:
  - .i 1.4 metres to a public road and a private road;
  - .ii 1.5 metres to a lot line not zoned in the same zoning category and 0.75 metres to a lot line zoned in the same zoning category;
  - .iii 0.75 metres to a private walkway and a visitor parking space;

.6 Maximum Building Height: 12.6 metres; and,

.7 For the purpose of providing visitor parking all lands zoned R2-Exception 2154, R2-Exception 2145 and R2-Exception 2144 shall be treated as one lot.

12.2154.3 for the purposes of Exception 2154:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2154.2.

12.2155 Exception 2155

12.2155.1 The lands shall be subject to the following requirements and restrictions:

.1 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.2 A garage may face the flankage lot line;

.3 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.4 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.5 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

.6 A detached garage shall not exceed 45 square metres.

12.2156 Exception 2156

12.2156.1 The lands shall be subject to the following requirements and restrictions:

.1 Where a garage door faces an interior side yard the setback to the garage shall be 4.5 metres;

.2 A garage may face the flankage lot line;

.3 The maximum interior garage width shall be 6.1 metres;

.4 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.5 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

.7 A detached garage shall not exceed 45 square metres.

12.2157 Exception 2157

12.2157.1 The lands shall be subject to the following requirements and restrictions:

.1 The shortest lot line opposite the street shall be deemed to be the rear lot line

.2 The minimum rear yard depth shall be 6.0 metres;

.3 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.4 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.5 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

.7 A detached garage shall not exceed 45 square metres.

12.2158 Exception 2158

12.2158.1 The lands shall be subject to the following requirements and restrictions:

.1 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.2 A garage may face the flankage lot line;

.3 Interior lots with a lot width greater than 14.0 metres shall have a maximum interior garage width of 6.1 metres;

.4 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.5 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres;

.7 On lots greater than or equal to 11.6 metres in width but less than 12.5 metres in width shall have a cumulative garage width not to exceed 5.05 metres; and,

.8 A detached garage shall not exceed 45 square metres.

12.2159 Exception 2159

12.2159.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 Zone.

12.2159.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 130 square metres for an Interior Lot;

.2 Minimum Lot Depth: 23 metres;

.3 Minimum Dwelling Unit Width: 6.0 metres;

.4 Minimum Interior Side Yard Width: 0.75 metres;

.5 Minimum Exterior Side Yard Width: 1.5 metres;

.6 Minimum Rear Yard Depth: 6.0 metres; and,

.7 Maximum Building Height: 12.6 metres.

12.2159.3 for the purposes of Exception 2159:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2159.2.

12.2160 Exception 2160

12.2160.1 The lands shall be subject to the following requirements and restrictions:

.1 where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.2 a garage may face the flankage lot line;

.3 interior lots with a lot width greater than 14.0 metres shall have a minimum interior garage width of 6.1 metres

.4 the maximum interior garage width shall not exceed 6.1 metres on a corner lot;

.5 a balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.6 bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.7 the maximum building height of a single detached dwelling shall not exceed 10.9 metres

.8 on lots greater than or equal to 11.6 metres in width but less than 12.5 metres in width shall have a cumulative garage width not to exceed 5.05 metres; and,

.9 a detached garage shall not exceed 45 square metres.

12.2161 Exception 2161

12.2161.1 The lands shall be subject to the following requirements and restrictions:

.1 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.2 A garage may face the flankage lot line;

.3 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.4 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.5 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

.6 a detached garage shall not exceed 45 square metres.

12. 2162 Exception 2162

12. 2162.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an I1 zone.

12. 2162.2 The lands shall be subject to the following requirements and restrictions:

.1 The maximum cumulative occupancy load for a school use and all other principal or associated accessory uses shall be 1170 persons, in association with a principal building having a minimum gross floor area of 3827 square metres and a maximum of 6 portable classrooms.

.2 Notwithstanding Exception 2162.2(1), the maximum cumulative occupancy load may be exceeded for the purpose of permitting occasional special events accessory to the school use, including but not limited to, parent-teacher interviews, assemblies, and graduation ceremonies.

12..2162.3 The Holding (H)

.1 Until such time as the Holding Symbol (H) has been removed the lands zoned I1(H) – Exception 2920 shall be subject to the following requirements and restrictions:

.a The maximum cumulative occupancy load for a school use and all other principal or associated accessory uses shall be 1060 persons, in association with a principal building having a minimum gross floor area of 2392 square metres and a maximum of 13 portable classrooms with a combined maximum gross floor area of 936 square metres;

.b Notwithstanding Exception 2162.3(1)(a), the maximum cumulative occupancy load may be exceeded for the purpose of permitting occasional special events accessory to the school use, including but not limited to, parent-teacher interviews, assemblies, and graduation ceremonies.

.2 The Holding Symbol (H) - shall not be removed until such time as the principal building has been increased in size to a minimum gross floor area of 3827 square metres in association with an approved site plan demonstrating the ability of the site to accommodate: the increased maximum occupancy load; the increased gross floor area of the main building; and the number and location of any portable classrooms.

12.2163 Exception 2163

12.2163.1 The lands shall be subject to the following requirements and restrictions:

.1 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.2 A garage may face the flankage lot line;

.3 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.4 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.5 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

12.2164 Exception 2164

12.2164.1 The lands shall be subject to the following requirements and restrictions:

.1 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.2 A garage may face the flankage lot line;

.3 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.4 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.5 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

.6 A detached garage

12.2165 Exception 2165

12.2165.1 The lands shall be subject to the following requirements and restrictions:

.1 The minimum setback between a main building and lands zoned R1 shall be 10.0 metres;

.2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.3 A garage, with a door that faces the interior side yard, shall not be included within the maximum permitted interior garage width;

.4 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.5 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

.7 A detached garage shall not exceed 45 square metres.

12.2166 Exception 2166

12.2166.1 The lands shall be subject to the following requirements and restrictions:

.1 The minimum setback between a main building and lands zoned R1 shall be 10.0 metres;

.2 The lot line abutting Compassion Crescent shall be the front lot line;

.3 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.4 A garage, with a door that faces the interior side yard, shall not be included within the maximum permitted interior garage width;

.5 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.6 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.7 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

.8 A detached garage shall not exceed 45 square metres.

12.2167 Exception 2167

12.2167.1 The lands shall be subject to the following requirements and restrictions:

.1 The maximum interior garage width shall be 6.1 metres;

.2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.3 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front, rear, or exterior side yard;

.4 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.5 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

.6 A detached garage shall not exceed 45 square metres.

12.2168 Exception 2168

12.2168.1 The lands shall be subject to the following requirements and restrictions:

.1 The minimum setback between a main building and lands zoned R1 shall be 10.0 metres;

.2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.3 A garage, with a door that faces the interior side yard, shall not be included within the maximum permitted interior garage width;

.4 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.5 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

.7 A detached garage shall not exceed 45 square metres.

12.2169 Exception 2169

12.2169.1 The lands shall only be used for the following purposes:

.1 A cemetery shall be permitted in addition to the uses of the NS zone.

12.2170 Exception 2170

12.2170.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by the R1 zone;

12.2170.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Cumulative Garage Door Width of an attached garage - 5.05 metres.

.2 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 2.4 metres, and eaves and cornices of the projected balcony or porch may project an additional 0.6 metres into the minimum front yard or exterior side yard.

.3 Bay windows and bow windows and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.

.4 Minimum Interior Garage Parking Space - 5.4 metres by 2.7 metres.

.5 Minimum Rear Yard Depth – 7.5 metres, and 0.6 metres only to a maximum one-storey high, attached garage and only in conjunction with a minimum of 42 square metres of landscaped open space provided on the lot in an area exclusive of the front yard and exterior side yard.

12.2171 Exception 2171

12.2171.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by the R1 zone;

12.2171.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 2.4 metres, and eaves and cornices of the projected balcony or porch may project an additional 0.6 metres into the minimum front yard or exterior side yard.

.2 Minimum Front Yard Depth - 4.0 metres but 6.0 metres to the front of a garage.

.3 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 6.10 of the By-law.

.4 Maximum Building Height - 11.3 metres.

.5 Minimum Interior Garage Parking Space – 5.4 metres by 2.7 metres.

12.2172 Exception 2172

12.2172.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by the R2 zone;

12.2172.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth - 4.0 metres but 6.0 metres to the front of a garage.

.2 A garage facing the flankage lot line is permitted provided that the garage door is setback a minimum of 6.0 metres from the flankage lot line and that the garage door does not exceed a cumulative garage door width of 5.5 metres.

.3 Minimum Rear Yard Depth on a Corner Lot – 7.5 metres, and 0.6 metres only to a maximum one-storey high, attached garage and only in conjunction with a minimum of 42 square metres of landscaped open space provided on the dwelling unit lot in an area exclusive of the front yard and exterior side yard.

.4 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 2.4 metres, and eaves and cornices of the projected balcony or porch may project an additional 0.6 metres into the minimum front yard or exterior side yard.

.5 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.

.6 Maximum Building Height - 11.3 metres.

.7 A parking space a minimum of 5.4 metres by 2.7 metres shall be provided in the garage and the maximum interior garage width shall not apply.

12.2173 Exception 2173

12.2173.1 The lands shall only be used for the following purposes:

.1 shall on be used for the purposes permitted by the R2 zone;

12.2173.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth - 4.0 metres but 6.0 metres to the front of a garage.

.2 A garage facing the flankage lot line is permitted provided that the garage door is setback a minimum of 6.0 metres from the flankage lot line and that the garage door does not exceed a cumulative garage door width of 5.5 metres.

.3 Minimum Rear Yard Depth on a Corner Lot – 7.5 metres, and 0.6 metres only to a maximum one-storey high, attached garage and only in conjunction with a minimum of 42 square metres of landscaped open space provided on the dwelling unit lot in an area exclusive of the front yard and exterior side yard.

.4 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 2.4 metres, and eaves and cornices of the projected balcony or porch may project an additional 0.6 metres into the minimum front yard or exterior side yard.

.5 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.

.6 Maximum Building Height - 11.3 metres.

.7 A parking space a minimum of 5.4 metres by 2.7 metres shall be provided in the garage and the maximum interior garage width shall not apply.

.8 Minimum Exterior Side Yard Width – 1.5 metres

12.2174 Exception 2174

12.2174.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by the I1 zone; or

.2 the purposes permitted by R1 zone.

12.2174.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes permitted by 2174.1(1), the requirements and restrictions of the I1 zone, and

.a Minimum setback from Countryside Drive - 14.0m for all buildings and structures; or

.2 For the purposes permitted by 2174.1(2), the requirements and restrictions of the R1 – Exception 2127 zone, and

.a Minimum setback from Countryside Drive - 14.0m for all buildings and structures.

12.2175 Exception 2175

12.2175.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the RE zone.

12.2175.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.4 hectares

.2 Minimum Lot Width: 30 metres

.3 Maximum Front Yard Depth: 20 metres

.4 Minimum Dwelling Separation: 15 metres

.5 Maximum Lot Coverage: 10%, excluding permitted accessory structures

.6 Minimum Landscaped Open Space: 70 % of the front yard with a minimum of 75% of that area to be maintained as permeable landscaping capable of supporting the growth of vegetation, such as grass, trees, shrubs, flowers or other plants and shall not include materials such as rocks or stones.

.7 Maximum Driveway Width Between the Street Edge and a Point 10 metres from the Street Edge: 6 metres

.8 On lots that are permitted semicircular driveways (meaning those lots that are permitted two accesses to a street (or streets) where a driveway is connected between the two accesses, each access shall have a maximum driveway width of 6 metres between the street edge and a point 10 metres from the street edge.

12.2176 Exception 2176

12.2176.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 Zone.

12.2176.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without cold cellar may project into the minimum required front yard or minimum required exterior side yard by a maximum of 1.8 metres, and eaves and cornices may project an additional 0.6 metres into the minimum required front yard or minimum required exterior side yard.

.2 Bay windows or box-out windows with or without foundations and including eaves and cornices may project a maximum of 1.5 metres into the minimum required front yard or minimum required exterior side yard.

12. 2177. Exception 2177

12.2177.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.2177.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area shall be 530 square metres;

.2 Minimum Lot Depth shall be 12.5 metres;

.3 Minimum Rear Yard Depth shall be 2.0 metres;

.4 Maximum Building Coverage: 30%;

.5 Maximum Building Height: 11.0 metres;

.6 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.7 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;

.8 The holding (H) symbol shall not be removed until a permanent road connection (Monkton Circle and Beechmont Drive) to James Potter Road is constructed to the satisfaction of the Commissioner of Planning, Design and Development; and,

.9 Until the holding (H) symbol is removed, no buildings or structures shall be permitted.

12.2178 Exception 2178

12.2178.1 The lands shall only be used for the following purposes:

.1 Townhouse dwelling units.

12.2178.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum number of bedrooms in any dwelling unit: 2;

.2 Maximum floor area per dwelling unit above established grade shall be 165 square metres;

.3 Maximum building height not to exceed two storeys or 10.6 metres, whichever is lesser;

.4 The front face of a dwelling unit shall have a minimum setback of 4.5 metres from the limits of a private road;

.5 A porch shall have a minimum setback of 3.0 metres from the limits of a private road;

.6 A garage shall have a minimum setback of 6.0 metres from the front face of a garage to the limits of the private road;

.7 Minimum Outdoor Living Area: 30 square metres per dwelling unit;

.8 A minimum of 2.0 parking spaces per dwelling unit;

.9 No visitor parking spaces are required;

.10 The minimum rear yard setback for a dwelling located on the north side of Lacorra Way shall be 9 metres.

12.2178.3 for the purposes of Exception 2178:

.1 For the purpose of this by-law a Private Road shall mean a road which is not owned and maintained by The Corporation of the City of Brampton, The Regional Municipality of Peel, or by the Crown in Right of Ontario.

.2 For the purpose of this by-law the Limits of a Private Road shall mean the paved surface of a roadway, including any associated curb or sidewalk.

12.2179 Exception 2179

12.2179.1 The lands shall be subject to the following requirements and restrictions:

.1 The lands designated R2(H) - Exception 2179 shall be subject to the following requirements and restrictions while the (H) is in effect for the subject lands:

- .a Shall be used for a single detached dwelling
- .b The east face of a dwelling unit shall have a minimum setback of 2 metres;
- .c The north face of a dwelling unit shall have a minimum setback of 8 metres;
- .d The west face of the dwelling unit shall have a minimum rear yard setback of 14 metres;
- .e The south face of a dwelling unit shall have a minimum setback of 20 metres.

12.2179.2 The Holding (H):

.1 The Holding (H) symbol shall not be removed until the Toronto and Region Conservation Authority has indicated to the City that they are satisfied that potential flooding can be properly mitigated and have no objection with further residential development occurring on the subject lands.

.2 Once the Holding (H) symbol has been lifted, the lands designated R2 - Exception 2179 shall be subject to the following requirements and restrictions:

- .a Shall be used for a townhouse dwelling, semi-detached dwelling and single detached dwelling to an overall maximum of 3 dwelling units;
- .b The minimum interior side-yard setback shall be 2 metres;
- .c Notwithstanding Exception 2179.2(2)(b) the north face of a dwelling unit shall have a minimum side yard setback of 8 metres;
- .d The minimum rear yard setback shall be 2 metres;
- .e The minimum front yard setback shall be 10 metres.

12.2180 Exception 2180

12.2180.1 The lands shall be subject to the following requirements and restrictions:

.1 The minimum setback between a Main Building and lands zoned R1 shall be 10 metres;

.2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.3 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.4 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.5 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

.6 A detached garage shall not exceed 45 square metres.

12. 2181 Exception 2181

12.2181.1 The Holding (H):

.1 Shall be only used for a place of worship while the H is in place.

.2 The holding symbol shall only be removed once the following has occurred:

.a

.i After five years has passed from the data of assumption of the plan of subdivision which created the subject parcel (File 21T-09002B); or,

.ii After confirmation has been received that the Commissioner of Planning Design and Development is satisfied that the Brampton Faith Coalition has advised in writing, that the site is not required; or,

.iii Confirmation has been received that the Commissioner of Planning Design and Development is satisfied that in recognition of the community benefits, an alternative process has been formalized to facilitate the valuation of the property in a similar manner as the underlying methodology/formula used to calculate the Educational Development Changes and based on which schools site are presently purchased, and after 5 years has passed from the date of registration of the plan of subdivision which created the subject parcel (File 21T-09002B)

and

.b The holding symbol shall only be removed after confirmation is received that the commissioner of Planning Design and Development is satisfied that:

.i The landowner has provided evidence that the site will not be a viable place of worship; and,

.ii Sufficient justification has been provided that demonstrates how residential development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines.

.3 Once the Holding (H) symbol has been lifted, the lands designated I1- Exception 2181 can be used for those purposes, requirements and restrictions permitted in a R1 – Exception 2160

12.2182 Exception 2182

12.2182.1 The lands shall only be used for the following purposes:

.1 Uses permitted in a R1 zone.

12.2182.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a foundation or cold cellar, may encroach into the minimum required front yard or exterior side yard by a maximum of 1.8 metres but not closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;

.2 Bay windows, bow windows and box-out windows, with or without a foundation or cold cellar, may encroach a maximum of 1.0 metres into the minimum required front yard, rear yard and exterior side yard, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows, and box-out windows;

.3 The minimum lot width of a lot abutting a daylighting triangle shall be 13.0 metres;

.4 The minimum building setback to a daylighting/rounding shall be 1.2 metres;

.5 The maximum building height shall be 11.6 metres;

.6 For the purposes of Exception 2182.2.5, building height shall mean the vertical distance measured from the average finished grade at the front elevation to:

- .a In the case of a flat roof, the highest point of the roof surface;
- .b In the case of a mansard roof, the deck line; or,
- .c In the case of a peaked, gabled, hip, or gabelled roof, the mean height level between eaves and ridge.

.7 For the purpose of Exception 2182.2, the front lot line of a corner lot shall be deemed to be the lot line equal to or greater than 11.0 m but less than 30.0 metres.

12.2182.3 for the purposes of Exception 2182:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2182.2.

12.2183 Exception 2183

12.2183.1 The lands shall only be used for the following purposes:

.1 a street townhouse dwelling

.2 purposes accessory to the permitted use

12.2183.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a Interior Lot – 110 square metres

.b Corner Lot – 150 square metres

.2 Minimum Lot Width:

.a Interior Lot – 5.3 metres

.b Corner Lot – 7.3 metres

.3 Minimum Lot Depth: 22.0 metres

.4 Minimum Front Yard Depth:

.a 4.5 metres

.b 6.0 metres to the front of a garage door

.c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar

.d 3.5 metres to the bay/box/bow window with or without foundation

.5 Minimum Exterior Side Yard Width:

.a 2.0 metres

.b 1.0 metre to a porch with or without foundation or cold cellar

.6 Minimum Rear Yard Depth:

.a 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit

.b A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.

.7 Minimum Interior Side Yard Width:

.a 1.2 metres

.b 0.0 metres between common shared wall

.8 Maximum Building Height: 14.0 metres

.9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.10 The following shall apply to garages:

.a The maximum permitted cumulative garage door width is:

.i 2.5 metres on a dwelling unit less than 6.0 metres in width

.ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.

.b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.

.11 Maximum Lot Coverage: No requirement

12.2184 Exception 2184

12.2184.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling having frontage on a private lane

.2 purposes accessory to the permitted use

12.2184.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

- .a Interior Lot – 110 square metres
- .b Corner Lot – 150 square metres

.2 Minimum Lot Width:

- .a Interior Lot – 5.3 metres
- .b Corner Lot – 7.3 metres

.3 Minimum Lot Depth: 22.0 metres

.4 Minimum Front Yard Depth:

- .a 4.5 metres
- .b 6.0 metres to the front of a garage door
- .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
- .d 3.5 metres to the bay/box/bow window with or without foundation

.5 Minimum Exterior Side Yard Width:

- .a 2.0 metres
- .b 1.0 metre to a porch with or without foundation or cold cellar
- .c 0.5 metres to a parking space

.6 Minimum Rear Yard Depth:

- .a 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
- .b A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres

.b 0.0 metres between common shared wall

.8 Maximum Building Height: 14.0 metres

.9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.10 The following shall apply to garages:

.a The maximum permitted cumulative garage door width is:

.i 2.5 metres on a dwelling unit less than 6.0 metres in width

.ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.

.b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.

.11 Maximum Lot Coverage: No requirement

.12 Minimum outdoor private open space area exclusive of open space areas on dwelling unit lots: 700 square metres

.13 Minimum number of visitor parking spaces: 40 spaces within the lands zoned R2- Exception 2184, exclusive of the lands of the dwelling unit lots

.14 For the purpose of this section, the private lane is treated as a public road for zoning purposes and the front and flankage lot lines shall be the curb line of the private lane.

12.2185 Exception 2185

12.2185.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling having frontage on a private lane

.2 purposes accessory to the permitted use

12.2185.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

- .a Interior Lot – 110 square metres
- .b Corner Lot – 150 square metres

.2 Minimum Lot Width:

- .a Interior Lot – 5.3 metres
- .b Corner Lot – 7.3 metres

.3 Minimum Lot Depth: 22.0 metres

.4 Minimum Front Yard Depth:

- .a 4.5 metres
- .b 6.0 metres to the front of a garage door
- .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
- .d 3.5 metres to the bay/box/bow window with or without foundation

.5 Minimum Exterior Side Yard Width:

- .a 2.0 metres
- .b 1.0 metre to a porch with or without foundation or cold cellar
- .c 0.5 metres to a parking space

.6 Minimum Rear Yard Depth:

- .a 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
- .b A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres

.b 0.0 metres between common shared wall

.8 Maximum Building Height: 14.0 metres

.9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.10 The following shall apply to garages:

.a The maximum permitted cumulative garage door width is:

.i 2.5 metres on a dwelling unit less than 6.0 metres in width

.ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.

.b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.

.11 Maximum Lot Coverage: No requirement

.12 Minimum number of visitor parking spaces: 19 spaces within the lands zoned R2- Exception 2185, exclusive of the lands of the dwelling unit lots

.13 For the purpose of this section, the private lane is treated as a public road for zoning purposes and the front and flankage lot lines shall be the curb line of the private lane.

12.2186 Exception 2186

12.2186.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling having frontage on a private lane

.2 purposes accessory to the permitted use

12.2186.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

- .a Interior Lot – 110 square metres
- .b Corner Lot – 150 square metres

.2 Minimum Lot Width:

- .a Interior Lot – 5.3 metres
- .b Corner Lot – 7.3 metres

.3 Minimum Lot Depth: 22.0 metres

.4 Minimum Front Yard Depth:

- .a 4.5 metres
- .b 6.0 metres to the front of a garage door
- .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
- .d 3.5 metres to the bay/box/bow window with or without foundation

.5 Minimum Exterior Side Yard Width:

- .a 2.0 metres
- .b 1.0 metre to a porch with or without foundation or cold cellar
- .c 0.5 metres to a parking space

.6 Minimum Rear Yard Depth:

- .a 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
- .b A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.

.7 Minimum Interior Side Yard Width:

.a 1.2 metres, which may be reduced to 0.8 metres to a porch with or without a foundation or cold cellar

.b 0.0 metres between common shared wall

.8 Maximum Building Height: 14.0 metres

.9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.10 The following shall apply to garages:

.a The maximum permitted cumulative garage door width is:

.i 2.5 metres on a dwelling unit less than 6.0 metres in width

.ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.

.b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.

.11 Visitor Parking: No requirement

.12 Maximum Lot Coverage: No requirement

12.2186.3 for the purposes of Exception 2186:

.1 The private lane is treated as a public road for zoning purposes and the front and flankage lot lines shall be the curb line of the private lane.

12.2187 Exception 2187

12.2187.1 The lands shall only be used for the following purposes:

.1 a street townhouse dwelling

.2 a street townhouse dwelling used for display purposes or a model home, including a sales office, for a period not exceeding 5 years from the date of enactment (or Ontario Municipal Board approval) of this by-law

.3 purposes accessory to the permitted use

12.2187.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

- .a Interior Lot – 110 square metres
- .b Corner Lot – 150 square metres

.2 Minimum Lot Width:

- .a Interior Lot – 5.3 metres
- .b Corner Lot – 7.3 metres

.3 Minimum Lot Depth: 22.0 metres

.4 Minimum Front Yard Depth:

- .a 4.5 metres
- .b 6.0 metres to the front of a garage door
- .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
- .d 3.5 metres to the bay/box/bow window with or without foundation

.5 Minimum Exterior Side Yard Width:

- .a 2.0 metres
- .b 1.0 metre to a porch with or without foundation or cold cellar

.6 Minimum Rear Yard Depth:

- .a 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
- .b 3.75 metres only for the westerly most dwelling unit within this zone
- .c A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.

.7 Minimum Interior Side Yard Width:

.a 1.2 metres

.b 0.0 metres between common shared wall

.8 Maximum Building Height: 14.0 metres

.9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.10 The following shall apply to garages:

.a The maximum permitted cumulative garage door width is:

.i 2.5 metres on a dwelling unit less than 6.0 metres in width

.ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.

.b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.

.11 Maximum Lot Coverage: No requirement

12.2188 Exception 2188

12.2188.1 The lands shall only be used for the following purposes:

.1 a rear lane townhouse dwelling

.2 purposes accessory to the permitted use

12.2188.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a Interior Lot – 105 square metres

.b Corner Lot – 145 square metres

.2 Minimum Lot Width:

.a Interior Lot – 4.8 metres

.b Corner Lot – 6.8 metres

.3 Minimum Lot Depth: 22.0 metres

.4 Minimum Front Yard Depth:

.a 3.65 metres

.b 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar

.c 3.0 metres to the bay/box/bow window with or without foundation

.5 Minimum Exterior Side Yard Width:

.a 2.0 metres

.b 1.0 metre to a porch with or without foundation or cold cellar

.c 0.5 metres to a parking space

.6 Minimum Rear Yard Depth:

.a 4.5 metres

.b 6.0 metres to the front of a garage door

.c 3.0 metres to the porch with or without foundation or cold cellar

.d 3.0 metres to a balcony or terrace

.e 3.0 metres to the bay/box/bow window with or without foundation

.7 Minimum Interior Side Yard Width:

.a 1.2 metres

.b 0.0 metres between common shared wall

.8 Maximum Building Height: 15.0 metres

.9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.10 Maximum Garage Door Width: 3.7 metres

.11 Maximum Lot Coverage: No requirement

.12 Visitor Parking: No requirement

.13 Minimum Rear Yard Balcony or Terrace Space: 7.5 square metres

.14 Direct access from the front yard to the rear yard is not required.

12.2188.3 for the purposes of Exception 2188:

.1 For the purposes of this Exception, the front lot line shall be the lot line abutting Heart Lake Road

.2 For the purpose of this Exception, the rear and flankage lot lines shall be the curb line of the private lane.

12.2189 Exception 2189

12.2189.1 The lands shall only be used for the following purposes:

.1 a street townhouse dwelling

.2 purposes accessory to the permitted use

12.2189.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 120 square metres

.2 Minimum Lot Width:

- .a Interior Lot - 5.3 metres
- .b Corner Lot – 7.3 metres

.3 Minimum Lot Depth: 23 metres

.4 Minimum Front Yard Depth:

- .a 4.5 metres
- .b 6.0 metres to the front of a garage door
- .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
- .d 3.5 metres to the bay/box/bow window with or without foundation

.5 Minimum Exterior Side Yard Width: 2.0 metres

.6 Minimum Rear Yard Depth: 7.0 metres

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres
- .b 0.0 metres between common shared wall

.8 Maximum Building Height: 12.5 metres

.9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.10 The following shall apply to garages:

- .a The maximum permitted cumulative garage door width is:
  - .i 2.5 metres on a dwelling unit less than 6.0 metres in width i

.ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.

.11 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.

.12 Maximum Lot Coverage: No requirement

12.2190 Exception 2190

12.2190.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling having frontage on a private lane

.2 purposes accessory to the permitted use

12.2190.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 120 square metres

.2 Minimum Lot Width:

- .a Interior Lot – 5.3 metres
- .b Corner Lot – 7.3 metres

.3 Minimum Lot Depth: 23.0 metres

.4 Minimum Front Yard Depth:

- .a 4.5 metres
- .b 6.0 metres to the front of a garage door
- .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
- .d 3.5 metres to the bay/box/bow window with or without foundation

.5 Minimum Exterior Side Yard Width:

- .a 2.0 metres
- .b 1.0 metre to a porch with or without foundation or cold cellar
- .c 0.5 metres to a parking space

.6 Minimum Rear Yard Depth: 7.0 metres

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres
- .b 0.0 metres between common shared wall

.8 Maximum Building Height: 14.0 metres

.9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.10 The following shall apply to garages:

.a The maximum permitted cumulative garage door width is:

.i 2.5 metres on a dwelling unit less than 6.0 metres in width

.ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width

.b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit

.11 Maximum Lot Coverage: No requirement

.12 Minimum outdoor private open space area exclusive of open space areas on dwelling unit lots: 670 square metres

.13 Minimum number of visitor parking spaces: 19 spaces within the lands zoned R2- Exception 2190, exclusive of the lands of the dwelling unit lots

.14 For the purpose of this Exception, the private lane is treated as a public road for zoning purposes and the front and flankage lot lines shall be the curb line of the private lane.

12.2191 Exception 2191

12.2191.1 The lands shall only be used for the following purposes:

.1 a rear lane townhouse dwelling

.2 purposes accessory to the permitted use

12.2191.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

- .a Interior Lot – 105 square metres
- .b Corner Lot – 145 square metres

.2 Minimum Lot Width:

- .a Interior Lot – 4.8 metres
- .b Corner Lot – 6.8 metres

.3 Minimum Lot Depth: 22.0 metres

.4 Minimum Front Yard Depth:

- .a 3.65 metres
- .b 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
- .c 3.0 metres to a balcony
- .d 3.0 metres to the bay/box/bow window with or without foundation

.5 Minimum Exterior Side Yard Width:

- .a 2.0 metres
- .b 1.0 metre to a porch with or without foundation or cold cellar

.6 Minimum Rear Yard Depth:

- .a 4.5 metres
- .b 6.0 metres to the front of a garage door
- .c 3.0 metres to the porch with or without foundation or cold cellar
- .d 3.0 metres to a balcony or terrace
- .e 3.0 metres to the bay/box/bow window with or without foundation

.7 Minimum Interior Side Yard Width:

.a 1.2 metres

.b 0.0 metres between common shared wall

.8 Maximum Building Height: 13.0 metres

.9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.10 Maximum Garage Door Width: 3.7 metres

.11 Maximum Lot Coverage: No requirement

.12 No more than 9 dwelling units shall be attached

.13 Visitor Parking: No requirement

.14 Minimum Rear Yard Balcony or Terrace Space: 7.5 square metres

.15 For the purposes of this Exception, the front lot line shall be the lot line abutting Heart Lake Road

.16 For the purpose of this Exception, the rear and flankage lot lines shall be the curb line of the private lane.

12.2192 Exception 2192

12.2192.1 The lands shall only be used for the following purposes:

.1 An office;

.2 A research and development facility in conjunction with an office;

.3 Accessory uses in conjunction with the uses permitted in Exception 12.2192.1.1 to 12.2192.1.2; and,

.4 The following other permitted uses:

- .a A retail establishment;
- .b A convenience store or grocery store, to a maximum of 1,858 square metres for one or more uses;
- .c A dry cleaning and laundry establishment;
- .d A dining room restaurant;
- .e A take-out restaurant;
- .f A service shop;
- .g A personal service shop, but excluding a massage or body rub parlour;
- .h A printing or copying establishment;
- .i A university, college, commercial, technical or recreational school;
- .j A community club;
- .k A health centre or fitness centre;
- .l A day nursery;
- .m An animal hospital;
- .n A hotel which may include a conference centre;
- .o A bank, trust company or financial institution;
- .p A theatre;
- .q An automotive retail store; and
- .r Accessory uses to the permitted uses contained in Exception 12.2192.1.4 of this By-law.

.5 Notwithstanding the permitted uses listed in 12.2192.1, any use located at or above the second storey shall be Limited to the following permitted uses:

- .a An office;

.b A research and development facility in conjunction with an office;

.c A university, college commercial, technical or recreational school;

.d A health centre or fitness centre; and

.e A bank, trust company or financial institution.

12.2192.2 The following uses shall not be permitted:

.1 A retail warehouse;

.2 A warehouse;

.3 A supermarket;

.4 An adult video store; and

.5 A adult entertainment parlour.

12.2192.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: For buildings located within 54.5 metres of Steeles Avenue West, the Minimum Front Yard Setback shall be 4.5 metres; and,

.2 Maximum Front Yard Depth:

.a For buildings located within 54.5 metres of Steeles Avenue West, the Maximum Front Yard Setback shall be 7.5 metres; and,

.b For buildings located beyond 54.5 metres from Steeles Avenue West, there shall Be no Maximum Front Yard Setback;

.3 Minimum Building Setback to all other lot lines: 6.0 metres except that where a lot line abuts an Agricultural or Floodplain zone the minimum requirement is 0.0 metres;

.4 Minimum Building Height:

.a 3 storeys for any portion of a building Located within 24.5 metres of Steeles Avenue West;

.b 5 storey for hotel building;

.c 6 storeys for any other building; and

.d 1 storey for all other locations.

.5 Notwithstanding the minimum building height required in Exception 12.2192.3.4, there is no minimum building height requirement for an accessory parking structure;

.6 Maximum encroachment into the Minimum Required Front Yard Setback For canopies, porches and patios shall be 2.5 metres;

.7 Continuous Building Wall: A building wall or walls at grade shall be a Minimum of 50 per cent of the entire available frontage facing Steeles Avenue West. Available frontage shall be the total frontage excluding Driveways and pedestrian sidewalks;

.8 Minimum Landscaped Open Space, except at approved access locations:

.a A width of 6.0 metres abutting Steeles Avenue West and which may be reduced to 4.5 metres when the area between a building and lot line are exclusively landscaped and not used for parking and/or driveway purposes; and,

.b 0.0 metres abutting all other zone boundaries

.9 Minimum Ground Floor Height: 4.5 metres

.10 The openings for waste disposal, service and loading facilities of any Buildings shall be screened from public view from a public street;

.11 All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;

.12 Parking: The minimum parking requirements set out in the general provisions of the By-law shall apply, except where an above ground and/or below ground Parking structure is provided, in which case a 10 per cent parking Reduction shall be applied to the parking requirements for the associated use;

.13 With the exception of seasonal display of goods associated with a permitted retail establishment with an associated garden centre, outside storage shall not be permitted;

.14 Notwithstanding the requirements above, the minimum setbacks for parking structures below established grade shall be 0.0 metres, including associated structures; and,

.15 A surface parking lot shall not be permitted within:

.a 50.0 metres of Steeles Avenue, unless it is required in association with the parking requirements for a building that is located within 50.0 metres of Steeles Avenue; and,

.b 100.0 metres of Mississauga Road, unless it is required in Association with the parking requirements for a building that is Located within 100.0 metres of Mississauga Road.

.16 All lands zoned OC-2192 and OC-20 shall be treated as one lot for zoning purposes.

12.2192.4 for the purposes of Exception 2192:

.1 A “Conference Centre” shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and my include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a place of worship.

.2 A “Retail Warehouse” shall mean a building or structure or part of a building or structure having a minimum gross leasable floor area of 1860 square metres, where the building or structure, or part

of the building or structure is occupied by a single user, and where the use is the warehousing and retailing of goods and materials to the general public. A retail warehouse shall not include a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet.

.3 An “Automotive Retail Store” shall mean a retail establishment selling automotive parts and supplies as well as camping goods, garden supplies, tools, buildings supplies excluding lumber and other household supplies, and which is not a retail warehouse.

12.2193 Exception 2193

12.2193.1 The lands shall only be used for the following purposes:

.1 a service station;

.2 a gas bar;

.3 a motor vehicle washing establishment

.4 a dining room restaurant, convenience restaurant, take-out restaurant;

.5 banquet facilities;

.6 a community club;

.7 a tool and equipment rental establishment within an enclosed building;

.8 a retail establishment having no outside storage;

.9 a convenience store;

.10 a personal service shop;

.11 a dry cleaning and laundry distribution station;

.12 a bank, trust company and finance company;

.13 an office;

.14 an animal hospital; and

.15 purposes accessory to the other permitted purposes;

12.2193.2 The following uses are specifically prohibited:

.1 an adult entertainment parlour;

.2 an adult video store;

.3 an adult book store;

.4 a massage or body rub parlour;

.5 an amusement arcade; and,

.6 a garden centre sales establishment.

12.2193.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Building Setback- 0 metres to a Natural System or Open Space zone.

.2 Minimum Building Setback to the easterly property boundary – 3 metres.

.3 Minimum Building Setback to the northerly property boundary – 1.5 metres.

.4 Minimum Landscaped Open Space – 3.0 metres along Airport Road, except at approved vehicular access locations.

.5 all garbage and refuse storage including any containers for the storage of recyclable materials shall be enclosed within the building.

.6 no outside storage shall be permitted.

.7 Maximum building height – two storeys.

12.2194 Exception 2194

12.2194.1 The lands shall only be used for the following purposes:

.1 Flood and erosion control.

.2 Any conservation area or purposes.

12.2195 Exception 2195

12.2195.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 zone;

12.2195.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum side yard width between the building and the lot line abutting the gateway/entry feature block shall be 3.0 metres. Encroachments into the minimum side yard width shall be permitted in accordance with Section 3.10 of the By-law.

12.2196 Exception 2196

12.2196.1 The lands shall only be used for the following purposes:

.1 An office;

.2 A research and development facility in conjunction with an office;

.3 A hotel;

.4 A conference centre;

.5 Only in conjunction with the uses permitted in Exception 2196.1(1) to 2196.1(4), the following purposes:

- .a A bank, trust company or financial institution;
- .b A retail establishment having no outside storage;
- .c A convenience store;
- .d A dry cleaning and laundry establishment;
- .e A dining room restaurant, a take-out restaurant;
- .f A service shop;
- .g A personal service shop, but excluding a massage or body rub parlour;
- .h A printing or copying establishment;
- .i A commercial school;
- .j A community club;
- .k A health or fitness centre; and,
- .l A day nursery.

.6 A park and playground;

.7 The purposes permitted by the NS zone;

.8 A warehouse; and

.9 The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use.

.10 Accessory

- .a An associated educational use;
- .b An associated office;

.c A retail outlet operated in connection with a particular purpose permitted by Exception 2196.1(8) and (9), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and

.d Purposes accessory to the other permitted purposes.

12.2196.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 2.0 hectares;

.2 Minimum Lot Width: 60 metres;

.3 Minimum Front Yard Depth: 6 metres;

.4 Minimum Lot Depth: 45 metres

.5 Minimum Interior Side Yard Width, abutting a residential zone, for zone, for uses permitted in Exception 2196.1(1) to 2196.1(7): 9.0 metres;

.6 Minimum Interior Side Yard Width, abutting a residential zone, for uses permitted in Exception 2196.1(8) to 2196.1(9): 21.0 metres;

.7 Minimum Rear Yard Depth: 6 metres

.8 Minimum building setback to a lot line abutting Highway 407 and Transitway right-of-way; 14.0 metres;

.9 Minimum Building Setback to a Natural System or Open Space zone: 5.0 metres;

.10 Maximum Building Height: 13.8m, except for an office or hotel;

.11 Minimum Building Height: 9.5 metres

.12 Minimum Landscaped Open Space, except at approved driving location:

.a A width of 3.0 metres, in the front , rear, interior side, and exterior side yards;

.13 Uses permitted in Exception 2196.1(5) shall be limited to a maximum of 20% of gross floor area of the building in which it is located.

.14 Uses permitted in Exception 2196.1(1) shall not be less than the lesser of:

.a 10% of the total gross floor area; or

.b 1,858 square metres.

.15 Uses permitted in Exception 2196.1(7) shall be subject to the requirements and restrictions contained within the NS zone category;

.16 The openings for waste disposal, service and loading facilities of any buildings shall not face a residential zone or Highway 407, and otherwise, shall be screened from public view from any other public street;

.17 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be screen within an enclosure;

.18 Outside storage shall not be permitted.

12.2196.3 for the purposes of Exception 2196:

.1 For the purpose of this by-law a “conference centre” shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution..

12.2197 Exception 2197

12.2197.1 The lands shall only be used for the following purposes:

.1 Dual Frontage Townhouse Dwelling; and

.2 Townhouse Dwelling

12.2197.2 The lands shall be subject to the following requirements and restrictions:

.1 Shall be subject to the following requirements and restrictions:

- .a Notwithstanding any other provision of the By-law, the width of a private road providing access from Bramalea Road may be reduced to a minimum of 3.75 metres provided that mutual access arrangements with the adjacent property to the north have been secured resulting in a total minimum width of 7.0 metres for two-way traffic;
- .b Dual frontage townhouse dwellings shall be required within 25 metres of the lot line abutting Bramalea Road;
- .c A common amenity area owned by a condominium corporation shall be provided having an area not less than 215 square metres;
- .d Notwithstanding any other provision of the By-law, a residential driveway shall have a maximum width of 3.0 metres;

.2 Dual Frontage Townhouse Dwellings shall also be subject to the following additional requirements and restrictions:

- .a The lot line abutting Bramalea Road shall be deemed to be the front lot line for Zoning purposes;
- .b Fencing shall be permitted in the front yard to a maximum height of 1.2 metres;
- .c Garbage and recycling receptacles shall not be stored in the front yard, rear yard, or side yard;
- .d Air conditioning units shall not be permitted in the front;
- .e Notwithstanding any other provision of the By-law, direct pedestrian access from front to rear is not required;
- .f Minimum Lot Area: 150 square metres per dwelling unit
- .g Minimum Lot Width: Interior Lot: 6.0 metres Corner Lot: 6.5 metres
- .h Minimum Yard Setbacks for a Principal Building:
  - .i the front wall of a dwelling unit:
    1. 3.0 metres to a lot line abutting a street

.ii the rear wall of a dwelling unit:

1. 4.5 metres to a lot line abutting a private road
2. 6.0 metres between a garage door opening and a lot line abutting private road

.iii The side wall of a dwelling unit

1. 1.2 metres to a private road
2. 1.2 metres to an amenity area

.i Maximum Building Height 13 metres

.j Minimum Landscaped Open Space: Other than approved driveway locations and permitted encroachments per 3.10 of this By-law, the areas of the front yard, rear yard and side yard of a dwelling shall only be used as landscaped open space

.k The following shall not be permitted in the rear yard

.i Sheds or accessory structures

.ii Boats, trailers and/or seasonal recreational equipment

.l Garage Control: The maximum garage door width per dwelling unit shall be 2.5 metres

.3 Townhouse Dwellings shall also be subject to the following additional requirements and restrictions:

.a Minimum Lot Area: 120 square metres per dwelling unit;

.b Minimum Lot Width:

.i Interior Lot: 6.0 metres

.ii Corner Lot: 6.5 metres

.c Minimum Yard Setbacks for a Principal Building:

.i the front wall of a dwelling unit:

1. 4.5 metres to a lot line abutting a private road
2. 6 metres between a garage door opening and a lot line abutting a private road

.ii the rear wall of a dwelling unit:

1. 5.4 m to a rear lot line

.iii the side wall of a dwelling unit:

1. 1.4 metres a private road or visitor parking lot
2. 3 metres in all other instances

.d Maximum Building Height 13.0 metres

.e Minimum Landscaped Open Space:

.i Other than approved driveway locations and permitted encroachments per 6.13 of this By-law, the front yard and side yard of a dwelling shall only be used as landscaped open space

.ii Each dwelling unit shall have a minimum of 25 square metres of landscaped open space in the rear yard

.f Garage Control: The maximum garage door width per dwelling unit shall be 2.5m

.g Garbage and recycling receptacles shall not be stored in the front yard or the side yard

12.2198 Exception 2198

12.2198.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone;

12.2198.2 The lands shall be subject to the following requirements and restrictions:

.1 The minimum rear yard setback shall be 6 metres.

12.2199 Exception 2199

12.2199.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2199.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 310.0 square metres;
- .b Corner Lot – 355.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.5 metres
- .b Corner Lot: 14.3 metres

.3 Minimum Lot Depth: No minimum required;

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
- .h 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;

.e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres;

.b 0.6 metres to a one storey garage;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d for two adjoining lots where an interior side yard setback of 0.6 metres to a one storey garage is allowed, then two adjacent interior side yards of 0.6 metres can be paired;

.e 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.f 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.g 0.6 metres to an accessory building; and

.h 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.b for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.c a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard;

.d the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.e the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 The driveway width shall not exceed the exterior width of the garage:

12.2199.3 for the purposes of Exception 2199:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2199.2.

12.2200 Exception 2200

12.2200.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2200.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 310.0 square metres;

.b Corner Lot – 355.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 12.5 metres

.b Corner Lot: 14.3 metres

.3 Minimum Lot Depth: No minimum required;

.4 Minimum Front Yard Depth:

.a 3.0 metres;

.b 5.5 metres to a garage door facing the front lot line;

.c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;

.d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

.g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and

.h 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 3.0 metres for an interior lot;

.b 3.0 metres for a corner lot

.c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;

.d 0.6 metres to an accessory building and/or the side wall of a garage, where access to the garage is from the exterior side yard; and

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres;

.b 0.6 metres to a one storey garage;

.c for two adjoining lots where an interior side yard setback of 0.6 metres to a one storey garage is allowed, then two adjacent interior side yards of 0.6 metres can be paired;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.f 0.6 metres to an accessory building; and

.g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.b for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.c a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard;

.d the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.e the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 The driveway width shall not exceed the exterior width of the garage:

.16 80 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:

12.2200.3 for the purposes of Exception 2200:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2200.2.

12.2201 Exception 2201

12.2201.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2201.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 225.0 square metres;

.b Corner Lot – 255.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 9.0 metres

.b Corner Lot: 10.8 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth:

.a 3.0 metres;

.b 5.5 metres to a garage door facing the front lot line;

.c 4.5 metres to the front of a garage from a daylight rounding/triangle;

.d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

.h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and

.i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;

.e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for interior each lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.f 0.6 metres to an accessory building; and

.g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;

.g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.i the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.16 The driveway width shall not exceed the exterior width of the garage:

12.2201.3 for the purposes of Exception 2201:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2201.2.

12.2202 Exception 2202

12.2202.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1.

12.2202.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 225.0 square metres;
- .b Corner Lot – 255.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 9.0 metres
- .b Corner Lot: 10.8 metres

.3 Minimum Lot Depth: No minimum required;

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
- .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 3.0 metres for an interior lot;

.b 3.0 metres for a corner lot

.c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres; and

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.f 0.6 metres to an accessory building; and

.g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;

.g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.i the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.16 The driveway width shall not exceed the exterior width of the garage:

.17 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:

12.2202.3 for the purposes of exception 2202:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2202.2.

12.2203 Exception 2203

12.2203.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2203.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 175.0 square metres;
- .b Corner Lot – 220.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 7.2 metres
- .b Corner Lot: 9.0 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.j for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner unit provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey or a wood deck off the main floor;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.c 0.6 metres to an accessory building; and

.d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width equal to 7.2 metres but less than 9.0 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall not exceed 50% of the dwelling unit width or 6.4 metres whichever is greater;

.f 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;

.g a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots greater than 11.0 metres;

.h a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.i the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.j the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.k the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.16 The driveway width shall not exceed the exterior width of the garage;

.17 Section 4.2.B.1 shall not apply;

12.2203.3 for the purposes of section 2203:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2203.2.

12.2204 Exception 2204

12.2204.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone.

12.2204.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 129.0 square metres;
- .b Corner Lot – 185.0 square metres;
- .c End Lot – 155.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 5.5 metres
- .b Corner Lot: 8.5 metres
- .c End Lot: 6.7 metres

.3 Minimum Lot Depth: 23.5 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to garage door facing the front lot line;
- .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
- .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 5.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.6 metres to an accessory building; and

.c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

.9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;

.10 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.12 The following provisions apply to garages:

.a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;

.e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;

.f a two bay garage shall be permitted on a corner lot;

.g the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.h the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.i the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

.13 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.14 The following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.16 Notwithstanding any other provision of the By-law, the following shall apply:

.a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;

.17 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.18 The driveway width shall not exceed the width of the garage;

.19 Section 4.2.B.1 shall not apply;

12.2204.3 for the purposes of Exception 2204:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2204.2

12.2205 Exception 2205

12.2205.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone.

12.2205.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 70.0 square metres;
- .b Corner Lot – 110.0 square metres;
- .c End Lot – 90.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 4.4 metres
- .b Corner Lot: 7.4 metres
- .c End Lot: 5.6 metres

.3 Minimum Lot Depth: 16.9 metres

.4 Minimum Front Yard Depth:

- .a 0.0 metres;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.h for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

.a No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.5 metres to a detached garage;

.c 0.0 metres when abutting side lot line coincides with a common wall between two garages;

.d 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or without foundation or cold cellar;

.e 0.6 metres to an accessory building, except for a detached garage; and

.f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

.9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;

.10 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.11 Maximum Lot Coverage – no requirement;

.12 Minimum Amenity Area:

.a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;

.13 The following provisions apply to garages:

.a a garage door width shall not exceed the width of any unit or main wall of a dwelling; and

.b notwithstanding any other provision of the By-law, a detached garage may exceed 24 square metres;

.14 The following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.15 Notwithstanding Section 3.10 Table 3.10.1 a porch, balcony and deck is permitted in the interior side yard;

.16 Notwithstanding any other provision of the By-law, front to rear yard pedestrian access through the dwelling unit does not need to be provided;

.17 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;

.18 The driveway width shall not exceed the width of the lot;

.19 Section 4.2.B.1 shall not apply;

.20 Notwithstanding any other provision of the By-law, the following shall apply:

.a a minimum of 1 parking space for each residential unit shall be provided on each lot;

.21 Air conditioning units are permitted to be located on a balcony or uncovered terrace;

.22 A public/private lane is deemed to be a street for zoning purposes;

.23 For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;

.24 For zoning purposes, when a lot abuts an open space zone (OS), the lot line abutting the open space zone shall be deemed to be the front lot line, and the lot line abutting a laneway shall be deemed to be the rear lot line.

12.2205.3 for the purposes of Exception 2205:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2205.2.

12.2206 Exception 2206

12.2206.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone.

12.2206.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 78.0 square metres;
- .b Corner Lot – 105.0 square metres;
- .c End Lot – 90.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 6.0 metres
- .b Corner Lot: 9.0 metres
- .c End Lot: 7.2 metres

.3 Minimum Lot Depth: 13.0 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation may encroach 2.0 metres into the minimum front yard;
- .f a porch and/or balcony with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .g a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay, bow or box window with or without foundation, may encroach to within 0.0 metres of a daylight rounding/triangle; and
- .i a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

.5 Minimum Exterior Side Yard:

.a 3.0 metres;

.b 1.2 metres to a public lane;

.c 5.5 metres to a garage door facing the exterior side yard; the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;

.d a porch and /or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum exterior side yard;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding;

.f a bay window, bow window or box window with or without foundation or cold cellar and a chimney may encroach 1.0 metres into the minimum exterior side yard;

.g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and

.h for corner lots with an exterior side of 1.2m adjacent to a lane, the maximum encroachment of any type into the exterior side yard shall be 0.5 metres;

.6 Notwithstanding any other provision of the By-law, the following shall apply:

.a Minimum rear yard 0.0 metres;

.7 Minimum Interior Side Yard:

.a 1.2 metres;

.b 0.0 metres abutting a side lot line that coincides with the shared common wall between two dwellings; and

.c 0.7 metres to a bay, bow, or box window with or without foundation;

.8 Maximum Building Height – 14.0 metres;

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 For Back to Back Townhouses, a maximum of 16 dwelling units may be attached in a contiguous structure, provided the structure is only 8 units wide and 2 units deep;

.11 Minimum Amenity Area:

.a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;

.12 Air conditioning units are permitted to be located on a balcony or in the front yard;

.13 The following provisions apply to garages:

.a the maximum cumulative garage door width shall be 3.7 metres for interior and end units equal to 6.0 metres;

.b the maximum cumulative garage door width for interior lots greater than 6.0 metres but less than 9.8 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for interior lots equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.0 metres;

.e the maximum cumulative garage door width for corner lots shall be 4.9 metres;

.f a two bay garage shall be permitted on an exterior corner lot;

.g the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.h the maximum interior garage width shall be 0.6 metres wider than the permitted maximum cumulative garage door width;

.i the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

.14 A walkout balcony/uncovered terrace is permitted on the second and third stories;

.15 The following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

.16 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.17 Notwithstanding any other provision of the By-law, no more than 16 dwelling units shall be attached;

.18 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres.

.19 Section 4.2.B.1 shall not apply;

12.2206.3 for the purposes of Exception 2206:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2206.2.

12.2207 Exception 2207

12.2207.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 Zone.

12.2207.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 20.0 metres

12.2208 Exception 2208

12.2208.1 The lands shall only be used for the following purposes:

.1 Uses permitted by the I1 zone;

.2 R1-Exception 2199, R1-Exception 2201, R1—Exception 2203, R2-Exception-2204, and R2-Exception 2205; and

.3 A gas regulator facility

12.2208.2 The lands shall be subject to the following requirements and restrictions:

.1 Shall be subject to the requirements and restrictions relating to the I1, R1 and R2 zones and the general provisions of this by-law not in conflict with those Exceptions 2199.2, 2201.2, 2203.2, 2204.2, and 2205.2.

.2 Minimum Front Yard for a gas regulator facility: 0.0 metres;

.3 Minimum Interior Side Yard for a gas regulator facility: 0.0 metres;

.4 Minimum Exterior Side Yard for a gas regulator facility: 0.0 metres;

.5 Minimum Rear Yard for a gas regulator facility: 0.0 metres;

.6 Infrastructure for various other utilities shall be exempt from the requirements and restrictions of Section Exception 2208.2, except that a minimum 3.0 metre setback from the front lot line is required;

12.2208.3 for the purposes of Exception 2208:

.1 Shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2208.2.

12.2209 Exception 2209

12.2209.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2209.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 225.0 square metres;

.b Corner Lot – 255.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 9.0 metres

.b Corner Lot: 10.8 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth:

.a 3.0 metres;

.b 5.5 metres to a garage door facing the front lot line;

.c 4.5 metres to the front of a garage from a daylight rounding/triangle;

.d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

.h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and

.i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;

.e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.f 0.6 metres to an accessory building; and

.g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;

.g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.i the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 Other Setbacks:

.a when abutting the TransCanada Pipe Line right-of-way the minimum permanent building setback shall be 7.0 metres; and

.b when abutting the TransCanada Pipe Line right-of-way the minimum accessory building setback shall be 3.0 metres;

.14 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.15 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.16 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.17 The driveway width shall not exceed the exterior width of the garage:

.18 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:

12.2209.3 for the purposes of Exception 2209:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2209.2.

12.2210 Exception 2210

12.2210.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2210.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 225.0 square metres;

.b Corner Lot – 255.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 9.0 metres

.b Corner Lot: 10.8 metres

.3 Minimum Lot Depth: No minimum required;

.4 Minimum Front Yard Depth:

.a 3.0 metres;

.b 5.5 metres to a garage door facing the front lot line;

.c 4.5 metres to the front of a garage from a daylight rounding/triangle;

.d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

.h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and

.i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 3.0 metres for an interior lot;

.b 3.0 metres for a corner lot

.c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres; and

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.f 0.6 metres to an accessory building; and

.g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;

.g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.i the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 Other Setbacks:

.a when abutting the TransCanada Pipe Line right-of-way the minimum permanent building setback shall be 7.0 metres; and

.b when abutting the TransCanada Pipe Line right-of-way the minimum accessory building setback shall be 3.0 metres;

.14 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.15 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.16 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.17 The driveway width shall not exceed the exterior width of the garage:

.18 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:

12.2210.3 for the purposes of Exception 2210:

.19 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2210.2.

12.2211 Exception 2211

12.2211.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone.

12.2211.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 129.0 square metres;
- .b Corner Lot – 185.0 square metres;
- .c End Lot – 155.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 5.5 metres
- .b Corner Lot: 8.5 metres
- .c End Lot: 6.7 metres

.3 Minimum Lot Depth: 23.5 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to garage door facing the front lot line;
- .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
- .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

.a 5.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.6 metres to an accessory building; and

.c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

.9 For the purposes of this by-law, Mercedes Road shall be deemed to be the front yard;

.10 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;

.11 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.12 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.13 The following provisions apply to garages:

.a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8m shall be 4.6 metres;

.c the maximum cumulative garage door width for interior lots, with a lot width Page 3 of 3 equal to 9.8 metres but less than 10.7 metre shall be 5.0 metres;

.d the maximum cumulative garage door width for interior end lots, with a lot width equal to 10.7 metres but less than 12.2 metre shall be 5.5 metres;

.e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;

.f a two bay garage shall be permitted on a corner lot;

.g the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.h the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.i the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

.14 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.15 The following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

.16 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.17 Notwithstanding any other provision of the By-law, the following shall apply:

.a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;

.18 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.19 The driveway width shall not exceed the width of the garage;

.20 Section 4.2.B.1 shall not apply;

12.2211.3 for the purposes of Exception 2211:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2211.2.

12.2212 Exception 2212

12.2212.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2212.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 310.0 square metres;

.b Corner Lot – 355.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 12.5 metres

.b Corner Lot: 14.3 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth:

.a 3.0 metres;

.b 5.5 metres to a garage door facing the front lot line;

.c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;

.d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

.g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and

.h 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;

.e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres;

.b 0.6 metres to a one storey garage;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d for two adjoining lots where an interior side yard setback of 0.6 metres to a one storey garage is allowed, then two adjacent interior side yards of 0.6 metres can be paired;

.e 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.f 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.g 0.6 metres to an accessory building; and

.h 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.b for lots greater than 14.0 metres wide, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.c a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard;

.d the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.e the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 The driveway width shall not exceed the exterior width of the garage:

12.2212.3 for the purposes of Exception 2212:

.16 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2212.2.

12.2213 Exception 2213

12.2213.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 Zone.

12.2213.2 The lands shall be subject to the following requirements and restrictions:

.1 For zoning purposes, the front lot line shall be that which abuts Lost Canyon Way;

.2 The minimum rear yard depth shall be 5 metres;

.3 No accessory buildings, structures, detached garage and swimming pools are permitted within the rear yard, the minimum required side yard or minimum required front yard;

.4 Any fence may not exceed 1.5 metres in height in the minimum required rear yard and may not exceed 1.2 metres in height in the minimum required front yard;

.5 Any garage may project into the front yard any distance beyond a porch or front wall of a dwelling provided the minimum front yard depth of 6 metres for a garage is complied with;

.6 Unenclosed porches and balconies, with or without foundations and a cold cellar may, project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.7 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices, and roof eaves, may project a maximum of 1 metre into any front yard, exterior side yard or rear yard; and,

.8 On lots greater than 14 metres wide, the maximum interior garage width shall be the greater of:

.a 50% of the dwelling unit width; or,

.b 5.6 metres

12.2214 Exception 2214

12.2214.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2214.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 225.0 square metres;

.b Corner Lot – 255.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 9.0 metres

.b Corner Lot: 10.8 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth:

.a 3.0 metres;

.b 5.5 metres to a garage door facing the front lot line;

.c 4.5 metres to the front of a garage from a daylight rounding/triangle;

.d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

.h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and

.i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;

.e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.f 0.6 metres to an accessory building; and

.g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for lots, with a lot of width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;

.g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.i the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.16 The driveway width shall not exceed the exterior width of the garage:

12.2214.3 for the purposes of Exception 2214:

.17 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2214.2.

12.2215 Exception 2215

12.2215.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2215.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 225.0 square metres;

.b Corner Lot – 255.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 9.0 metres

.b Corner Lot: 10.8 metres

.3 Minimum Lot Depth: No minimum required;

.4 Minimum Front Yard Depth:

.a 3.0 metres;

.b 5.5 metres to a garage door facing the front lot line;

.c 4.5 metres to the front of a garage from a daylight rounding/triangle;

.d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

.h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and

.i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 3.0 metres for an interior lot;

.b 3.0 metres for a corner lot

.c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres; and

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.f 0.6 metres to an accessory building; and

.g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;

.g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.i the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.16 The driveway width shall not exceed the exterior width of the garage:

.17 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard

12.2215.3 for the purposes of Exception 2215:

.18 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2215.2.

12.2216 Exception 2216

12.2216.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2216.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 175.0 square metres;
- .b Corner Lot – 220.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 7.2 metres
- .b Corner Lot: 9.0 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.j for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner unit provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey or a wood deck off the main floor;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.c 0.6 metres to an accessory building; and

.d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width equal to 7.2 metres but less than 9.0 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall not exceed 50% of the dwelling unit width or 6.4 metres whichever is greater;

.f 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;

.g a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots greater than 11.0 metres;

.h a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.i the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.j the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.k the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.16 The driveway width shall not exceed the exterior width of the garage;

.17 Section 4.2.B.1 shall not apply;

12.2216.3 for the purposes of Exception 2216:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2216.2.

12.2217 Exception 2217

12.2217.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone.

12.2217.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 129.0 square metres;
- .b Corner Lot – 185.0 square metres;
- .c End Lot – 155.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 5.5 metres
- .b Corner Lot: 8.5 metres
- .c End Lot: 6.7 metres

.3 Minimum Lot Depth: 23.5 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to garage door facing the front lot line;
- .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
- .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

.a 5.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.6 metres to an accessory building; and

.c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

.9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;

.10 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.12 The following provisions apply to garages:

.a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8m shall be 4.6 metres;

.c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metre shall be 5.0 metres;

.d the maximum cumulative garage door width for interior end lots, with a lot width equal to 11.0 metres but less than 12.2 metre shall be 5.5 metres;

.e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;

.f a two bay garage shall be permitted on a corner lot;

.g the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.h the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.i the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

.13 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.14 The following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.16 Notwithstanding any other provision of the By-law, the following shall apply:

.a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;

.17 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.18 The driveway width shall not exceed the width of the garage;

.19 Section 4.2.B.1 shall not apply;

12.2217.3 for the purposes of Exception 2217:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2217.2.

12.2218 Exception 2218

12.2218.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone.

12.2218.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 70.0 square metres;
- .b Corner Lot – 110.0 square metres;
- .c End Lot – 90.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 4.4 metres
- .b Corner Lot: 7.4 metres
- .c End Lot: 5.6 metres

.3 Minimum Lot Depth: 16.9 metres

.4 Minimum Front Yard Depth:

- .a 0.0 metres;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.h for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.5 metres to a detached garage;

.c 0.0 metres when abutting side lot line coincides with a common wall between two garages;

.d 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or without foundation or cold cellar;

.e 0.6 metres to an accessory building, except for a detached garage; and

.f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

.9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;

.10 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.11 Maximum Lot Coverage – no requirement;

.12 Minimum Amenity Area:

.a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;

.13 The following provisions apply to garages:

.a a garage door width shall not exceed the width of any unit or main wall of a dwelling; and

.b notwithstanding any other provision of the By-law, a detached garage may exceed 24 square metres;

.14 The following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.16 Notwithstanding any other provision of the By-law front to rear yard pedestrian access through the dwelling unit does not need to be provided;

.17 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;

.18 The driveway width shall not exceed the width of the lot;

.19 Section 4.2.B.1 shall not apply;

.20 Notwithstanding any other provision of the By-law,, the following shall apply:

.a a minimum of 1 parking space for each residential unit shall be provided on each lot;

.21 Air conditioning units are permitted to be located on a balcony or uncovered terrace;

.22 A public/private lane is deemed to be a street for zoning purposes;

.23 For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;

.24 For zoning purposes, when a lot abuts an open space zone (O), the lot line abutting the open space zone shall be deemed to be the front lot line, and the lot line abutting a laneway shall be deemed to be the rear lot line. Therefore Section 6.6 shall not apply;

12.2218.3 for the purposes of Exception 2218:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2218.2.

12.2219 Exception 2219

12.2219.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone.

.1 The following uses are permitted within a Live-Work Townhouse dwelling on the ground floor:

- .a A residential unit;
- .b Bank, trust company and finance company;
- .c Service shop;
- .d Retail establishment with no outdoor storage or display;
- .e Home occupation;
- .f Commercial, technical or recreational school;
- .g Art gallery;
- .h Artist and photography studio including framing;
- .i Personal service shop;
- .j A health or fitness centre;
- .k A dining room restaurant, and take-out restaurant;
- .l A Laundromat;
- .m A dry cleaning and laundry distribution station;
- .n A printing or copying establishment;
- .o A custom workshop;
- .p An animal hospital and or veterinary clinic;
- .q An office, including the office of a health care practitioner;
- .r A convenience store;
- .s A day nursery;
- .t A police station;
- .u A radio or television broadcast establishment; and
- .v Purposes accessory to the other permitted purposes;

12.2219.2 The following uses are specifically prohibited:

.1 A tattoo parlour;

.2 An amusement arcade;

.3 A massage or body rub parlour;

.4 The repair and servicing of motor vehicles or internal combustion engines;

.5 A billiard parlour or pool hall; and

.6 An adult video store or adult book store;

12.2219.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 122.0 square metres;

.b Corner Lot – 140.0 square metres;

.c End Lot – 140.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 7.0 metres

.b Corner Lot: 8.8 metres

.c End Lot: 8.2 metres

.3 Minimum Lot Depth: 17.5 metres

.4 Minimum Front Yard Depth:

.a 0.0 metres;

.b a canopy, roof overhang, eaves troughs, architectural brackets, goose neck lamps, and architectural cornices may encroach into a public road allowance a maximum 0.5 metres; and

.c an awning may encroach into a public road allowance by a maximum 0.5 metres;

.5 Minimum Exterior Side Yard:

.a 0.0 metres;

.b a canopy, roof overhang, eaves troughs, architectural brackets, goose neck lamps, and architectural cornices may encroach into a public road allowance a maximum 0.5 metres; and

.c an awning may encroach into a public road allowance by a maximum 0.5 metres;

.6 Minimum Rear Yard:

.a No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;

.7 Minimum Interior Side Yard:

.a 1.2 metres, and 0.0 metres when the abutting side lot line coincides with a common wall between two dwellings;

.b 0.5 metres to a detached garage;

.c 0.0 metres when abutting side lot line coincides with a common wall between two garages;

.d 0.6 metres to an accessory building, except for a detached garage; and

.e 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 Maximum Lot Coverage – no requirement;

.11 Minimum Amenity Area:

.a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;

.12 The following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1,the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.13 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;

.14 Sections 4.1.B.1 and 4.2.B.1, shall not apply;

.15 Notwithstanding Section 10.13.2 front to rear yard pedestrian access through the dwelling unit does not need to be provided;

.16 Notwithstanding any other provision of the By-law, the following shall apply:

.a a minimum of 1 parking space for each residential unit shall be provided on each lot; and

.b one (1) additional parking space is required on a public street for any commercial use on the ground floor;

.17 Notwithstanding any other provision of the By-law:

.a a home occupation may occupy not more than 40% of the gross floor area of the residential unit located on the second and third floors;

.18 Notwithstanding any other provision of the By-law:

.a a office including a health care practitioner operating on the ground floor shall be permitted to occupy not more than 40% of the residential unit on the second and third floors;

.19 Air conditioning units are permitted to be located on a balcony or uncovered terrace;

.20 A public/private lane is deemed to be a street for zoning purposes;

.21 For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;

.22 For zoning purposes, when an entry feature is located between a public street and a lot, the entry feature is deemed to be a public street, in order that the entry feature block can be deemed the front lot line;

12.2219.4 for the purposes of section Exception 2219:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2219.2.

12.2220 Exception 2220

12.2220.1 The lands shall only be used for the following purposes:

.1 Uses permitted in an R2 zone;

.2 A semi-detached dwelling; and,

.3 Purposes accessory to the other permitted purposes.

12.2220.2 The lands shall be subject to the following requirements and restrictions:

.1 The lands zoned R2 – Exception 2220 not owned by a Public Authority shall be deemed to be one Lot for zoning purposes;

.2 Section 3.9 shall not apply;

.3 Minimum Lot Area: 150 square metres per dwelling unit;

.4 Minimum Front Yard Depth: 3.0 metres;

.5 Minimum Interior Side Yard Width: 2.0 metres;

.6 Minimum Rear Yard Depth: 7.0 metres;

.7 Maximum Height: 14.0 metres;

.8 Maximum Lot Coverage shall not apply;

.9 The minimum landscaped open space of the applicable zone shall not apply;

.10 An open space landscaped area having a minimum area of 30 square metres shall abut the rear or exterior side wall of each dwelling unit;

.11 Maximum cumulative garage door width for each dwelling unit:

.a 5.5 metres for end/corner units;

.b 3.7 metres for an interior dwelling unit;

.12 The maximum interior garage width for each dwelling unit shall be 0.9 metres wider than the maximum cumulative garage door width for each dwelling unit;

.13 The minimum width of a driveway shall be 2.5 metres;

.14 The width of a driveway appurtenant to a dwelling unit shall not exceed the exterior width of the garage for said dwelling unit;

.15 A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.16 A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

.17 A walkout balcony, or uncovered terrace on the second storey, or wood deck off the main floor may encroach into the minimum rear yard to within 3.5 metres of the rear lot line;

.18 A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the rear yard;

.19 Except for a noise attenuation barrier, the maximum height of a fence or hedge within the required front yard shall be 2.0 metres;

.20 Sections 4.2.B.1, 4.1.B.1, 5.2.I.2, 5.2.I.3, and 5.2.Q.1 shall not apply;

.21 Section 5.2.B.10 is applicable for each permitted accessory building on an individual building basis;

12.2220.3 for the purposes of Exception 2220:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2220.2.

12.2221 Exception 2221

12.2221.1 The lands shall only be used for the following purposes:

.1 Uses permitted in a R3L zone;

.2 A townhouse dwelling;

.3 A semi-detached dwelling;

.4 A senior citizen residence;

12.2221.2 The lands shall be subject to the following requirements and restrictions:

.1 The following shall apply for the purposes permitted in the R3L zone and a senior citizen residence:

- .a Minimum Front Yard Depth: 3.0 metres;
- .b Minimum Rear Yard Depth: 3.0 metres;
- .c Minimum Side Yard Width: 3.0 metres;
- .d Maximum Lot Coverage: 50%;
- .e Minimum Landscaped Open Space: 10%;
- .f Maximum Floor Space Index: 1.4;
- .g Section 3.9 shall not apply;

.2 The following shall apply for a townhouse dwelling and semi-detached dwelling purposes:

- .a Townhouse dwellings and semi-detached dwellings shall be subject to one of the following:
  - .i the requirements of Exception 2220.2; or
  - .ii the requirements of the R2 zone; or
  - .iii the requirements of Exception 2221.2.
- .b If the requirements of Exception 2220.2 are used, all lands not owned by a Public Authority which are contiguous shall be deemed to be one lot for zoning purposes.
- .c If the requirements of the R2 zone are used, the maximum building height shall be 14.0 metres.

12.2221.3 for the purposes of Exception 2221:

.1 Shall also be subject to the requirements and restrictions relating to the R3L zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2221.2.

12.2222 Exception 2222

12.2222.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the I1 zone; and

.2 R1-Exception 2212, R1-Exception 2214, R1—Exception 2216, R2- Exception-2217, and R2-Exception 2218.

12.2222.2 The lands shall be subject to the following requirements and restrictions:

.1 Shall be subject to the requirements and restrictions relating to the I1, R1 and R2 zones and the general provisions of this by-law not in conflict with those Exception 2212.2, 2214.2, 2216.2, 2217.2, and 2218.2.

.2 Infrastructure for various utilities shall be exempt from the requirements and restrictions of Exception 2222.2, except that a minimum 3.0 metre setback from the front lot line is required.

12.2222.3 for the purposes of Exception 2222:

.1 Shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2222.2.

12.2223 Exception 2223

12.2223.1 The lands shall only be used for the following purposes:

.1 an animal hospital and or a veterinary clinic;

.2 a bank, trust company, or finance company with or without drive-through facility;

.3 a commercial school;

.4 a convenience store;

.5 a dining room restaurant, a convenience restaurant, a take-out restaurant;

.6 a dry cleaning establishment and laundry distribution station;

.7 a grocery store;

.8 a Group Home Type 2;

.9 a Laundromat;

.10 a library;

.11 an office;

.12 a parking lot;

.13 a personal service shop;

.14 a place of worship;

.15 a retail establishment having no outside storage;

.16 a service shop;

.17 a daycare facility;

.18 purposes accessory to the other permitted purposes.

12.2223.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width – 21 metres

.2 Minimum Building Setback from all roads: 3.0 metres

.3 Minimum Interior Side Yard Width – 1.0 metres

.4 Minimum Rear Yard Depth – 3.0 metres

.5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.

.6 Maximum Building Height: no requirement

.7 Except at approved access locations, landscaped open space shall be provided as follows:

.a a minimum of 3.0 metre wide strip abutting all Streets;

.b a minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to a masonry wall, then no landscape strip is required;

.8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;

.9 No outdoor storage shall be permitted;

.10 For the purposes of this by-law Wanless Drive shall be deemed to be the front yard;

.11 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;

.12 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of Exception 2223.2

12.2223.3 for the purposes of Exception 2223:

.1 Shall also be subject to the requirements and restrictions relating to the LC zone and the general provisions of this by-law not in conflict with those set out in Exception 2223.2.

12.2224 Exception 2224

12.2224.1 The lands shall only be used for the following purposes:

.1 An amusement arcade

.2 an animal hospital and or a veterinary clinic;

.3 a bank, trust company, or finance company with or without drive-through facility;

.4 a commercial school;

.5 a community club;

.6 a convenience store;

.7 a custom workshop;

.8 a daycare facility;

.9 a day nursery;

.10 a dining room restaurant, a convenience restaurant, a take-out restaurant;

.11 a dry cleaning establishment and laundry distribution station;

.12 a garden centre sales establishment with outdoor storage;

.13 a health or fitness centre;

.14 a laundromat;

.15 an office;

.16 a parking lot;

.17 a personal service shop;

.18 a place of commercial recreation;

.19 a place of worship;

.20 a printing or copying establishment;

.21 a retail establishment having no outside storage;

.22 a service shop;

.23 a service station or gas bar;

.24 a supermarket;

.25 a swimming pool sales and service establishment;

.26 a tavern;

.27 a taxi or bus station;

.28 a temporary open air market;

.29 purposes accessory to the other permitted purposes.

12.2224.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width – 21 metres

.2 Minimum Building Setback from all roads: 3.0 metres

.3 Minimum Interior Side Yard Width – 3.0 metres

.4 Minimum Rear Yard Depth – 3.0 metres

.5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.

.6 Maximum Building Height: no requirement

.7 Except at approved access locations, landscaped open space shall be provided as follows:

.a a minimum of 3.0 metre wide strip abutting all streets;

.b a minimum of 1.5 metre wide strip abutting interior lot lines, except when adjacent to a masonry wall, then no landscaped strip is required;

.8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;

.9 No outdoor storage shall be permitted, except for a garden centre;

.10 Parking shall be provided at one space per 19 square metres of gross commercial floor area;

.11 A pool hall, an adult video store, an adult entertainment parlour shall not be permitted;

.12 For the purposes of this By-law, Mississauga Road shall be deemed to be the front yard;

.13 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;

.14 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of Exception 2224.2

12.2224.3 for the purposes of Exception 2224:

.1 Shall also be subject to the requirements and restrictions relating to the GC zone and the general provisions of this by-law not in conflict with those set out in Exception 2224.2.

12.2225 Exception 2225

12.2225.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2225.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 310.0 square metres;

.b Corner Lot – 355.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 12.5 metres

.b Corner Lot: 14.3 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth:

.a 3.0 metres;

.b 5.5 metres to a garage door facing the front lot line;

.c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;

.d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

.g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and

.h 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 6.0 metres for an interior lot;

.b 3.0 metres for an interior lot;

.c 3.0 metres for a corner lot

.d 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;

.e 0.6 metres to an accessory building and/or the side wall of a garage, where access to the garage is from the exterior side yard; and

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres;

.b 0.6 metres to a one storey garage;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d for two adjoining lots where an interior side yard setback of 0.6 metres to a one storey garage is allowed, then two adjacent interior side yards of 0.6 metres can be paired;

.e 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.f 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.g 0.6 metres to an accessory building; and

.h 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.b for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.c a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard;

.d the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.e the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 The driveway width shall not exceed the exterior width of the garage:

12.2225.3 for the purposes of Exception 2225:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2225.2.

12.2226 Exception 2226

12.2226.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2226.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 310.0 square metres;

.b Corner Lot – 355.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 12.5 metres

.b Corner Lot: 14.3 metres

.3 Minimum Lot Depth: No minimum requirement

.4 Minimum Front Yard Depth:

.a 3.0 metres;

.b 5.5 metres to a garage door facing the front lot line;

.c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;

.d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

.g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and

.h 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 3.0 metres for an interior lot;

.b 3.0 metres for a corner lot

.c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;

.d 0.6 metres to an accessory building and/or the side wall of a garage, where access to the garage is from the exterior side yard; and

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres;

.b 0.6 metres to a one storey garage;

.c for two adjoining lots where an interior side yard setback of 0.6 metres to a one storey garage is allowed, then two adjacent interior side yards of 0.6 metres can be paired;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.f 0.6 metres to an accessory building; and

.g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.b for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.c a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard;

.d the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.e the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 The driveway width shall not exceed the exterior width of the garage:

.16 80 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:

12.2226.3 for the purposes of Exception 2226:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2226.2.

12.2227 Exception 2227

12.2227.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2227.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 225.0 square metres;

.b Corner Lot – 255.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 9.0 metres

.b Corner Lot: 10.8 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth:

.a 3.0 metres;

.b 5.5 metres to a garage door facing the front lot line;

.c 4.5 metres to the front of a garage from a daylight rounding/triangle;

.d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

.h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and

.i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including Page 2 of 4 eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;

.e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.f 0.6 metres to an accessory building; and

.g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;

.g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.i the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.16 The driveway width shall not exceed the exterior width of the garage:

12.2227.3 for the purposes of Exception 2227:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2227.2.

12.2228 Exception 2228

12.2228.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2228.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 225.0 square metres;
- .b Corner Lot – 255.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 9.0 metres
- .b Corner Lot: 10.8 metres

.3 Minimum Lot Depth: No minimum required

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
- .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including Page 2 of 4 eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 3.0 metres for an interior lot;

.b 3.0 metres for a corner lot

.c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres; and

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

.f 4.5 metres for open roofed porches and uncovered terraces not exceeding one storey.

.7 Minimum Interior Side Yard:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.f 0.6 metres to an accessory building; and

.g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;

.g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.i the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.16 The driveway width shall not exceed the exterior width of the garage:

.17 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:

12.2228.3 for the purposes of Exception 2228:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2228.2.

.2 For the purposes of this section:

.a Any lot line abutting an OS zone or an NS zone shall be considered and interior side lot line for zoning purposes.

12.2229 Exception 2229

12.2229.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2229.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 175.0 square metres;

.b Corner Lot – 220.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 7.2 metres

.b Corner Lot: 9.0 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth:

.a 3.0 metres;

.b 5.5 metres to a garage door facing the front lot line;

.c 4.5 metres to the front of a garage from a daylight rounding/triangle;

.d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and

.h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 Page 2 of 3 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.j for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner unit provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey or a wood deck off the main floor;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.c 0.6 metres to an accessory building; and

.d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width equal to 7.2 metres but less than 9.0 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal Page 3 of 3 to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall not exceed 50% of the dwelling unit width or 6.4 metres whichever is greater;

.f 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;

.g a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots greater than 11.0 metres;

.h a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.i the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.j the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.k the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.16 The driveway width shall not exceed the exterior width of the garage;

.17 Section 4.2.B.1 shall not apply;

12.2229.3 for the purposes of Exception 2229:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2229.2.

12.2230 Exception 2230

12.2230.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone.

12.2230.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 129.0 square metres;
- .b Corner Lot – 185.0 square metres;
- .c End Lot – 155.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 5.5 metres
- .b Corner Lot: 8.5 metres
- .c End Lot: 6.7 metres

.3 Minimum Lot Depth: 23.5 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to garage door facing the front lot line;
- .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
- .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

.a 5.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.6 metres to an accessory building; and

.c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

.9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;

.10 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.12 The following provisions apply to garages:

.a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;

.e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;

.f a two bay garage shall be permitted on a corner lot;

.g the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.h the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.i the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

.13 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.14 The following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.16 Notwithstanding any other provision of the By-law, the following shall apply:

.a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;

.17 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.18 The driveway width shall not exceed the width of the garage;

.19 Section 4.2.B.1 shall not apply;

12.2230.3 for the purposes of Exception 2230:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2230.2.

12.2231 Exception 2231

12.2231.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone.

12.2231.2 The lands shall be subject to the following requirements and restrictions:

.1 The Minimum Lot Area:

- .a Interior Lot – 70.0 square metres;
- .b Corner Lot – 110.0 square metres;
- .c End Lot – 90.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 4.4 metres
- .b Corner Lot: 7.4 metres
- .c End Lot: 5.6 metres

.3 Minimum Lot Depth: 16.9 metres

.4 Minimum Front Yard Depth: 0 metres;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.h for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

.a No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.5 metres to a detached garage;

.c 0.0 metres when abutting side lot line coincides with a common wall between two garages;

.d 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or without foundation or cold cellar;

.e 0.6 metres to an accessory building, except for a detached garage; and

.f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

.9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;

.10 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.11 Maximum Lot Coverage – no requirement;

.12 Minimum Amenity Area:

.a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;

.13 The following provisions apply to garages:

.a a garage door width shall not exceed the width of any unit or main wall of a dwelling; and

.b notwithstanding any other provision of the By-law a detached garage may exceed 24 square metres;

.14 The following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.16 Notwithstanding any other provision of the By-law, front to rear yard pedestrian access through the dwelling unit does not need to be provided;

.17 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;

.18 The driveway width shall not exceed the width of the lot;

.19 Section 4.2.B.1 shall not apply;

.20 Notwithstanding any other provision of the By-law, the following shall apply:

.a a minimum of 1 parking space for each residential unit shall be provided on each lot;

.21 Air conditioning units are permitted to be located on a balcony or uncovered terrace;

.22 A public/private lane is deemed to be a street for zoning purposes;

.23 For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;

.24 For zoning purposes, when a lot abuts an open space zone (OS), the lot line abutting the open space zone shall be deemed to be the front lot line, and the lot line abutting a laneway shall be deemed to be the rear lot line.

12.2231.3 for the purposes of Exception 2231:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2231.2.

12.2232 Exception 2232

12.2232.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the I1 zone;

.2 R1-Exception 2225, R1-Exception 2227, R1– Exception 2229, R2-Exception -2230, and R2-Exception 2231;

12.2232.2 The lands shall be subject to the following requirements and restrictions:

.1 Shall be subject to the requirements and restrictions relating to the I1, R1 and R2 zones and the general provisions of this by-law not in conflict with those Exceptions 2225.2, 2227.2, 2229.2, 2230.2, and 2231.2

.2 Infrastructure for various utilities shall be exempt from the requirements and restrictions of Exception 2232.2, except that a minimum 3.0 metre setback from the front lot line is required;

12.2232.3 for the purposes of Exception 2232:

.1 Shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2232.2.

12.2233 Exception 2233

12.2233.1 The lands shall only be used for the following purposes:

.1 an animal hospital and or a veterinary clinic;

.2 a bank, trust company, or finance company with or without drive-through facility;

.3 a commercial school;

.4 a convenience store;

.5 a dining room restaurant, a convenience restaurant, a take-out restaurant;

.6 a dry cleaning establishment and laundry distribution station;

.7 a grocery store;

.8 a Group Home Type 2;

.9 a Laundromat;

.10 a library;

.11 an office;

.12 a parking lot;

.13 a personal service shop;

.14 a place of worship;

.15 a retail establishment having no outside storage;

.16 a service shop;

.17 a daycare facility;

.18 purposes accessory to the other permitted purposes.

12.2233.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width – 21 metres

.2 Minimum Building Setback from:

- .a Creditview Road – 3.0 metres
- .b Kempenfelt Trail – 3.0 metres
- .c Remembrance Road – 1.0 metres

.3 Minimum Interior Side Yard Width – 1.0 metres

.4 Minimum Rear Yard Depth – 3.0 metres

.5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.

.6 Maximum Building Height: no requirement

.7 Except at approved access locations, landscaped open space shall be provided as follows:

.a a minimum of 3.0 metre wide strip abutting Creditview Road, Kempenfelt Trail;

.b a minimum 1.0 metre wide strip abutting Remembrance Road;

.c a minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to a masonry wall, then no landscaped strip is required;

.8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;

.9 For the purposes of this by-law Creditview Road shall be deemed to be the front yard;

.10 No outdoor storage shall be permitted;

.11 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;

.12 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of Exception 2233.2

12.2233.3 for the purposes of Exception 2233:

.1 Shall also be subject to the requirements and restrictions relating to the LC zone and the general provisions of this by-law not in conflict with those set out in Exception 2233.2.

12.2234 Exception 2234

12.2234.1 The lands shall only be used for the following purposes:

.1 An amusement arcade

.2 an animal hospital and or a veterinary clinic;

.3 a bank, trust company, or finance company with or without drive-through facility;

.4 a commercial school;

.5 a community club;

.6 a convenience store;

.7 a custom workshop;

.8 a daycare facility;

.9 a day nursery;

.10 a dining room restaurant, a convenience restaurant, a take-out restaurant;

.11 a dry cleaning establishment and laundry distribution station;

.12 a garden centre sales establishment with outdoor storage;

.13 a health or fitness centre;

.14 a Laundromat;

.15 an office;

.16 a parking lot;

.17 a personal service shop;

.18 a place of commercial recreation;

.19 a place of worship;

.20 a printing or copying establishment;

.21 a retail establishment having no outside storage;

.22 a service shop;

.23 a service station or gas bar;

.24 a supermarket;

.25 a swimming pool sales and service establishment;

.26 a tavern;

.27 a taxi or bus station;

.28 a temporary open air market;

.29 a retail warehouse; and

.30 purposes accessory to the other permitted purposes.

12.2234.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width – 21 metres

.2 Minimum Building Setback from:

.a Mayfield Road – 3.0 metres

.b Mississauga Road – 3.0 metres

.c Veterans Drive – 3.0 metres

.3 Minimum Interior Side Yard Width – 3.0 metres

.4 Minimum Rear Yard Depth – 3.0 metres

.5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.

.6 Maximum Building Height: no requirement

.7 Except at approved access locations, landscaped open space shall be provided as follows:

.a a minimum of 3.0 metre wide strip abutting Mississauga Road, Mayfield Road and Veterans;

.b a minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to a masonry wall, then no landscaped strip is required;

.8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;

.9 A service station or gas bar may only be located at the south west corner of Mayfield Road and Veterans Drive;

.10 No outdoor storage shall be permitted, except for a garden centre;

.11 Parking shall be provided at one space per 19 square metres of gross commercial floor area;

.12 For the purposes of this by-law, Mississauga Road shall be deemed to be the front yard;

.13 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;

.14 A pool hall, an adult video store, an adult entertainment parlour shall not be permitted;

.15 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of Exception 2234.2

12.2234.3 for the purposes of Exception 2234:

.1 Shall also be subject to the requirements and restrictions relating to the GC zone and the general provisions of this by-law not in conflict with those set out in Exception 2234.2.

12.2235 Exception 2235

12.2235.1 The lands shall only be used for the following purposes:

.1 a hotel or motel;

.2 a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, a motor vehicle or boat parts and accessories sales establishment;

.3 only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;

.4 a parking lot;

.5 a dining room restaurant, a convenience restaurant, a take-out restaurant;

.6 a tavern;

.7 a taxi or bus station;

.8 banquet facilities;

.9 a community club;

.10 a tool and equipment establishment;

.11 an animal hospital and or a veterinary clinic;

.12 a service station or gas bar;

.13 a motor vehicle washing establishment;

.14 a retail establishment having no outside storage;

.15 a personal service shop;

.16 a convenience store;

.17 a dry cleaning establishment and laundry distribution station;

.18 a bank, trust company or financial company;

.19 a place of worship; and

.20 purposes accessory to the other permitted purposes..

12.2235.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width – 21 metres

.2 Minimum Building Setback from all roads - 3.0 metres

.3 Minimum Interior Side Yard Width – 3.0 metres

.4 Minimum Rear Yard Depth – 3.0 metres

.5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.

.6 Maximum Building Height: no requirement

.7 Except at approved access locations, landscaped open space shall be a minimum of 1.5 metre wide strip, except when adjacent to a masonry wall, then no landscaped strip is required;

.8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;

.9 No outdoor storage shall be permitted;

.10 For the purposes of this by-law, Creditview Road shall be deemed to be the front yard;

.11 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;

.12 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of Exception 2235.2

12.2235.3 for the purposes of Exception 2235:

.1 Shall also be subject to the requirements and restrictions relating to the HC zone and the general provisions of this by-law not in conflict with those set out in Exception 2235.2.

12.2236 Exception 2236

12.2236.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2236.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 310.0 square metres;
- .b Corner Lot – 355.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.5 metres
- .b Corner Lot: 14.3 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
- .h 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;

.e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres;

.b 0.6 metres to a one storey garage;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d for two adjoining lots where an interior side yard setback of 0.6 metres to a one storey garage is allowed, then two adjacent interior side yards of 0.6 metres can be paired;

.e 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.f 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.g 0.6 metres to an accessory building; and

.h 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.b for lots greater than 14.0 metres wide, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.c a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard;

.d the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.e the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 The driveway width shall not exceed the exterior width of the garage:

12.2236.3 for the purposes of section Exception 2236:

.1 Shall also be subject to the requirements and restrictions relating to the R1 and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2236.2.

12.2237 Exception 2237

12.2237.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2237.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 225.0 square metres;
- .b Corner Lot – 255.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 9.0 metres
- .b Corner Lot: 10.8 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
- .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;

.e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for interior each lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.f 0.6 metres to an accessory building; and

.g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;

.g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.i the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.16 The driveway width shall not exceed the exterior width of the garage:

12.2237.3 for the purposes of Exception 2237:

.17 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2237.2.

12.2238 Exception 2238

12.2238.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2238.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 175.0 square metres;
- .b Corner Lot – 220.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 7.2 metres
- .b Corner Lot: 9.0 metres

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.j for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner unit provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey or a wood deck off the main floor;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.c 0.6 metres to an accessory building; and

.d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres

.9 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width equal to 7.2 metres but less than 9.0 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall not exceed 50% of the dwelling unit width or 6.4 metres whichever is greater;

.f 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;

.g a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots greater than 11.0 metres;

.h a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.i the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.j the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.k the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.16 The driveway width shall not exceed the exterior width of the garage;

.17 Section 4.2.B.1 shall not apply;

12.2238.3 for the purposes of Exception 2238:

.18 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2238.2.

12.2239 Exception 2239

12.2239.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone.

12.2239.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 129.0 square metres;
- .b Corner Lot – 185.0 square metres;
- .c End Lot – 155.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 5.5 metres
- .b Corner Lot: 8.5 metres
- .c End Lot: 6.7 metres

.3 Minimum Lot Depth: 23.5 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to garage door facing the front lot line;
- .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
- .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.5 Minimum Exterior Side Yard:

.a 3.0 metres

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f a porch and/or balcony with or without foundation or cold cellar including Page 2 of 3 eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

.a 5.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.6 metres to an accessory building; and

.c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

.9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;

.10 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.12 The following provisions apply to garages:

.a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;

.d the maximum cumulative garage door width for interior, lots equal to 10.7 Page 3 of 3 metres but less than 12.2 metres shall be 5.5 metres;

.e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;

.f a two bay garage shall be permitted on a corner lot;

.g the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.h the garage door width restriction does not apply to a garage door facing the exterior lot line; and

.i the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

.13 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.14 The following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.16 Notwithstanding any other provision of the By-law, the following shall apply:

.a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;

.17 Notwithstanding any other provision of the By-law the following shall apply:

.a the minimum driveway width shall be 2.75 metres;

.18 The driveway width shall not exceed the width of the garage;

.19 Section 4.2.B.1 shall not apply;

12.2239.3 for the purposes of Exception 2239:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2239.2.

12.2240 Exception 2240

12.2240.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone.

12.2240.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 70.0 square metres;
- .b Corner Lot – 110.0 square metres;
- .c End Lot – 90.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 4.4 metres
- .b Corner Lot: 7.4 metres
- .c End Lot: 5.6 metres

.3 Minimum Lot Depth: 16.9 metres

.4 Minimum Front Yard Depth:

- .a 0.0 metres;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.h for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

.a No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.5 metres to a detached garage;

.c 0.0 metres when abutting side lot line coincides with a common wall between two garages;

.d 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or without foundation or cold cellar;

.e 0.6 metres to an accessory building, except for a detached garage; and

.f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

.9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;

.10 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.11 Maximum Lot Coverage – no requirement;

.12 Minimum Amenity Area:

.a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;

.13 The following provisions apply to garages:

.a a garage door width shall not exceed the width of any unit or main wall of a dwelling; and

.b notwithstanding any other provision of the By-law, a detached garage may exceed 24 square metres;

.14 The following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.16 Notwithstanding any other provision of the By-law, front to rear yard pedestrian access through the dwelling unit does not need to be provided;

.17 Notwithstanding any other provision of the By-law, the following shall apply:

.a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;

.18 The driveway width shall not exceed the width of the lot;

.19 Section 4.2.B.1 shall not apply;

.20 Notwithstanding any other provision of the By-law, the following shall apply:

.a a minimum of 1 parking space for each residential unit shall be provided on each lot;

.21 Air conditioning units are permitted to be located on a balcony or uncovered terrace;

.22 A public/private lane is deemed to be a street for zoning purposes;

.23 For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;

.24 For zoning purposes, when a lot abuts an open space zone (OS), the lot line abutting the open space zone shall be deemed to be the front lot line, and the lot line abutting a laneway shall be deemed to be the rear lot line.

12.2240.3 for the purposes of Exception 2240:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2240.2.

12.2241 Exception 2241

12.2241.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the I1 zone; and,

.2 R1-Exception 2236, R1-Exception 2237, R1—Exception 2238, R2-Exception-2239, and R2-Exception 2240;

12.2241.2 The lands shall be subject to the following requirements and restrictions:

.1 Shall be subject to the requirements and restrictions relating to the I1, R1 and R2 zones and the general provisions of this by-law not in conflict with those Exception 2236.2, 2237.2, 2238.2, 2239.2, and 2240.2

.2 Infrastructure for various utilities shall be exempt from the requirements and restrictions of Exception 2232.2, except that a minimum 3.0 metre setback from the front lot line is required;

12.2241.3 for the purposes of Exception 2241:

.1 Shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2241.2.

12.2242 Exception 2242

12.2242.1 The lands shall only be used for the following purposes:

.1 an animal hospital and or a veterinary clinic;

.2 a bank, trust company, or finance company with or without drive-through facility;

.3 a commercial school;

.4 a convenience store;

.5 a dining room restaurant, a convenience restaurant, a take-out restaurant;

.6 a dry cleaning establishment and laundry distribution station;

.7 a grocery store;

.8 a Group Home Type 2;

.9 a Laundromat;

.10 a library;

.11 an office;

.12 a parking lot;

.13 a personal service shop;

.14 a place of worship;

.15 a retail establishment having no outside storage;

.16 a service shop;

.17 a daycare facility;

.18 purposes accessory to the other permitted purposes.

12.2242.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width – 21 metres

.2 Minimum Building Setback from all roads: 3.0 metres

.3 Minimum Interior Side Yard Width – 1.0 metres

.4 Minimum Rear Yard Depth – 3.0 metres

.5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.

.6 Maximum Building Height: no requirement

.7 Except at approved access locations, landscaped open space shall be provided as follows:

.a a minimum of 3.0 metre wide strip abutting Creditview Road, Novice Drive;

.b a minimum 1.0 metre wide strip abutting Remembrance Road;

.c a minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to a masonry wall, then no landscaped strip is required;

.8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;

.9 No outdoor storage shall be permitted;

.10 For the purposes of this by-law Creditview Road shall be deemed to be the front yard;

.11 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;

.12 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of Exception 2242.2

12.2242.3 for the purposes of section Exception 2242:

.1 Shall also be subject to the requirements and restrictions relating to the LC zone and the general provisions of this by-law not in conflict with those set out in exception 2242.2.

12.2243 Exception 2243

12.2243.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.2243.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

.3 The maximum building height of a single detached dwelling shall be 10.9 metres.

12.2244 Exception 2244

12.2244.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2244.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

.3 The maximum building height of a single detached dwelling shall be 10.9 metres.

.4 On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres.

.5 On corner lots greater than or equal to 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.

12.2245 Exception 2245

12.2245.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2245.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.

.2 Bay windows and box-out windows with or without foundations, including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

.3 The maximum interior garage width of an attached garage shall be 3.5 metres.

12.2246 Exception 2246

12.2246.1 The lands shall only be used for the following purposes:

.1 a service station or gas bar;

.2 a motor vehicle washing establishment;

.3 a dining room restaurant, a convenience restaurant, a take-out restaurant;

.4 a retail establishment having no outside storage:

.5 a bank, trust company and finance company; and

.6 purposes accessory to the other permitted purposes

12.2246.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this section, Torbram Road shall be considered to be the front yard.

.2 Minimum Interior Side Yard Width: 1.6 metres

.3 Minimum Number of Parking Spaces: 135

.4 Minimum Setback to a Daylight Triangle: 3.2 metres

.5 All lands zoned HC- Exception 2246 and LC- Exception 2247 shall be considered to be one lot for the purposes of determining required parking.

12.2247 Exception 2247

12.2247.1 The lands shall only be used for the following purposes:

.1 a townhouse;

.2 a retail establishment having no outside storage;

.3 a service shop;

.4 a personal service shop;

.5 a bank, trust company and finance company

.6 an office (including medical and dental);

.7 a dry cleaning and laundry distribution station;

.8 a printing or copying establishment;

.9 a community club;

.10 a laundromat;

.11 a dining room restaurant, a convenience restaurant,

.12 a take-out restaurant; and

.13 purposes accessory to the other permitted purposes.

12.2247.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 1.8 metres

.2 Minimum Interior Side Yard Width: 1.6 metres

.3 Minimum Number of Parking Spaces: 135

.4 All lands zoned LC- Exception 2247 and HC- Exception 2246 shall be considered to be one lot for the purposes of determining required parking.

12.2248 Exception 2248

12.2248.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the GC zone; excluding convenience restaurants, drive-through facilities, a gas bar, a car wash, outdoor storage, with the exception of a garden centre that is accessory to a permitted use.

.2 an art gallery or studio;

.3 a department store;

.4 a library;

.5 a medical laboratory;

.6 a photographic studio;

.7 a service shop;

12.2248.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this By-law, the lands zoned GC- Exception 2248 shall be treated as one property;

.2 A maximum of 25,547 square metres of gross floor area shall be permitted;

.3 Setbacks

- .a Minimum 3 metres from Bramalea Road;
- .b Minimum 5 metres from Mayfield Road; and
- .c Minimum 3 metres from the eastern property line

.4 The maximum building height shall be 2 storeys;

.5 A minimum 3 metre wide landscape strip shall be provided along the eastern property line.

12.2248.3 for the purposes of Exception 2248:

.1 Shall also be subject to the requirement and restrictions relating to the GC Zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 2248.2.

.2 For the purposes of this By-law, Department Store shall mean a retail commercial establishment where a wide range of merchandise is sold, including but not limited to: general merchandise, drugs and medicines, food, wine, lottery products, and garden centre; and where a wide range of services may be provided, including but not limited to: photographic services, restaurant, including take out, optical services, medical, dental and pharmaceutical services, banking,

financial and real estate services, telecommunications services, automotive rental, service and repair, children's amusement facility, travel agency, and personal services.

12.2249 Exception 2249

12.2249.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 Zone.

12.2249.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.2 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1 metre into any front yard, exterior side yard or rear yard; and,

.3 On lots greater than 14 metres wide, the maximum interior garage width shall be the greater of:

.a 50% of the dwelling unit width; or,

.b 5.6 metres.

12.2250 Exception 2250

12.2250.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2250.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

.3 The maximum building height of a single detached dwelling shall be 10.9 metres.

.4 The maximum cumulative garage door width for an attached garage shall be 5.05 metres.

12.2251 Exception 2251

12.2251.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the R2 zone;

.2 Stacked Townhouse Dwellings; and,

.3 Stacked Back-to-Back Dwellings.

12.2251.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum number of residential dwelling units: 120

.2 Maximum number of bedrooms per unit: 2

.3 Minimum front yard depth to The Gore Road:3.45 metres

.4 Minimum rear yard depth:14.0 metres

.5 Minimum interior side yard width:13.40 metres

.6 A balcony or deck, with or without a foundation, and/or cellar, may project into the minimum required front yard by a maximum of 1.55 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required front yard.

.7 Minimum landscape open space:

- .a 25% of the lot area;
- .b Minimum landscape open space width abutting a property line, except at approved access locations:
  - .i Easterly property line (The Gore Road):1.9 metres
  - .ii Northerly property line:1.2 metres
  - .iii Southerly property line:1.60 metres
  - .iv Westerly property line:0.75 metres
- .c A balcony or deck and retaining walls shall be permitted to encroach into the the required landscaped open space.

.8 Maximum fence height in the front yard:

- .a along the interior side lot line:1.8 metres
- .b along the front lot line:1.2 metres

.9 Minimum Building Separation:

.a Between the side walls for buildings fronting The Gore Road, excluding building projections Housing utilities: 3.90 metres

.b Between front facades of buildings separated by landscaped open space: 12.0 metres

.10 Maximum lot coverage: 40%

.11 Minimum parking space requirements:

.a Resident parking per dwelling unit:1.2 spaces

.b Visitor parking per dwelling unit:0.3 spaces

.12 A parallel parking space shall be a rectangular area measuring not less than 2.69 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.

.13 Minimum amenity area: 410 square metres

12.2251.3 for the purposes of Exception 2251:

.1 Amenity Area: shall mean lands intended for active recreation, including but not limited to lands developed with features such as gazebos and/or play structures. Amenity areas shall not be located between two (2) building facades.

.2 All lands zoned R2 – Exception 2251 shall be treated as one lot for zoning purposes.

12.2252 Exception 2252

12.2252.1 The lands shall only be used for the following purposes:

.1 A linked semi-detached dwelling;

.2 A semi-detached dwelling;

.3 Purposes accessory to a linked semi-detached dwelling or semi-detached dwelling.

12.2252.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 200 square metres

.2 Minimum Lot Width: 7.25 metres

.3 Minimum Lot Depth:17.0 metres

.4 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 6.0 metres to the front of a garage door;

.5 Minimum Interior Side Yard:

- .a 0.0 metres between common shared walls;
- .b Where there is no common shared wall 1.2 metres on one side and 0.6 metres on the other side provided that the combined total side yard width for each interior lot is a minimum of 1.8 metres;
- .c A bay/bow/box window with or without foundation or cold cellar may encroach into a minimum 1.2 metre interior side yard up to 0.50 metres.

.6 Minimum Rear Yard Setback:

- .a 6.0 metres;
- .b 4.0 metres to a balcony or terrace;
- .c 4.0 metres to the bay/box/bow window with or without foundation or cold cellar.

.7 Maximum Building Height: 3 storeys

.8 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space.

.9 Garage Control: The maximum permitted cumulative door width per dwelling unit shall be 2.75 metres.

.10 Maximum Lot Coverage: 60%

.11 For the purposes of this by-law a “linked semi-detached dwelling” shall mean a building that is divided vertically into two (20 separate dwelling units, where the two dwelling units share a common wall either above or below grade and which may be a foundation wall.

12.2253 Exception 2253

12.2253.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2253.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

12.2254 Exception 2254

12.2254.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 an office (excluding a medical office and a real estate office);

.3 a hair salon;

.4 an animal care and grooming establishment;

.5 a nursing home;

.6 an animal hospital;

.7 a commercial school (excluding driver education); and

.8 A medical office and residential care home use shall be additionally permitted uses, provided they are in compliance with the associated conditions of approval per the Notice of Decision to Minor Variance Application A-2023-0217, and dated November 14, 2023.

12.2254.2 The lands shall be subject to the following requirements and restrictions:

.1 maximum gross floor area of 431.0 square metres;

.2 minimum front yard depth –16.0 metres;

.3 minimum interior side yard width – 18.0 metres;

.4 minimum exterior side yard width – 3.0 metres;

.5 minimum rear yard depth – 28.0 metres;

.6 minimum landscaped open space:

.a 0.0 metres abutting the daylight triangle;

.b 3.0 metres abutting all other lot lines which may be reduced to 0.2 metres abutting a parking space;

.7 a minimum of 6 spaces shall be provided within lands designated LC- Exception 2254; and

.8 no loading space is required.

12.2255 Exception 2255

12.2255.1 The lands shall only be used for the following purposes:

.1 A street townhouse;

.2 Purposes accessory to a street townhouse dwelling.

12.2255.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 130 square metres per dwelling unit;
- .b End Lot: 160 square metres per dwelling unit;
- .c Corner Lot: 200 square metres per dwelling unit.

.2 Minimum Lot Width:

- .a Interior Lot: 5.5 metres;
- .b End Lot: 6.7 metres;
- .c Corner Lot: 8.5 metres.

.3 Minimum Lot Depth: 24.5 metres;

.4 Minimum Front Yard Depth:

- .a 3.5 metres;
- .b 2.0 metres to a porch with or without foundation or cold cellar;
- .c 3.0 metres to a balcony;
- .d 3.0 metres to the bay/box window with or without foundation.

.5 Minimum Interior Side Yard:

- .a 1.2 metres;
- .b 0.0 metres between common shared wall.

.6 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 2.0 metre to a porch with or without foundation or cold cellar;
- .c 1.2 metres to a daylight triangle.

.7 Minimum Rear Yard Setback:

.a 4.5 metres;

.b 6.0 metres to the front of a garage door;

.c 3.0 metres to the porch with or without foundation or cold cellar;

.d 3.0 metres to a balcony

.e 3.0 metres to the bay/box/bow window with or without foundation.

.8 Maximum Building Height: 3 storeys

.9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space.

.10 Garage Control: The maximum permitted cumulative garage door width per dwelling unit shall be 2.75 metres.

.11 Maximum Lot Coverage: 70%

.12 For the purposes of this section the front lot line shall be the lot line abutting Sandalwood Parkway East or Conestoga Drive.

.13 Accessory Structures: No accessory buildings, structures, detached garage and swimming pools are permitted within the rear yard.

12.2256 Exception 2256

12.2256.1 The lands shall only be used for the following purposes:

.1 Industrial

- .a the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
- .b a warehouse (subject to Exception 2256.2(1)).

.2 Non-Industrial

- .a An office;
- .b A bank, trust company, and finance company;
- .c A research and development facility in conjunction with an office;
- .d A hotel;
- .e A conference centre or banquet hall, only in conjunction with a hotel;
- .f A convenience store;
- .g A dry cleaning and laundry distribution station;
- .h A service shop;
- .i A personal service shop, excluding a message or body rub parlour;
- .j A printing or copying establishment;
- .k A recreational facility or structure;
- .l An animal hospital.

12.2256.2 The lands shall be subject to the following requirements and restrictions:

.1 A warehouse use shall only be permitted in conjunction with an associated office use. The associated office use shall have a minimum gross floor area of 10% of the total gross floor area of the warehouse

.2 For the purposes of this Exception, the Front Lot Line shall be the lot line abutting Ace Drive.

.3 Building Setbacks:

- .a Maximum Setbacks:
  - .i One building on a lot shall be setback a maximum of 20 metres from Ace Drive

.ii If a lot is located within 130 metres of Countryside Drive, one building on a lot shall be setback a maximum of 20 metres from Ace Drive, and 110 metres from Countryside Drive.

.b Minimum Yards:

.i Front yard Depth: 3.0 metres

.ii Interior Side Yard Width: 2.0 metres

.iii Exterior Side Yard Width: 3.0 metres

.iv Rear Yard Depth: 3.0 metres

.c No portion of any building or structure shall be within 14 metres of the Highway 410 right-of-way.

.4 Minimum width of Landscaped Open Space:

.a Except at approved driveway locations, 3.0 metres abutting a street.

.5 Outside storage shall only be permitted in the rear yard and shall be screened from view from a street.

12.2257 Exception 2257

12.2257.1 The lands shall only be used for the following purposes:

.1 Industrial

.a Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;

.b A maximum of one motor vehicle repair shop and/or motor vehicle body shop as a principal use (subject to Exception 2257.2(4)).

.2 Non-Industrial

.a A motor vehicle sales, leasing and rental establishment;

.b An office;

.3 Non-Industrial

.a A motor vehicle repair or motor vehicle body shop is permitted as an accessory use to a motor vehicle sales, leasing and rental establishment.

12.2257.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this section, a private or condominium road shall be interpreted as a street for zoning purposes.

.2 Minimum Lot Width: 50.0 metres

.3 Minimum Yards:

.a Front yard Depth: 3.0 metres

.b Interior Side Yard Width: 2.0 metres

.c Exterior Side Yard Width: 3.0 metres

.d Rear Yard Depth: 3.0 metres

.e No portion of any building or structure shall be within 14 metres of the Highway 410 right-of-way.

.4 In no case shall any portion of a building or structure used for the purpose of a motor vehicle repair shop and/or a motor vehicle body shop as a principal use be located within:

.a 98 metres of Mayfield Road;

.b 110 metres of Highway 410;

.c 85 metres of Ace Drive.

.5 Minimum width of Landscaped Open Space:

.a Except at approved driveway locations, 6.0 metres along Mayfield Road, and 3.0 metres along all other streets.

.6 Outside storage shall not be permitted except for the display of motor vehicles in conjunction with a motor vehicle sales, leasing and rental establishment.

.7 Notwithstanding Exception 2257.5(5), a maximum of two display areas, not exceeding 18 square metres each, shall be permitted in conjunction with a motor vehicle sales, leasing and rental establishment within the required minimum landscaped open space.

.8 Minimum Building Height:

.a 8.0 metres for any building or portion thereof within 40 metres of Highway 410 or Mayfield Road.

12.2258 Exception 2258

12.2258.1 The lands shall only be used for the following purposes:

.1 Industrial

.a Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;

.b A warehouse (subject to Exception 2258.2(1)).

.2 Non-Industrial

.a An office;

.b A bank, trust company, and finance company;

.c A research and development facility in conjunction with an office;

.d A hotel;

.e A conference centre or banquet hall, only in conjunction with a hotel;

.f A convenience store;

.g A dry cleaning and laundry distribution station;

.h A service shop;

.i A personal service shop, excluding a message or body rub parlour;

.j A printing or copying establishment;

.k A recreational facility or structure;

.l An animal hospital.

12.2258.2 The lands shall be subject to the following requirements and restrictions:

.1 A warehouse use shall only be permitted in conjunction with an associated office use. The associated office use shall have a minimum gross floor area of 20% of the total gross floor area of the warehouse

.2 For the purposes of this Exception, the front lot line shall be the lot abutting Dixie Road.

.3 Setbacks:

.a Maximum Setbacks:

.i For lots abutting Mayfield Road, one building on a lot shall have a maximum setback of 8.0 metres from Mayfield Road.

.ii For lots abutting Dixie Road, one building on a lot shall have a maximum setback of 20 metres from Dixie Road.

.iii For lots abutting Docksteader Road, which do not abut Mayfield Road, one building shall have a maximum setback of 8.0 metres from Docksteader Road.

.b Minimum Yards:

.i Front yard Depth: 4.5 metres

.ii Interior Side Yard Width: 2.0 metres

.iii Exterior Side Yard Width: 3.0 metres

.iv Rear Yard Depth: 3.0 metres

.c No portion of any building or structure shall be located within 4.5 metres of the Mayfield Road right of way.

.4 Minimum width of Landscaped Open Space:

.a Except at approved driveway locations, 6.0 metres along Mayfield Road or Dixie Road, and a minimum 3.0 metres along all other streets.

.5 Building Height:

.a The maximum building height for buildings located within 50 metres of a residential zone shall be 2 storeys.

.6 Outside storage is not permitted.

12.2259 Exception 2259

12.2259.1 The lands shall only be used for the following purposes:

.1 Permitted Uses:

- .a An office;
- .b A retail establishment;
- .c A bank, trust company, and finance company;
- .d A dining room or take-out restaurant;
- .e A place of worship;
- .f A dry cleaning and laundry distribution station;
- .g A service shop;
- .h A personal service shop, excluding a message or body rub parlour;
- .i A printing or copying establishment;
- .j A community club;
- .k A funeral home;
- .l A health and fitness centre;
- .m A commercial, technical or recreational school;

.2 Drive-through facilities shall not be permitted.

12.2259.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this Exception, the Front Lot Line shall be the lot line abutting Inspire Boulevard.

.2 Maximum Setbacks:

- .a The following maximum setbacks apply to one building on a corner lot:
  - .i For lots abutting Dixie Road, 6.0 metres from Dixie Road;
  - .ii For lots abutting Ace Drive, which do not abut Dixie Road, 3.0 metres from Ace Drive;
  - .iii Front yard: 3.0 metres
- .b Minimum Yards:
  - .i Front yard Depth: 0.0 metres
  - .ii Interior Side Yard Width: 1.2 metres

.iii Exterior Side Yard Width: 0.0 metres

.iv Rear Yard Depth: 3.0 metres

.v Notwithstanding Exception 2259.2(2)(b)(iii) the minimum setback from the Dixie Road right of way shall be 3.0 metres.

.3 Minimum width of Landscaped Open Space:

.a Except at approved driveway and building locations, 3.0 metres along Dixie Road, and a minimum 1.0 metres along all other streets.

.4 Building Height:

.a Minimum Building Height: 2 Storeys

.b Maximum Building Height: 5 Storeys

.c Notwithstanding Exception 2259.2(4)(b), the maximum building height for buildings located within 50 metres of a residential zone shall be 2 storeys.

.5 Outside storage is not permitted.

12.2260 Exception 2260

12.2260.1 The lands shall only be used for the following purposes:

.1 Permitted Uses

.a Purposes permitted in the GC Zone

.2 Accessory

.a Purposes accessory to the other permitted uses.

12.2260.2 The lands shall be subject to the following requirements and restrictions:

.1 The property line abutting Mayfield Road shall be considered the front property line for zoning purposes.

.2 Minimum Yards:

.a Front yard Depth: 4.5 metres

.b Interior Side Yard Width: 3.0 metres

.c Exterior Side Yard Width: 3.0 metres

.d Rear Yard Depth: 3.0 metres

.3 Maximum Yards:

.a The maximum front yard setback and maximum exterior yard setback for the principal building on a lot shall be 8.0 metres. For the purpose of this section, a gas bar canopy shall not be considered to be the principle building.

.4 Minimum width of Landscaped Open Space:

.a Except at approved driveway and building locations, 6.0 metres along Mayfield Road, and 3.0 metres along all other streets.

12.2261 Exception 2261

12.2261.1 The lands shall only be used for the following purposes:

.1 A street townhouse;

.2 Purposes accessory to a street townhouse dwelling.

12.2261.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Corner Lot: 200 square metres per dwelling unit.

.2 Minimum Lot Width:

.a Corner Lot: 8.5 metres

.3 Minimum Lot Depth: 24.5 metres

.4 Minimum Front Yard Depth: 4.5 metres

.5 Minimum Interior Side Yard: 0.0 metres between common shared wall.

.6 Minimum Exterior Side Yard:

.a 3.0 metres;

.b 2.0 metre to a porch with or without foundation or cold cellar.

.7 Minimum Rear Yard Setback:

.a 6.0 metres;

.b 4.0 metres to a balcony or terrace;

.c 4.0 metres to the bay/box/bow window with or without foundation;

.d 7.0 metres to the garage door where access to the garage is from the exterior side yard of a corner lot.

.8 Maximum Building Height: 3 storeys

.9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space.

.10 Garage Control: The maximum permitted cumulative garage door width per dwelling unit shall be 6.5 metres for a garage located on a corner lot accessed from the exterior side yard.

.11 Driveway Width: The driveway width shall not exceed the width of the garage measured at the exterior lot line.

.12 Maximum Lot Coverage: 60%

12.2262 Exception 2262

12.2262.1 The lands shall only be used for the following purposes:

.1 Industrial

- .a Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
- .b A warehouse (subject to Exception 2262.2(1));

.2 Non-Industrial

- .a An office;
- .b A bank, trust company, and finance company;
- .c A research and development facility in conjunction with an office;
- .d A dining room restaurant (subject to Exception 2262.2(2));
- .e A place of worship (subject to Exception 2262.2(3));
- .f A hotel;
- .g A conference centre or banquet hall, only in conjunction with a hotel;
- .h A convenience store;
- .i A dry cleaning and laundry distribution station;
- .j A service shop;
- .k A personal service shop, excluding a message or body rub parlour;
- .l A printing or copying establishment;
- .m A recreational facility or structure;
- .n An animal hospital.

12.2262.2 The lands shall be subject to the following requirements and restrictions:

.1 A warehouse use shall only be permitted in conjunction with an associated office use. The associated office use shall have a minimum gross floor area of 20% of the total gross floor area of the warehouse

.2 For the lands zoned Exception 2262, (located north and south of the LC- Exception 2259 zone), a maximum of two dining room restaurants in total shall be permitted.

.3 For the lands zoned Exception 2262, (located north and south of the LC- Exception 2259 zone), a maximum of one place of worship in total shall be permitted having a maximum gross floor area of 3,000 square metres.

.4 For the purpose of this Exception, the front lot line shall be the lot line abutting Dixie Road.

.5 Setbacks:

.a For, lots abutting Dixie Road, north of Inspire Boulevard, one building on a lot shall have a maximum setback of 20 metres from Dixie Road.

.b For lots abutting Docksteader Road, one building on a lot shall have a maximum setback of 8.0 metres from Docksteader Road.

.c Minimum Yards:

.i Front yard Depth: 4.5 metres

.ii Interior Side Yard Width: 2.0 metres

.iii Exterior Side Yard Width: 3.0 metres

.iv Rear Yard Depth: 3.0 metres

.6 Minimum width of Landscaped Open Space:

.a Except at approved driveway and building locations, 6.0 metres along Dixie Road and 3.0 metres along all other streets.

.7 Building Height:

.a The maximum building height for building located within 50 metres of a residential zone shall be 2 storeys.

.8 Outside storage shall not be permitted.

.9 Lots zoned PE - Exception 2262 that abut Dixie Road and are located south of Inspire Blvd and north of Tasker Road shall be considered one lot for the purposes of this Exception.

12.2263 Exception 2263

12.2263.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2263.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

12.2264 Exception 2264

12.2264.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2264.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

.5 Minimum dwelling setback from the Rail right-of-way – 17.5m

12.2265 Exception 2265

12.2265.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2265.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard or rear yard.

.2 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 0.5 metres into any exterior side yard.

.3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.4 Minimum Lot Width - Interior and Corner Lots: 12.2 metres.

.5 Minimum Front Yard Depth: 4.5 metres.

.6 Minimum Exterior Side Yard Width: 3.0 metres.

.7 The garage is permitted to face the flankage lot line.

12.2266 Exception 2266

12.2266.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2266.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

12.2267 Exception 2267

12.2267.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2267.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

12.2268 Exception 2268

12.2268.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2268.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

12.2269 Exception 2269

12.2269.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2269.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard or rear yard.

.2 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 0.5 metres into any exterior side yard.

.3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.4 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.5 Minimum Lot Width - Interior and Corner Lots: 15.2 metres

.6 Minimum Front Yard Depth: 4.5 metres

.7 Minimum Exterior Side Yard Width: 3.0 metres.

.8 The garage is permitted to face the flankage lot line.

12.2270 Exception 2270

12.2270.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2270.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

12.2271 Exception 2271

12.2271.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2271.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.4 Minimum Rear Yard Depth: 3.0 metres

.5 Minimum Lot Depth: 20.0 metres

12.2272 Exception 2272

12.2272.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2272.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.4 Minimum Lot Depth: 28.0 metres

12.2273 Exception 2273

12.2273.1 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.4 Minimum Rear Yard Depth: 3.0 metres.

.5 Minimum Lot Depth: 25.0 metres

12.2274 Exception 2274

12.2274.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2274.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.4 Minimum Exterior Side Yard Width: 3.6 metres.

.5 Minimum Lot Width – Corner Lot: 14.0 metres.

12.2275 Exception 2275

12.2275.1 The lands shall only be used for the following purposes:

.1 A street townhouse;

.2 Purposes accessory to a street townhouse dwelling.

12.2275.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 130 square metres per dwelling unit;
- .b End Lot: 160 square metres per dwelling unit;
- .c Corner Lot: 200 square metres per dwelling unit.

.2 Minimum Lot Width:

- .a Interior Lot: 5.5 metres;
- .b End Lot: 6.7 metres;
- .c Corner Lot: 8.5 metres.

.3 Minimum Lot Depth: 24.5 metres

.4 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 6.0 metres to the front of a garage door except for a corner lot that is located adjacent to Street Elbow where a minimum of 5.60 metres may be provided on one side of the driveway.

.5 Minimum Interior Side Yard:

- .a 1.2 metres;
- .b 0.0 metres between common shared wall.

.6 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 2.0 metres to a porch with or without foundation or cold cellar.

.7 Minimum Rear Yard Setback:

- .a 6.0 metres;
- .b 4.0 metres to a balcony or terrace;
- .c 4.0 metres to the bay/box/bow window with or without foundation.

.8 Maximum Building Height: 3 storeys

.9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space. Page 3 of 3

.10 Garage Control: The maximum permitted cumulative garage door width per dwelling unit shall be 2.75 metres.

.11 Minimum Distance between Driveway and Street Elbow: The minimum distance measured along a lot line between a driveway and the projected point of two connected segments of the same street at a Street Elbow shall be a minimum of 5.1 metres.

.12 Maximum Lot Coverage: 60%

.13 For the purposes of this Section a “Street Elbow” shall mean the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than one hundred and thirty-five (135) degrees.

12.2276 Exception 2276

12.2276.1 The lands shall be subject to the following requirements and restrictions:

.1 The shortest lot line opposite the street shall be deemed to be the rear lot line;

.2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.3 A garage may face the flankage lot line;

.4 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.5 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

.7 A detached garage shall not exceed 45 square metres.

12.2277 Exception 2277

12.2277.1 The lands shall be subject to the following requirements and restrictions:

.1 The rear lot line will be the most northerly lot line that abuts an NS zone;

.2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;

.3 A garage may face the flankage lot line;

.4 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;

.5 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;

.6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

.7 A detached garage shall not exceed 45 square metres.

12.2278 Exception 2278

12.2278.1 The lands shall be subject to the following requirements and restrictions:

.1 The minimum setback between a main building or garage and lands zoned OS shall be 1.2 metres;

.2 The minimum setback for all other interior side lot lines not adjacent to an OS zone shall be 7.5 metres;

.3 The minimum lot width shall be 27.0 metres;

.4 The minimum lot area shall be 0.3 hectares;

.5 The minimum front yard depth shall be 57.0 metres;

.6 The minimum rear yard depth shall be 25.0 metres

12.2279 Exception 2279

12.2279.1 The lands shall be subject to the following requirements and restrictions:

.1 The minimum lot width shall be 27.0 metres;

.2 The minimum lot area shall be 0.3 hectares;

.3 The minimum front yard depth shall be 69.0 metres

12.2280 Exception 2280

12.2280.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2280.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

.3 On corner lots, bay windows and box-out windows with or without foundations, an including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard to a maximum width of 5 metres.

.4 On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres.

.5 On corner lots greater than or equal to 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.

12.2281 Exception 2281

12.2281.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2281.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

.3 On corner lots, bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard to a maximum width of 5 metres.

.4 The maximum interior garage width of an attached garage shall be 3.5 metres.

12.2282 Exception 2282

12.2282.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2282.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

.3 On corner lots, bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard to a maximum width of 5 metres.

.4 The maximum interior garage width of an attached garage shall be 3.5 metres.

.5 The maximum building height shall be 11.5 metres.

12.2283 Exception 2283

12.2283.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2283.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

.3 The maximum cumulative garage door width for an attached garage shall be 5.05 metres.

.4 On corner lots greater than or equal to 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.

.5 Maximum Building Height: 10.9 metres.

12.2284 Exception 2284

12.2284.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2284.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

.3 On corner lots greater than or equal to 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.

.4 Maximum Building Height: 10.9 metres.

12.2285 Exception 2285

12.2285.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2285.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

.3 The maximum interior garage width of an attached garage shall be 3.5 metres.

12.2286 Exception 2286

12.2286.1 The lands shall only be used for the following purposes:

.1 Residential, which for the purposes of this section, shall only include the following uses:

.a A rear-lane townhouse dwelling.

.b A stacked back-to-back townhouse dwelling.

.c An apartment dwelling.

.d Purposes accessory to other permitted purposes.

.2 Non-Residential, which for the purposes of this section, shall only include the following use:

.a Only in conjunction with an apartment dwelling and only in ground floor units fronting onto Lagerfeld Drive, an office shall be permitted as a home occupation up to 40% of the area of the unit.

12.2286.2 The lands shall be subject to the following requirements and restrictions:

.1 Rear-lane townhouse dwellings shall be subject to the following requirements and restrictions:

.a A rear-lane townhouse dwelling shall not be permitted within 30.0 metres of the lot line abutting Lagerfeld Drive, including the daylight triangle at the intersection of Lagerfeld Drive and Creditview Road or within 55.0 metres of Creditview Road.

.b Minimum Dwelling Unit Width: 6.0 metres.

.c Minimum Setback from the Front Wall of a Dwelling to the Curb Face of a Private Street: 4.5 metres.

.d Minimum Building Separation Distance: 3.0 metres.

.e Minimum Setback from the End Wall of a Dwelling to the Curb Face of a Private Street or Private Lane: 1.5 metres.

.f Minimum Setback from a Garage Door Opening to the Curb Face of a Private Lane: 1.0 metres.

.g Maximum Building Height: 3.5 storeys.

.2 Stacked back-to-back townhouse dwellings shall be subject to the following requirements and restrictions:

.a A stacked back-to-back townhouse dwelling shall not be permitted within 30.0 metres of the lot line abutting Lagerfeld Drive, including the daylight triangle at the intersection of Lagerfeld Drive and Creditview Road or within 55.0 metres of the lot line abutting a Natural System Zone.

.b Minimum Dwelling Unit Width: 6.0 metres.

.c Minimum Setback from the Front Wall of a Dwelling to the Curb Face of a Private Street: 4.5 metres.

.d Minimum Setback from the Front Wall of a Dwelling to the lot line abutting a Public Street: 3.5 metres.

.e Minimum Building Separation Distance between End Walls: 5.0 metres.

.f Face-to-Face Separation: Where walls for stacked back to back townhouse dwellings are not facing a Private Lane or Private Street and are not considered an end wall (i.e. face-to-face separation), a central court yard shall have a minimum distance between front walls of 12.0 metres.

.g Minimum Setback from the End Wall of a Dwelling to the Curb Face of a Private Street or Private Lane, including parking: 1.5 metres.

.h Parking shall be provided in a Lay-by Lane, a Private Lane, or Private Street or a parking lot. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway.

.i Maximum Building Height: 4.5 storeys.

.3 Apartment dwellings shall be subject to the following requirements and restrictions:

.a Minimum Setback to the lot line abutting Lagerfeld Drive:

.i 1.0 metres from the lot line abutting Lagerfeld Drive for a distance of 20.0 metres west from the daylight triangle.

.ii 2.2 metres for the remaining portion of the lot line abutting Lagerfeld Drive.

.b Minimum Setback to the lot line abutting Creditview Road: 3.0 metres.

.c Minimum Setback to a daylight triangle: 0.0 metres.

.d Minimum Setback from an Apartment Dwelling to the Curb Face of a Private Street or Private Lane: 2.0 metres.

.e Minimum Building Height: 4 storeys.

.f Maximum Building Height : 6 storeys.

.g Minimum Ground Floor Height: 3.5 metres.

.h All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.

.i Air conditioning units shall not be permitted on a balcony.

12.2286.3 for the purposes of Exception 2286:

.1 Private Street shall mean a private thoroughfare providing primary access to abutting uses, but shall not include a public street or private or public lane.

.2 Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic, and shall not include a private or public street or public lane.

.3 Maximum Floor Space Index: No requirement.

.4 Maximum number of units per hectare: 110.

.5 Minimum distance between any portion of a building containing habitable space and the lot line abutting the Canadian National Railway shall be a minimum of 30.0 metres.

.6 All lands zoned R3M – Exception 2286 shall be treated as one lot for zoning purposes.

.7 Minimum Landscaped Open Space

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.

.8 There are no minimum lot depths, minimum front yard depths, minimum interior side yard depths, minimum exterior side yard depths, minimum rear yard depths, minimum lot widths, minimum lot areas, or lot coverage requirements for rear lane townhouse dwellings, stacked back-to-back townhouse dwellings, and apartment dwellings.

.9 Notwithstanding the setback requirements of the R3M-Exception 2286 zone above, utility meters, sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies, window bays, balconies or decks, and open, roofed porches not exceeding one storey in height, may be located in any yard not less than 1.65 metres to the curb face of a private street or lane.

.10 Notwithstanding any other provision of the By-law, a retaining wall around a waste collection area shall be permitted to be located 0.6 metres to a non-residential zone.

.11 Notwithstanding any other provision of the By-law , utility installations shall not be subject to the setbacks and yard requirements of the zone in which they are located.

.12 Section 5.2.B shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation.

12.2287 Exception 2287

12.2287.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2287.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 Minimum Front Yard Depth: 8.1 metres

.4 Minimum Rear Yard Depth: 7.0 metres.

12.2288 Exception 2288

12.2288.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2288.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 Minimum Front Yard Depth: 7.8 metres

.4 Minimum Rear Yard Depth: 7.0 metres.

12.2289 Exception 2289

12.2289.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2289.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.2290 Exception 2290

12.2290.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2290.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 Minimum Front Yard Depth: 8.0 metres

.4 Minimum Rear Yard Depth: 7.0 metres.

12.2291 Exception 2291

12.2291.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2291.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 Minimum Front Yard Depth: 7.6 metres

.4 Minimum Rear Yard Depth: 7.0 metres.

12.2292 Exception 2292

12.2292.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2292.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 Minimum Front Yard Depth: 8.3 metres

.4 Minimum Rear Yard Depth: 7.0 metres.

12.2293 Exception 2293

12.2293.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the R3M zone;

.2 Street Townhouse dwellings in accordance with the requirements and restrictions of R2-Exception 2217.2 and 2217.3;

.3 Rear Lane Townhouse dwellings in accordance with the requirements and restrictions of R2-Exception 2218.2 and 2218.3;

.4 Back to Back Townhouse dwellings in accordance with the requirements and restrictions of R2-Exception 2206.2 and 2206.3;

.5 Condominium Townhouse dwellings in accordance with the requirements and restrictions of R2 – Exception 2220.2 and 2220.3;

.6 Stacked Townhouse dwellings in accordance with the requirements and restrictions of R2-6.0 - Exception 2206.2 and 2206.3;

.7 Multiple Residential dwellings;

.8 An Apartment Dwelling;

.9 a Senior Citizen's Residence in accordance with the requirements and restrictions of R3L-Exception 2221.2. and 2221.3; and

.10 Purposes accessory to the other permitted purposes.

12.2293.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes permitted in Exception 2293.1(7), the following requirements and restrictions:

- .a Minimum Lot Area: no requirement;
- .b Minimum Lot Width: 33.0 metres;
- .c Minimum Lot Depth: no requirement;
- .d Minimum Front Yard Depth;
  - .i 3.0 metres;
  - .ii the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .iii a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;

.iv a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.v a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the front yard; and

.vi a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.e Minimum Interior Side Yard Width:

.i 1.2 metres;

.ii 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.iii 0.6 metres to an accessory building; and

.iv 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.f Minimum Exterior Side Yard:

.i 3.0 metres

.ii 1.2 metres where the exterior side yard abuts a public or private lane;

.iii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.iv a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.0 metres into the exterior side yard;

.v a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;

.vi a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.vii a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the exterior side yard; and

.viii for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.g Minimum Rear Yard Depth:

.i 3.0 metres;

.ii 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey;

.iii 0.6 metres to an accessory building; and

.iv a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach1.0 metres into the rear yard;

.h Maximum Building Height: 14 metres;

.i Maximum Lot Coverage: 50%;

.j Maximum Floor Space Index: 2.4;

.k Minimum Distance Between Buildings:

.i For 2 storeys or less:

1. Side wall to side wall with windows: 2.4 metres;
2. Side wall to a rear and/or front wall: 7.0 metres; and,
3. Front and/or rear wall to a front and/or rear wall: 11.0 metres;

.ii For 3 to 4 storeys:

1. Side wall to side wall with windows: 4.5 metres;
2. Side wall to a rear and/or front wall: 7.0 metres; and,
3. Front and/or rear wall to a front and/or rear wall: 11.0 metres;

.iii Buildings with an overall height greater than 4 storeys:

1. For the portions lower than 4 storeys, the lower storey provisions in subsection 11 and 11 above apply; and,
2. 17.0 metres for the portions greater than 4 storeys;

.iv When two different buildings with heights of 4 storeys or less are exposed to each other, the higher storey requirement shall apply;

.l Minimum Landscape Open Space: 10%;

.m Air conditioning units are permitted to be located on a balcony or in the front yard; and,

.n Parking for a use permitted under Exception 2293.1(6) shall be provided as follows:

.i 2.15 spaces per dwelling unit, inclusive of visitor parking.

.2 For the purposes permitted in Exception 2293.1 (8), the following requirements and restrictions:

.a Maximum building height- 12 storeys;

.b Minimum floor space index- 1.5;

.c Minimum setback from a street- 0.0 metres;

.d Maximum setback from a street- 6.0 metres;

.e Minimum Apartment Building Setback Above a Podium- 3.0 metres greater than the actual setback of the podium where abutting a public street;

.f Minimum setback from an Open Space, Natural System or Residential zone, other than a R3M zone- 3.0 metres;

.g Minimum podium height- 3 storeys;

.h Maximum podium height- 5 storeys;

.i Minimum landscaped open space- no requirement;

.j Minimum lot area- no requirement; and

.k Maximum lot coverage- no requirement.

12.2294 Exception 2294

12.2294.1 The lands shall only be used for the following purposes:

.1 With the exception of the heritage dwelling, uses permitted in a R3M zone;

.2 With respect to the heritage dwelling:

.a Office for the Place of Worship located on the adjoining lot only, provided that such use is accessory to the Place of Worship located on the adjoining lot;

.b Residential Amenity and Recreational Activities, provided that such use is accessory to an apartment.

12.2294.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this by-law, the lot line abutting Bramalea Road Shall be deemed to be the front lot line;

.2 For the purposes of this by-law, the lot line abutting Inspire Boulevard Shall be deemed the flankage lot line;

.3 Minimum Front Yard Depth: 6.0 metres;

.4 Minimum Exterior Side Yard Width: 4.0 metres;

.5 With exception of the heritage building, all buildings shall comply with the Minimum Interior Side Yard Width requirements of the R3M zone;

.6 Minimum Interior Side Yard Width to the heritage building: 2.5 metres;

.7 Minimum Front Yard Depth to the heritage: 10.0 metres

.8 Minimum Rear Yard Setback to the limits of the R3M-Exception 2294 zone boundary 7.0 metres;

.9 Minimum setback to a Daylight Triangle: 2.6 metres;

.10 A canopy projection at a minimum height of 3.5 metres above grade may Encroach an additional 1.6 metres into the required setback to the Daylight Triangle;

.11 Minimum Building Height: 4 storeys;

.12 Maximum Building Height: 6 storeys;

.13 Maximum Lot Coverage: 40%;

.14 Minimum Landscaped Open Space: 30% of the lot area, including a Minimum 3.0 metres wide landscaped open space strip along the lot line abutting Inspire Boulevard, except at approved access locations;

.15 Maximum Floor Space Index: No requirements;

.16 Parking, including both resident and visitor spaces, shall be provided at a total rate of 1.2 spaces per residential unit;

.17 Surface visitor parking spaces may be shared and used in conjunction with the Place of Worship located on the adjoining lot.

12.2294.3 for the purposes of Exception 2294:

.1 Shall also be subject to the requirements and restrictions relating to the R3M zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2294.2.

12.2295 Exception 2295

12.2295.1 Shall only be used for:

.1 the purposes permitted in an HC zone

12.2295.2 The lands shall be subject to the following requirements and restrictions:

.2 Minimum Front Yard Depth – 3 metres;

.3 Minimum Interior Side Yard Width – No requirement;

.4 Minimum Exterior Side Yard Width – 3 metres;

.5 Minimum Rear Yard Depth – No requirement;

.6 For the purposes of this by-law, Sandalwood Parkway West shall be deemed to be the front yard;

.7 Except at approved access locations, landscaped open space shall be provided as follows:

- .a a minimum of 3.0 metre wide landscaped open space area abutting all Streets; and,
- .b no landscape open space area is required abutting an interior lot line;and;

.8 Maximum Building Height: 2 storeys;

.9 No underground or aboveground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to any residential zones.

.10 Minimum Lot Width – 30 metres;

.11 Minimum Number of Parking Spaces – 23 spaces;

.12 Minimum Number of Stacking Spaces for a Drive-Through Facility and Car Wash Facility – 7 spaces;

.13 A loading space shall be permitted within the exterior side yard; and,

.14 A restaurant patio canopy as an accessory structure shall be permitted in the front and exterior side yard.

12.2296 Exception 2296

12.2296.1 The lands shall only be used for the following purposes:

.1 An apartment dwelling; and,

.2 Purposes accessory to the other permitted purposes.

12.2296.2 The lands shall be subject to the following requirements and restrictions:

.1 Shall be subject to the requirements and restrictions of Exception 2293.2(2).

12.2297 Exception 2297

12.2297.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2297.2 The lands shall be subject to the following requirements and restrictions:

.1 An unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front and rear year setbacks.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum 1.8 metres into the required front and rear yard setbacks.

12.2297.3 for the purposes of Exception 2297:

.1 Shall also be subject to the requirements and restricts of the R1 zone and all of the general provisions of the Zoning By-law, which are not in conflict with the ones set out in Exception 2297.

12.2298 Exception 2298

12.2298.1 The lands shall only be used for the following purposes:

.1 The uses permitted in the PE- Exception 1569 zone

.2 A gas bar or service station (truck fueling station) and associated office

.3 Only in conjunction with a gas bar or service station, a retail establishment having no outside storage

12.2298.2 The lands shall be subject to the following requirements and restrictions:

.1 A gas bar or service station (truck fueling station) and associated office and retail use shall be subject to the following requirements and restrictions:

- .a Maximum Building Height: 2 storeys for an office building
- .b Minimum Setback to Delta Park Blvd: 5 metres
- .c Minimum Setback to Nevets Road: 5 metres
- .d Minimum number of Parking Spaces: 24
- .e Minimum Landscaped Open Space: except at approved driveway locations, a minimum 3 metre wide landscape strip shall be provided abutting all property lines
- .f Minimum 6 fueling bays
- .g No outside storage shall be permitted

.2 Uses permitted in the PE- Exception 1569 zone shall be subject to the restrictions and requirements of the PE- Exception 1569 zone

12.2299 Exception 2299

12.2299.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2299.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.

.2 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 2.4 metres into any rear yard.

.3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.4 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.5 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

.6 A dwelling unit within this zone may be used as a model homes for display purposes or sales office until May 1, 2014, subject to the dwelling's inclusion within a plan of subdivision, which has been registered in accordance with *Planning Act*.

12.2300 Exception 2300

12.2300.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2300.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.

.2 A chimney breast may project a maximum of 0.4m into any yard.

.3 A dwelling unit within this zone may be used as a model homes for display purposes or sales office until May 1, 2014, subject to the dwelling's inclusion within a plan of subdivision, which has been registered in accordance with the *Planning Act*.

12.2301 Exception 2301

12.2301.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R2 zone.

12.2301.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this By-law the front lot line will be the lot line along McVean Drive.

.2 Minimum Lot Area – 225 square metres per dwelling unit

.3 Minimum Lot Width – 19 metres

.4 Minimum Interior Side Yard Width – 1.5 metres

.5 Minimum Exterior Side Yard Width – 1.5 metres

.6 Minimum Rear Yard Width – 1.5 metres

.7 Maximum Building Height – 11 metres

.8 Maximum Lot Coverage – 40%

.9 Minimum Landscape Open Space – 40%

.10 Minimum Building Separation – 3 metre

.11 Visitor Parking – Minimum Required Spaces – 15

.12 Maximum Number of Dwelling Units – 98

.13 A dwelling unit within this zone may be used as a model homes for display purposes or sales office until May 1, 2014 subject to the dwelling's inclusion within a plan of subdivision, which has been registered within the meaning of the Planning Act.

.14 A Dwelling unit that fronts and/or flanks on to a municipal road shall have a minimum unit width of 6 metres.

12.2302 Exception 2302

12.2302.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the LC zone, as well as the following uses, excluding drive-through facilities:

- .a A printing or copying establishment;
- .b A health centre;
- .c A private school tutoring centre

12.2302.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this By-law the front lot line will be the lot line along McVean Drive

.2 Minimum front yard depth – 2.0 metre

.3 Minimum exterior side yard width – 5.0 metre

.4 An encroachment of 1.2 metres into required yards shall be permitted solely for the purpose of canopies along Castlemore Road and McVean Drive.

.5 Minimum Landscape Open Space:

- .a Minimum 3 metre wide landscaped open space strip along Castlemore Road except at approved driveway locations
- .b Minimum 1.5 metre wide landscaped open space strip along McVean Drive except at approved driveway locations.

12.2303 Exception 2303

12.2303.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2303.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

.3 On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres.

.4 On corner lots greater than or equal to 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.

12.2304 Exception 2304

12.2304.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2304.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

.3 On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres.

.4 On corner lots greater than or equal to 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.

12.2305 Exception 2305

12.2305.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2305.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

.3 Minimum Lot Depth: 29.0 metres

.4 Minimum Rear Yard Depth: 6.0 metres

12.2306 Exception 2306

12.2306.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2306.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

12.2307 Exception 2307

12.2307.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2307.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

.3 On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres.

.4 On corner lots greater than or equal to 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.

.5 Minimum Lot Depth: 21.5 metres

.6 Minimum Rear Yard Depth: 2.0 metres

12.2308 Exception 2308

12.2308.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2308.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

.3 On corner lots, bay windows and box-out windows with or without foundations and including eaves and cornices may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard to a maximum width of 5 metres.

.4 The maximum interior garage width of an attached garage shall be 3.5 metres.

12.2309 Exception 2309

12.2309.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2309.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

.3 The maximum interior garage width of an attached garage shall be 3.5 metres.

.4 Minimum Rear Yard: 4.5 metres

12.2310 Exception 2310

12.2310.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 2310.1(1)(a), or the purposes permitted by Exception 2310.1(1)(b), but not both sections and not any combination of both sections:

.a the purposes permitted by the I1 zone; or

.b the purposes permitted by R1-Exception 2303

12.2310.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes permitted by Exception 2310.1(1)(a), the requirements and restrictions of the I1 zone and the following:

.a Minimum Landscaped Open Space: 3.0 metres along all lot lines, except at approved access locations.

.2 For the purposes permitted by Exception 2310.1(1)(b) the requirements and restrictions of the R1- Exception 2303 zone.

12.2311 Exception 2311

12.2311.1 The lands shall only be used for the following purposes:

.1 Dual Frontage Townhouse Dwellings

.2 Townhouse Dwellings

12.2311.2 The lands shall be subject to the following requirements and restrictions:

.1 Shall be subject to the following requirements and restrictions, which shall apply to dual frontage townhouse dwellings:

- .a The lot line abutting McMurchy Avenue South shall be deemed to be the front lot line for Zoning purposes
- .b Minimum Lot Area: 120 square metres per dwelling unit
- .c Minimum Lot Width:
  - .i Interior Lot: 5.5 metres
  - .ii Corner Lot: 6.5 metres
- .d Minimum Yard Setbacks for a Principal Building:
  - .i the front wall of a dwelling unit: 3 metres to a lot line abutting a street
  - .ii the rear wall of a dwelling unit:
    - .1 4.5 metres to a lot line abutting a private road
    - .2 6 metres between a garage door opening and a lot line abutting private road
  - .iii The side wall of a dwelling unit
    - .1 1.2 metres to a private road
    - .2 2.5 metres to a lot line abutting lands zoned R3M-Exception 1104
- .e Maximum Building Height: 13.0 metres
- .f Maximum Building Height within 12 metres of Lands Zoned R1: 11.0 metres
- .g Minimum Landscaped Open Space: Other than approved driveway locations and encroachments permitted by Section 3.10 of this By-law, the front yard, rear yard and side yard of a dwelling shall only be used as landscaped open space
- .h The following shall not be permitted in the rear yard:
  - .i Sheds or accessory structures
  - .ii Boats, trailers and/or seasonal recreational equipment

.i Garbage and refuse, including containers for the storage of recyclable materials, shall not be stored in the front yard, rear yard, and/or side yard

.j Air conditioning units shall not be permitted in the front yard

.k Section 5.2.Q.1 of this By-law shall not apply

.2 Shall be subject to the following requirements and restrictions, which shall apply to townhouse dwellings:

.a Minimum Lot Area: 120 square metres per dwelling unit

.b Minimum Lot Width:

.i Interior Lot: 5.0 metres

.ii Corner Lot: 6.0 metres

.c Minimum Yard Setbacks for a Principal Building:

.i the front wall of a dwelling unit:

.1 4.5 metres to a lot line abutting a private road

.2 6 metres between a garage door opening and a lot line abutting a private road

.ii the rear wall of a dwelling unit:

.1 6.0 m to a rear lot line

.2 No more than two consecutive dwelling units shall be sited at the same distance from the rear lot line after which subsequent dwelling unit shall be sited at a minimum variation of 1.5 m

.iii The side wall of a dwelling unit:

.1 1.5 metres to a common amenity area

.2 1.2 metres to a lot line abutting lands zoned R1

.d Maximum Building height: 11.0 metres

.e Minimum Landscaped Open Space: Other than approved driveway locations and encroachments permitted by Section 3.10 of this By-law, the front yard and side yard of a dwelling shall only be used as landscaped open space. Each dwelling unit shall have a minimum of 25 square metres of landscaped open space in the rear yard

.f Garbage and refuse, including containers for the storage of recyclable materials shall not be stored in the front yard and/or the side yard

.3 For all uses permitted in Exception 2311 the following additional provisions shall apply:

.a Notwithstanding any other provision of this By-law, within a required front yard, the maximum height of a fence shall not exceed 1.2 metres;

.b Notwithstanding any other provision of this By-law, a private road having a minimum width of 6.0 metres shall be permitted as an access aisle to parking spaces located on a private residential driveway; and,

.c Notwithstanding any other provision of this By-law, a residential driveway shall have a maximum width of 3.0 metres.

12.2312 Exception 2312

12.2312.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2312.2 The lands shall be subject to the following requirements and restrictions:

.1 On detached dwelling lots greater than or equal to 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.

.2 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.

.3 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

12.2313 Exception 2313

12.2313.1 The lands shall only be used for the following purposes:

.1 Dwelling, Rear Lane Semi-Detached

12.2313.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per dwelling unit: Shall be the value of 22 times the minimum lot width in square metres;

.2 Minimum Lot Depth: 22.0 metres

.3 Minimum Front Yard Depth: 3.0 metres;

.4 A porch and/or balcony or bay or boxed window with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front, exterior side yard or rear yard;

.5 Minimum Rear Yard Depth:

- .a 6.0 metres to a garage; and,
- .b 4.5 metres to a building wall.

.6 Maximum Building Height: 12.5 metres;

.7 Minimum Amenity Area: 3.5 square metres and shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard at ground level;

.8 Air conditioning units are permitted to be located on a balcony or uncovered terrace.

.9 No accessory buildings, structures, detached garages and/or swimming pools are permitted within the rear yard; and,

.10 For zoning purposes, the front lot line shall be deemed to be Chinguacousy Road.

12.2314 Exception 2314

12.2314.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2314.2 The lands shall be subject to the following requirements and restrictions:

.1 On detached dwelling lots greater than or equal to 11.6 metres but less than 12.5 in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres.

.2 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.

.3 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

.4 Minimum lot depth: 25 metres;

.5 The minimum building setback to a daylight rounding/triangle shall be 1.5 metres. Eaves and cornices may project an additional 0.6 metres into the minimum building setback to a daylight rounding/triangle;

.6 On detached dwelling lots greater than or equal to 14.0 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.

12.2315 Exception 2315

12.2315.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2315.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

12.2316 Exception 2316

12.2316.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2316.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

12.2317 Exception 2317

12.2317.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in the R1 Zone

.2 Back to Back Semi-Detached Dwelling

12.2317.2 The lands shall be subject to the following requirements and restrictions:

.1 For a Back to Back Semi-Detached Dwelling:

- .a Minimum Lot Area per Dwelling Unit shall be the value of 13 times the minimum lot width in square metres;
- .b Minimum Lot Depth: 13.0 metres;
- .c Minimum Interior Side Yard: 1.2 metres;
- .d Despite Exception 2317.2.1(c), the Minimum Interior Side Yard shall be 0.0 metres where a side lot line abuts the party wall between two dwelling units;
- .e Minimum Rear Yard Depth: 0.0 metres;
- .f Maximum Building Height: 11.5 metres;
- .g A main wall of a dwelling may encroach to within 1.5 metres of a daylight rounding/triangle;
- .h A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front or exterior side yard;
- .i A porch and/or balcony with or without foundation or cold cellar Including eaves and cornices may encroach to within 1.0 metre of a daylight rounding/triangle;
- .j A bay, bow or box window with or without foundation or cold cellar including eaves and cornices may encroach to within 1.0 metre of a daylight rounding/triangle;
- .k A bay or boxed out window with or without foundation or cold cellar may project a maximum of 1.8 metres, including eaves and cornices, into a required front or exterior side yard;
- .l Minimum Amenity Area: 5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard a ground level;
- .m Air conditioning units are permitted to be located on a balcony or uncovered terrace; and,
- .n Section 4.2.B.1 shall not apply

12.2317.3 For the purposes of Exception 2317:

.1 A “Back to Back Semi-Detached Dwelling” shall mean a building containing four dwelling units separated vertically by a common wall, including a rear common wall, that does not have a rear yard

12.2318 Exception 2318

12.2318.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width – 2.0m;

.2 Minimum Rear Yard Depth – 4.0m;

.3 A balcony or unenclosed porch with or without cold cellar and foundation may project a maximum of 1.8 metres into any minimum required front yard, exterior side yard or rear yard;

.4 Bay windows and box-out windows with or without foundations, to a maximum width of 3 metres, and including chimney elements, roof eaves and cornices, may project a maximum of 1.0 metres into any front yard; exterior side yard or rear yard;

.5 Maximum gross floor area of a detached garage or carport - 48.0 square metres;

.6 No fence or hedge within a required front yard may exceed 1.3m in height.

12.2319 Exception 2319

12.2319.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling

.2 a stacked townhouse dwelling (including those where entrances to individual dwelling units are independent or through a common vestibule)

.3 an apartment dwelling

.4 purposes accessory to the permitted uses

12.2319.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purpose of this section all lands zoned R3L– 2319 shall be one lot for zoning purposes.

.2 Notwithstanding all minimum yards, the following minimum Building Setbacks shall apply, except where there are more restrictive requirements for the minimum yards required for townhouse dwelling unit lots:

- .a 3.0 metres from Mavis Road
- .b 1.0 metres from Chinguacousy Road
- .c 6.0 metres from all other lot lines, and 7.5 metres for those portions of buildings above 4 storeys in height

.3 Maximum Number of Dwelling Units – 187

.4 Maximum Floor Space Index – 1.9

.5 Minimum Landscaped Open Space – 30 percent

.6 Maximum Building Height – 4 storeys for townhouse and stacked townhouse dwellings and 6 storeys for apartment dwellings

.7 The requirements and restrictions of Lot Area, Lot Width and Lot Coverage shall not apply.

.8 For townhouse dwellings the following additional requirements shall apply:

- .a Minimum Dwelling Unit Width – 4.8 metres
- .b Minimum Front Yard Depth on a Dwelling Unit Lot:
  - .i 4.5 metres
  - .ii 6.0 metres to the front of a garage door
  - .iii 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
  - .iv 3.5 metres to the bay/box/bow window with or without foundation

.c Minimum Rear Yard Depth on a Dwelling Unit Lot – 7.0 metres

.d Minimum Side Yard Width on a End Dwelling Unit Lot – 1.2 metres for the Interior Side Yard and 2.0 metres for the Exterior Side Yard facing a street or private lane.

.9 For stacked townhouse dwellings, the following additional requirements shall apply:

.a Minimum Dwelling Unit Width – 4.8 metres

.b A minimum of 11 square metres of outside amenity area shall be provided exclusively for each dwelling unit.

12.2320 Exception 2320

12.2320.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 Zone.

12.2320.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 7.0 metres;

.2 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach to within 1.5 metres of a daylight rounding/triangle;

.3 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach to within 1.5 metres of a daylight rounding/triangle; and,

.4 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch, including eaves and cornices, may project a maximum of 1.8 metres into a required front, rear or exterior side yard.

12.2321 Exception 2321

12.2321.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2321.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

12.2322 Exception 2322

12.2322.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2322.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

12.2323 Exception 2323

12.2323.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2323.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

.2 For corner lots greater than 14 metres wide, the maximum interior garage width shall not exceed 58% of the dwelling width.

12.2324 Exception 2324

12.2324.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2324.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

.2 Minimum Rear Yard Depth: 7.0 metres.

.3 For corner lots greater than 14 metres wide, the maximum interior garage width shall not exceed 58% of the dwelling width.

12.2325 Exception 2325

12.2325.1 The lands shall only be used for the following purposes:

.1 A single-detached dwelling;

.2 A two-unit dwelling;

.3 An office;

.4 A bank and finance company;

.5 A personal service shop;

.6 A retail establishment, with no outside storage;

.7 A dining room restaurant;

.8 A public or private school;

.9 A commercial school;

.10 A day nursery;

.11 Uses accessory to the above permitted purposes.

12.2325.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this section, the front lot line is the lot line abutting Chinguacousy Road.

.2 The minimum landscaped area along the rear lot line shall be 4.5 metres, except at an approved access point.

.3 The minimum landscaped area along the interior side lot line shall be 1.5 metres.

.4 The maximum gross floor area for a dining room restaurant shall be 150 square metres.

.5 The maximum gross floor area for a single detached dwelling and a two-unit dwelling shall be 300 square metres.

.6 Minimum Interior Side Yard Width: 8 metres.

.7 No drive through facilities are permitted.

12.2326 Exception 2326

12.2326.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by exception 2326.1(1)(a) or for the purposes permitted by 2326.1(1)(b), but not both sections or not any combination of both sections:

.a either:

.i a place of worship; and

.ii purposes accessory to the other permitted purposes.

.b or:

.i those purposes permitted in a R2 zone.

12.2326.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted by exception 2326.1(1)(a), the requirements and restrictions relating to the I1 zone.

.2 for those uses permitted by exception 2326.1(1)(b), the requirements and restrictions as set out in a R2 zone.

12.2327 Exception 2327

12.2327.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2327.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Building Setback to a Daylight Rounding/ Triangle: 1.5 metres

.2 Minimum Rear Yard Depth: 7.0 metres.

.3 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.

.4 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.

.5 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

.6 For corner lots greater than 14 metres wide, the maximum interior garage width shall not exceed 58% of the dwelling width.

12.2328 Exception 2328

12.2328.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone

12.2328.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 6.0 metres.

.2 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.

.3 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.

.4 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

12.2329 Exception 2329

12.2329.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone

12.2329.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 7.0 metres.

.2 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.

.3 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.

.4 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

12.2330 Exception 2330

12.2330.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone

12.2330.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 7.0 metres.

.2 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.

.3 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.

.4 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

.5 The minimum driveway width shall be:

- .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
- .b 3.0 metres for the portion of the driveway between a porch and the front property line.

12.2331 Exception 2331

12.2331.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1-8.4 zone

12.2331.2 The lands shall be subject to the following requirements and restrictions:

.1 The dwelling unit closest to the daylight triangle shall have a minimum lot width of 5.5 metres.

.2 Minimum Building Setback to a Daylight Rounding/ Triangle: 1.5 metres

.3 Minimum Rear Yard Depth: 7.0 metres.

.4 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.

.5 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.

.6 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

.7 The minimum driveway width shall be:

.a 2.75 metres for the portion of the driveway between the garage and a porch; and,

.b 3.0 metres for the portion of the driveway between a porch and the front property line.

12.2332 Exception 2332

12.2332.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone

12.2332.2 The lands shall be subject to the following requirements and restrictions:

.1 The easterly lot line shall be deemed the front lot line.

.2 Minimum Front Yard Depth: 3.5 metres but 5.5 metres to the front of the garage.

.3 Minimum Building Setback to a Daylight Rounding/ Triangle: 1.5 metres

.4 Minimum Rear Yard Depth: 5.3 metres.

.5 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.

.6 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.

.7 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

.8 The minimum driveway width shall be:

- .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
- .b 3.0 metres for the portion of the driveway between a porch and the front property line.

12.2333 Exception 2333

12.2333.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone

12.2333.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 3.5 metres but 5.5 metres to the front of the garage.

.2 Minimum Rear Yard Depth: 6.7 metres.

.3 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.

.4 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.

.5 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

.6 The minimum driveway width shall be:

- .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
- .b 3.0 metres for the portion of the driveway between a porch and the front property line.

12.2334 Exception 2334

12.2334.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone

12.2334.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 3.5 metres but 5.5 metres to the front of the garage.

.2 Minimum Rear Yard Depth: 6.4 metres.

.3 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.

.4 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.

.5 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

.6 The minimum driveway width shall be:

- .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
- .b 3.0 metres for the portion of the driveway between a porch and the front property line.

12.2335 Exception 2335

12.2335.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone:

12.2335.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 275 square metres;

.2 Minimum Lot Width:

.a Interior Lot – 11.0 metres;

.3 Minimum Front Yard Depth:

.a 3.0 metres;

.b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.c a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,

.d 5.5 metres to the garage door facing the front lot line and, where a staggered garage is permitted in accordance with Exception 2335.2(10), 2.4 metres to the front of the second garage.

.4 Minimum Rear Yard Depth:

.a 7.0 metres; and,

.b A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.

.5 Minimum Interior Side Yard Width:

.a 1.2 metres and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres.

.6 Maximum Building Height - 11.0 metres

.7 Minimum Landscaped Open Space:

.a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped open space.

.8 Except for a staggered garage permitted in accordance with Exception 2335.2(10), no garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.9 The following provisions apply to garages:

.a The maximum cumulative garage door width shall be 5.0 metres; and,

.b For a staggered garage, the maximum interior garage width shall be 0.9 metres wider than the maximum permitted cumulative garage door width.

.10 The following provisions apply to staggered garages:

.a Staggered garages shall only be permitted on lots with a minimum lot width of 11.0 meters;

.b A maximum of ten (10) lots on lands subject to Exception 2335 shall be permitted to have staggered garages;

.c Staggered garages shall not be permitted on Drinkwater Road or Lockwood Road; and,

.d A maximum of one (1) staggered garage shall be permitted on Francis Lundy Street.

.11 The following shall apply to a bay, bow or box window:

.a The maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

.12 Notwithstanding any other provisions of the By-law, the driveway width shall not exceed the exterior width of the garage or staggered garage.

12.2336 Exception 2336

12.2336.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1

12.2336.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 225.0 square metres;
- .b Corner Lot – 280.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 9.0 metres;
- .b Corner Lot – 11.6 metres;

.3 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 3.0 metres to the front of a garage from a daylight rounding/triangle;
- .d a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; and,
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard.

.4 Minimum Exterior Side Yard Width:

- .a 3.0 metres;
- .b a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
- .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard; and,
- .d a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard.

.5 Minimum Rear Yard Depth:

- .a 7.0 metres;

.b a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard; and,

.c 0.6 metres to a detached garage.

.6 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres; and,

.b a porch may encroach 0.3 metres into a 1.2 metre interior side yard.

.7 Maximum Building Height - 11.0 metres

.8 Minimum Landscaped Open Space:

.a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped open space.

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

.10 The following provisions apply to garages:

.a The maximum cumulative garage door width for interior lots shall be 3.7 metres;

.b The maximum cumulative garage door width for corner lots shall be 5.0 metres;

.c The maximum gross floor area of a detached garage shall be 38m2;

.d The maximum height of a detached garage shall be 4.6m;

.11 The minimum driveway width shall be:

.a 2.75 metres for the portion of the driveway between the garage and a porch; and,

.b 3.0 metres for the portion of the driveway between a porch and the front property line.

.12 The following shall apply to a bay, bow or box window:

.a The maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

.13 A porch, balcony and deck are permitted in the interior side yard.

12.2337 Exception 2337

12.2337.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone

12.2337.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area Per Dwelling Unit:

- .a Interior Lot – 130.0 square metres;
- .b Corner Lot – 200.0 square metres;
- .c End Lot – 160.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 5.5 metres;
- .b Corner Lot – 8.5 metres;
- .c End Lot – 6.7 metres;

.3 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; and,
- .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard.

.4 Minimum Exterior Side Yard Width:

- .a 3.0 metres;
- .b a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
- .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard; and,
- .d a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard.

.5 Minimum Rear Yard Depth:

.a 7.0 metres; and,

.b A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.

.6 Minimum Interior Side Yard Width:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.7 Maximum Building Height - 14.0 metres;

.8 No minimum dwelling unit width required;

.9 Minimum Landscaped Open Space:

.a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped open space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a The maximum cumulative garage door width for interior lots shall be 3.7 metres; and,

.b The maximum cumulative garage door width for corner lots shall be 5.0 metres.

.12 The following shall apply to a bay, bow or box window:

.a The maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

.13 A porch, balcony and deck are permitted in the interior side yard.

.14 Front to rear yard access shall be permitted via non habitable rooms and with more than a three step grade difference.

.15 The minimum driveway width shall be:

.a 2.75 metres for the portion of the driveway between the garage and a porch; and,

.b 3.0 metres for the portion of the driveway between a porch and the front property line

12.2338 Exception 2338

12.2338.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone

.2 Back to Back Townhouse Dwelling;

12.2338.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area per Dwelling Unit:

- .a Interior Lot – 78.0 square metres;
- .b Corner Lot – 105.0 square metres;
- .c End Lot – 90.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 6.0 metres;
- .b Corner Lot – 9.0 metres;
- .c End Lot – 7.2 metres

.3 Minimum Lot Depth: 13.0 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; and,
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard.

.5 Minimum Exterior Side Yard Width:

- .a 3.0 metres;
- .b a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;

.c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard; and,

.d a bay window, bow window or box window with or without foundation or cold cellar and chimney may encroach 1.0 metre into the minimum exterior side yard.

.6 Minimum Rear Yard Depth: 0.0 metres;

.7 Minimum Interior Side Yard Width:

.a 1.2 metres;

.b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.8 Maximum Building Height - 14.0 metres;

.9 Minimum Landscaped Open Space:

.a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped open space.

.10 For Back to Back Townhouse Dwellings, a maximum of 16 dwelling units may be attached in a contiguous structure, provided the structure is only 8 units wide and 2 units deep.

.11 Minimum Amenity Area:

.a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level.

.12 Air conditioning units are permitted to be located on a balcony or in the front yard.

.13 The following provisions apply to garages:

.a The maximum cumulative garage door width for interior lots shall be 3.7 metres.

.14 A walkout balcony/uncovered terrace are permitted on the second and third storeys.

.15 The following shall apply to a bay, bow or box window:

.a the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

.16 A porch, balcony and deck are permitted in the interior side yard.

12.2339 Exception 2339

12.2339.1 The lands shall only be used for the following purposes:

.1 Dwelling, apartment.

12.2339.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: No Requirement.

.2 Minimum Front Yard Depth: 3.0 metres.

.3 Minimum Rear Yard Depth: 6.0 metres for the first 3 storeys, and any portion of the building above the third storey, the minimum rear yard depth shall not be less than the vertical height for that portion of the building.

.4 Minimum Interior Side Yard Width: 3.0 metres.

.5 Minimum Exterior Side Yard Width: 3.0 metres.

.6 Maximum Front Yard Depth: No building shall be set back greater than 5.0 metres from Remembrance Road, including behind the daylight triangle.

.7 Maximum Exterior Side Yard Width: No building shall be set back greater than 5.0 metres from the exterior lot line along Edenbrook Hill Drive.

.8 Minimum Setback to a Daylight Triangle: 0 metres.

.9 Setback to an Underground Parking Garage:

- .a 0.0 metres to the front and exterior side lot lines; and, i
- .b 3.0 metres to all other lot lines.

.10 Minimum Landscaped Open Space:

- .a A 3.0 metre wide strip along the front, exterior, and rear property lines, except at approved access locations and behind the daylight triangle.

.11 Minimum Building Height: 4 Storeys.

.12 Maximum Building Height: 6 Storeys.

.13 Maximum Floor Space Index: 1.5.

.14 Maximum Units Per Hectare: 100.

.15 Minimum Ground Floor Height: 3.5 metres.

.16 Maximum Lot Coverage: No Requirement.

.17 Garbage Refuse and Waste:

.a All garbage, refuse and waste containers for any use shall be contained within the same building containing the use; and

.b The waste collection loading area shall be located a minimum of 9.0 metres from a main entrance to the building.

.18 Bicycle Parking:

.a Bicycle parking must be located on the same lot as the use or building for which it is required.

.b A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.

.c Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:

.i a building or structure, i

.ii a secure area such as a supervised parking lot or enclosure; or, ii

.iii bicycle lockers.

.d Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.

.e Dimensions:

.i If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.

.ii If located in a vertical position (on the wall):: a minimum length of 1.5m and a minimum width of 0.5m.

.iii 0.50 bicycle spaces per dwelling unit shall be provided.

12.2339.3 for the purposes of Exception 2339:

.1 Supermarket shall mean a building or structure, or part thereof engaged primarily, meaning more than 50% of the sales area, in the business of selling groceries, meat, fruit and vegetables and daily household goods to the general public. May also include accessory uses that are only in conjunction with the primary uses that are non-food related retail goods and services such as, but not limited to, a pharmacy, a florist shop, a photo lab, clothing wear, a wine shop, a dry cleaners, a music/book/video store, a kitchenware store, and a restaurant.

12.2340 Exception 2340

12.2340.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the LC zone and

- .a a veterinary clinic.
- .b a commercial school.
- .c a community club.
- .d a day nursery.
- .e a health and fitness centre.

12.2340.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.5 metres.

.2 Minimum Rear Yard Depth: 5.0 metres.

.3 Minimum Interior Side Yard Width: 2.0 metres.

.4 Minimum Exterior Side Yard Width: 3.0 metres.

.5 Minimum Setback to a Daylight Triangle: 3.0 metres.

.6 Continuous Building Wall: 60% of the front lot line and the daylight triangle on Wanless Drive shall be occupied by a building situated a maximum of 6.0 metres from the lot line abutting Wanless Drive.

.7 Minimum Building Height: A minimum building height of 7.5 metres shall be provided for any portion of a building within 20 metres of the front lot line and/or the daylight triangle.

.8 Minimum Landscaped Open Space:

- .a A 4.5 metre wide strip along the front property line, except at approved access locations;
- .b A 5.0 metre wide strip along the rear property line, except at approved access locations;
- .c A 3.0 metre wide strip along the exterior side property line, except at approved access locations; and,
- .d A 2.0 metre wide strip along the interior side property line.

.9 Maximum gross commercial floor area: 3,700 square metres.

.10 No portion of a drive-through facility shall be located within 30 metres of the rear lot line.

.11 No portion of a drive-through facility shall be located within 20 metres of the front lot line.

.12 No portion of a drive-through facility shall be located between a building and a public street.

.13 All waste or recycling containers or materials for restaurant purposes shall be stored within a climate controlled garbage area within a building.

12.2340.3 for the purposes of Exception 2340:

.1 For the purposes of this section, the lot line abutting Wanless Drive shall be deemed to be the front lot line.

.2 The entire lands zoned LC - Exception 2340 shall be considered one lot for zoning purposes.

12.2341 Exception 2341

12.2341.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 Zone.

12.2341.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purpose of this section, the rear lot line is any lot line abutting lands zoned Natural System (NS).

.2 Minimum Lot Area: 225 square metres per dwelling unit;

.3 Minimum Lot Width: 15 metres;

.4 Minimum Rear Yard Depth: 4.0 metres;

.5 Minimum Interior Side Yard Width: 1.9 metres;

.6 Minimum Rear Yard Depth to a Hydro Transformer: 1.2 metres;

.7 Maximum Building Height: 12 metres;

.8 Minimum Landscaped Open Space: 40% of the lot area;

.9 Maximum Lot Coverage: 35%;

.10 Minimum Unit Width: 5.5 metres;

.11 Unenclosed porches and balconies, with or without cold cellars and foundations, may project a maximum of 1.8 metres into the minimum required interior side yard width; and,

.12 Bay windows, with or without foundations, not exceeding a width of 3.0 metres, and including chimney elements, cornice and roof eaves, may project a maximum of 1.0 metre into the minimum required interior side yard width.

12.2342 Exception 2342

12.2342.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone.

12.2342.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purpose of this section, the rear lot line is any lot line abutting lands zoned Natural System.

.2 Minimum Lot Area: 225 square metres per dwelling unit;

.3 Minimum Rear Yard Depth: 1.7 metres;

.4 Minimum Front Yard Depth: 5.0 metres;

.5 Maximum Building Height: 12 metres;

.6 Minimum Landscaped Open Space: 35% of the lot area;

.7 Maximum Lot Coverage: 35%;

.8 Minimum Unit Width: 5.5 metres;

.9 Unenclosed porches and balconies, with or without cold cellars and foundations, may project a maximum of 1.8 metres into the minimum required front yard depth or interior side yard width; and,

.10 Bay windows, with or without foundations, not exceeding a width of 3.0 metres, and including chimney elements, cornice and roof eaves, may project a maximum of 1.0 metre into the minimum required front yard depth or interior side yard width.

12.2343 Exception 2343

12.2343.1 The lands shall only be used for the following purposes:

.1 a place of worship;

.2 a day nursery;

.3 purposes accessory to the other permitted purposes

12.2343.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this by-law the lot line adjacent to Commuter Drive, shall be deemed the front lot line.

.2 Minimum building setbacks: 3.0 metres to all lots lines, except the interior side yard which is 6.0 metres.

.3 Maximum building height: 3 storeys

.4 Maximum Lot Coverage: 55.0%

.5 Minimum Landscaped Open Space: 3.0 metres to all property lines, except at approved access locations

.6 Minimum lot area: 0.25 ha

12.2344 Exception 2344

12.2344.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.2344.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without cold cellar, may project into the minimum required front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum required front or exterior side yard;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard; and,

.3 On corner lots equal or greater than 14 metres in width, the maximum interior garage width for an attached garage shall not exceed 60 percent of the dwelling unit width.

12.2345 Exception 2345

12.2345.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2345.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres, provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum required front or exterior side yard;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard; and,

.3 On corner lots equal or greater than 14 metres in width, the maximum interior garage width for an attached garage shall not exceed 60 percent of the dwelling unit width.

12.2346 Exception 2346

12.2346.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.2346.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres, provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum required front or exterior side yard.

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard.

12.2347 Exception 2347

12.2347.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.2347.2 The lands shall be subject to the following requirements and restrictions:

.1 The rear wall of a dwelling unit shall be 6 metres to a lot line of the same zoning category, 1.2 metres to a common amenity area and 7.0 metres in all other situations;

.2 Notwithstanding any other provision of the By-law, a transformer may be located no less than 3.0 metres from a public road right-of-way, and 1.5 metres to any other zone category, and may be further reduced to 0 metres where a transformer abuts a private road or a residential lot line internal to the zone category; and,

.3 For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

- .a In the case of a flat roof, the highest point of the roof surface,
- .b In the case of a mansard roof, the deck line, or
- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2348 Exception 2348

12.2348.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 2348.1(1)(a) or the purposes permitted by Exception 2348.1(1)(b), but not both sections or not any combination of both sections:

Either:

.a A townhouse dwelling;

or:

.b a Retirement Home or an apartment dwelling in accordance with the following requirements and restrictions:

12.2348.2 The lands shall be subject to the following requirements and restrictions:

.1 For those lands uses permitted by Exception 2348.1(1)(a), the requirements and restrictions as set out in an R2-2347 zone; and,

.2 For those lands uses permitted by Exception 2348.1(1)(b), the requirements and restrictions as set out in an R3L zone, in addition to the following:

.3 Minimum Front Yard Depth: 6.0 metres;

.4 Minimum Side Yard Width: 6.0 metres;

.5 Minimum Rear Yard Depth: 5.0 metres;

.6 Maximum Building Height: 4 storeys

.7 Maximum Lot Coverage: 35%;

.8 Minimum Number of Units: 51:

.9 Maximum Number of Units: 120;

.10 Minimum Landscaped Open Space: 30% of the lot area;

.11 An open or enclosed roofed porch, with or without foundation, may project into the minimum required side yard and rear yard by a maximum of 2.0 metres. Eaves and cornices may project an additional 0.5 metres into the minimum required side or rear yard.

.12 Notwithstanding any other provision of the By-law, a transformer may be located no less than 3.0 metres from a public road right-of-way and 1.5 metres from any other property line.

12.2349 Exception 2349

12.2349.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;

.b a printing establishment;

.c a warehouse; and,

.d research and development facility;

.2 Non-Industrial:

.a an office;

.b only in conjunction with an office use, the following purposes shall be permitted provided that they do not individually or collectively exceed 20% of the total gross floor area of the associated office use:

.i a bank, trust company or financial institution;

.ii a convenience store;

.iii a dry cleaning and laundry establishment;

.iv a dining room restaurant, a take-out restaurant, a convenience restaurant;

.v a service shop;

.vi a personal service shop, but excluding a massage or body rub parlour;

.vii a printing or copying establishment;

.viii a commercial school

.ix community club;

.x a health or fitness centre; and,

.xi a day nursery;

.c only in conjunction with the uses permitted in Exceptions 2349.1(1) and 2349.1(2), a retail use shall be permitted provided that it does not exceed 15% of the total gross floor area of the associated use;

.d a radio or television broadcasting and transmission establishment;

.e a park, playground, recreational facility or structure;

.f purposes permitted by the NS zone;

.g The following purposes shall not be permitted

.i a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

.ii a motor vehicle parts or boat parts sales establishment;

.iii a salvage, junk, scrap, or bulk storage yard;

.iv outdoor storage as a primary use;

.v a stand-alone parking lot; and

.vi a taxi or bus station;

.vii an adult entertainment parlour or an adult videotape store shall not be permitted;

.viii a drive through facility; and,

.ix purposes accessory to the other permitted uses.

12.2349.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 6.0 metres;

.2 Minimum Interior Side Yard Width: 3.0 metres;

.3 Minimum Exterior Side Yard Width: 6.0 metres;

.4 Minimum Rear Yard Depth: 6.0 metres;

.5 Minimum Landscape Open Space:

.a 6.0 metres along Steeles Avenue West and Heritage Road, except at approved access locations;

.b 3.0 metres along all other roads, except at approved access locations; and,

.c 1.5 metres abutting a NS zone;

.6 loading facilities shall not be located within the front yard or the exterior side yard and shall be screened from a public street;

.7 all garbage and refuse storage, including containers for the storage of recyclable materials, shall be contained within a building;

.8 Outdoor Storage shall only be permitted as an accessory use in the rear and interior side yards, subject to the following criteria:

.a outdoor storage of goods and materials shall be restricted to areas not required for parking or landscaping;

.b outdoor storage of goods and materials shall not exceed the lesser of 5% of the lot or 10% of the building area;

.c outdoor storage of truck and trailer parking may exceed 5% of the lot or 10% of the building area, when located between buildings and/or screened from a public street;

.d outdoor storage shall be screened from public view by architectural screening, landscaped buffer, building placement, berms, or a combination of such treatments;

.e outdoor storage, shall not be located within 100 metres from Steeles Avenue; and,

.f outdoor storage of intermodal containers on chassis shall not be permitted.

12.2349.3 for the purposes of Exception 2349:

.1 Outdoor Storage shall mean areas permitted for the purpose of storing goods and materials within a limited area and location, and which shall include truck and trailer parking that is not actively engaged in the process of loading and unloading.

12.2350 Exception 2350

12.2350.1 The lands shall be subject to the following requirements and restrictions:

.1 shall only be used for the purposes permitted by Exception 2350.1(2) or the purposes permitted by Exception 2350.1(3), but not both sections or not any combination of both sections:

.2 Either:

.a Those purposes permitted in a PE-Exception 2349 zone;

.3 Or:

.a those purposes permitted in a LC zone;

.b a gas bar and associated motor vehicle washing establishment; and,

.c a drive-through facility associated with a gas bar, and a bank.

12.2350.2 The lands shall be subject to the following requirements and restrictions:

.1 For those land uses permitted in the PE-Exception 2349 zone, the requirements and restrictions as set out in a PE-Exception 2349 zone;

.2 For those land uses permitted by LC-Exception 2350.1(3), the following requirements and restrictions:

.a Minimum Front Yard Depth: 4.5 metres;

.b Minimum Exterior Side Yard Width: 4.5 metres;

.c Minimum Interior Side Yard Width: 1.2 metres;

.d Minimum Rear Yard Depth: 1.2 metres;

.e Minimum Landscaped Open Space:

.i 4.5 metres along Steeles Avenue West, except at approved access locations;

.ii 3 metres along all other roads, except at approved access locations; and,

.iii 1.2 metres abutting a NS zone.

.f A gas bar and an associated motor vehicle washing establishment shall only be permitted within 90.0 metres of Lightbeam Terrace;

.g For the purpose of this zone, the lot line abutting Steeles Avenue West shall be deemed the front lot line; and,

.h The lands zoned LC-Exception 2350, located between Lightbeam Terrace and Rivermont Road, shall be considered one lot for zoning purposes.

12.2350.3 for the purposes of exception 2350:

.1 Notwithstanding Exceptions 2350.2(1) and 2350.2(2), an office use shall be subject to the requirements and restrictions contained within the LC-Exception 2350.2(2) zone.

12.2351 Exception 2351

12.2351.1 The lands shall only be used for the following purposes:

.1 A townhouse dwelling;

.2 Purposes accessory to the permitted purpose.

12.2351.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units – 81;

.2 Minimum Lot Area – 90 square metres per dwelling unit;

.3 Maximum Building Height – 15 metres;

.4 Minimum Front Yard Depth – 3 metres

.5 Minimum Exterior Side Yard Width – 2.5 metres;

.6 The minimum interior side yard width for a stacked townhouse dwelling located more than 70 metres from the front lot line shall be 12.1 metres and all other stacked townhouse dwellings shall have a minimum interior side yard width of 10 metres;

.7 Balconies, decks, and porches are permitted to encroach a maximum of 1.8 metres into the required interior side yard;

.8 The minimum setback from the rear wall of a dwelling or deck to a private road shall be 1.0 metre;

.9 The minimum setback from a garage door opening to a private road shall be 2.0 metres;

.10 The minimum setback from the wall of a stacked townhouse dwelling to a visitor parking space shall be 1.8 metres;

.11 Minimum Landscaped Open Space – 33% of the lot area;

.12 Maximum Lot Coverage – 35%

12.2352 Exception 2352

12.2352.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.2352.2 The lands shall be subject to the following requirements and restrictions:

.2 For the purpose of this section, the rear lot line is the longest lot line abutting the Natural System (NS) zone.

.1 Minimum Lot Depth: 18.0 metres

.2 Minimum Rear Yard Depth: 2.0 metres

.3 A balcony or unenclosed porch, with or without a cold cellar and foundations, including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard or rear yard.

.4 Bay windows, with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves may project a maximum of 1.5 metres into the minimum front yard, exterior side yard or rear yard.

.5 The maximum cumulative garage door width for an attached garage shall be 5.05 metres.

12.2353 Exception 2353

12.2353.1 The lands shall only be used for the following purposes:

.1 Place of worship and uses permitted in the I2 zone while the Holding (H) symbol is in effect;

.2 Uses permitted in the I2 zone

or

.3 Uses permitted in the R1-Exception 2303 zone; but not both or any combination of both.

12.2353.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the following requirements and restrictions while the Holding (H) symbol remains in effect:

- .a Uses permitted by the I2 zone other than a place of worship are only permitted in combination with a place of worship.
- .b A place of worship shall have a minimum gross floor area of 929 square metres.

.2 shall be subject to the following requirements and restrictions once the Holding (H) symbol has been lifted:

- .a The requirements and restrictions of the R1-Exception 2303 zone for the uses permitted by the R1-Exception 2303 zone.
- .b The requirements and restrictions of the I2 zone for the uses permitted by the I2 zone.

.3 The lifting of the Holding (H) symbol shall only occur:

- .a after five years from the date of assumption of the plan of subdivision (File: 21T-11001B)

  or

- .b after five years from the date of registration of the plan of subdivision (File: 21T-11001B) provided that:
  - .i The applicant provides justification to the City that demonstrates how residential development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines; and,
  - .ii The Commissioner of Planning Design and Development deems that the site is no longer required for a Place of Worship, in consultation with the Brampton Faith Coalition.

12.2354 Exception 2354

12.2354.1 The lands shall only be used for the following purposes:

.1 An Apartment Dwelling;

.2 A Street Townhouse dwelling;

.3 A Rear Lane Townhouse Dwelling;

.4 Purposes accessory to other permitted purposes;

.5 Only in conjunction with an apartment dwelling, the following uses to a maximum combined gross floor area of 1,500 square metres;

- .a A retail establishment;
- .b A personal service shop;
- .c A service shop;
- .d A bank, trust company or finance company;
- .e An office, including a medical office;
- .f A dry cleaning and laundry distribution station;
- .g A restaurant other than a convenience restaurant;
- .h A printing or copying establishment;
- .i A community club;
- .j A health care centre;
- .k A commercial school;
- .l A private school; and
- .m A day nursery.

12.2354.2 The lands shall be subject to the following requirements and restrictions:

.1 An Apartment Dwelling shall be subject to the following requirements and restrictions:

- .a Minimum Lot Area: 1.2 hectares
- .b Minimum Lot Width: 85 metres
- .c Minimum Lot Depth: 132 metres
- .d Minimum Front Yard Depth: 2.5 metres
- .e Minimum Interior Side Yard width: 6.0m

.f Minimum Exterior Side Yard width: 1.5 metres

.g Maximum Building Height: 5 storeys

.h Maximum Lot Coverage: 31%

.i Minimum Landscaped Open Area: 22% of the lot area

.j Maximum density: 119 residential units per net hectare; and

.k Maximum Floor Space Index: 1.27

.2 A Street Townhouse Dwelling and a Rear Lane Townhouse Dwelling, shall be subject to the following requirements and restrictions:

.a Minimum Lot Area: 114 square metres per dwelling unit.

.b Minimum Yard Setback for a Principal Building:

.i The front wall of a dwelling unit: 3.0 metres to a private road; 2.3 metres to a public road; 1.2 metres to a common amenity area; and 4.5 metres in all other situations provided that a minimum setback of 6.0 metres is maintained to a garage door.

.ii The rear wall of a dwelling unit: 6.0 metres to a rear lot line; 1.2 metres to a common amenity area; and 7.5 metres in all other situations.

.iii The side wall of a dwelling unit: 3.0 metres to a public road; 1.5 metres to a private road; 1.2 metres to a side lot line; 1.2 metres to a common amenity area; 0.0 metres when the abutting side lot line coincides with a common wall between two dwellings.

.iv The main wall of a dwelling may encroach to within 2.0 metres of a daylight rounding/triangle.

.v A porch with or without foundation or cold cellar including eaves and cornices may encroach into the required front yard to within 1.0 metre of the front lot line abutting a public road.

.vi A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach to within 1.0 metre of a daylight rounding/triangle.

.vii A bay window, box window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum required front yard.

.viii Maximum Rear Yard encroachment for a rear lane townhouse dwelling with a walkout balcony or uncovered terrace on the third storey or wood deck off the second floor: 3.0 metres.

.ix A wall containing utilities and having a maximum length of 3 m may project into the rear yard of a rear lane townhouse dwelling.

.c Maximum Building Height: 11.2 metres

.d Minimum Landscaped Open Space:

.i Each dwelling unit shall have a minimum of 29 square metres of landscaped open space in its rear yard, except dwelling units fronting a public street with rear access from a private road which shall have a minimum of 11.0 square metres of uncovered terrace amenity space.

.e Garage Control:

.i The maximum cumulative garage door width for a lot having a width equal to 6.0 metres but less than 9.8 metres shall be 4.9 metres.

.ii The interior garage width as calculated 3.0 metres from the garage door opening shall be a maximum of 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

.iii These requirements do not apply to the garage door facing a flankage lot line.

.iv The driveway width shall not exceed the interior width of the garage for a street townhouse dwelling fronting on a public road with rear access from a private road.

.f Notwithstanding any other provision of the By-law, front to rear yard access shall be permitted via non-habitable rooms or habitable rooms or any combination of the two and with more than a two step grade difference.

.g Utilities including a hydro transformer shall be exempt from the setback requirements of this zone.

.h Notwithstanding any other provision of the By-law, requirement for a 0.6m permeable landscape strip abutting one side lot line shall not apply for a rear lane townhouse dwelling.

.i For a rear lane townhouse dwelling the public street shall be deemed the front lot line.

12.2354.3 for the purposes of Exception 2354:

.1 Shall also be subject to the requirements and restrictions of the R3L Zone which are not in conflict with those in Exception 2354.2(1).

.2 Shall also be subject to the requirements and restrictions of the R2 Zone which are not in conflict with those in Exception 2354.2(2).

12.2355 Exception 2355

12.2355.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a GC zone and the following additional uses:

- .a A day nursery
- .b A private school
- .c A seasonal garden centre

12.2355.2 Shall not be used for the following purposes:

.1 An adult entertainment parlour

.2 An adult video store

.3 An adult book store

.4 A massage or body rub parlour

.5 An amusement arcade

12.2355.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 3.0 metres

.2 Minimum Interior Side Yard Width: 9.0 metres

.3 Minimum Exterior Side Yard Width: 3.0 metres

.4 Minimum Rear Yard Depth: 10.0 metres

.5 Minimum Landscape Open Space:

- .a 3.0 metres wide along the northerly, easterly and southerly lot lines, except at approved vehicular access locations; and,
- .b 2.3 metres wide along the westerly lot line.

.6 Maximum Gross Commercial Floor Area: 6,000m2

.7 Minimum setback of an above ground utility structure: 3.0 metres from all lot lines

.8 Minimum Parking Spaces: 1 space per 23.5 square metres of gross commercial floor area or portion thereof.

.9 A drive through facility is only permitted for a bank, trust company or financial company.

.10 Minimum number of stacking spaces for a drive through facility: 3

.11 Maximum number of drive through facilities: 2

.12 All restaurants shall contain a climate controlled garbage room within a building or structure and all other uses shall provide a garbage room within a building or structure.

.13 Outside storage shall not be permitted.

12.2356 Exception 2356

12.2356.1 The lands shall only be used for the following purposes:

.1 A townhouse dwelling;

.2 Purposes accessory to the permitted purpose

12.2356.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units – 18;

.2 Minimum Dwelling Unit Width – 4.9 metres;

.3 Minimum Lot Area – 200 square metres per dwelling unit;

.4 Maximum Building Height – 12.6 metres;

.5 Minimum Interior Side Yard Width – 2.4 metres;

.6 Minimum Rear Yard Depth – 6 metres;

.7 Minimum Front Yard Depth – 4.5 metres;

.8 Maximum Height of a Rear or Interior side yard fence – 2.4 metres;

.9 Minimum Parking Aisle Width – 6.0 metres;

.10 Minimum Number of Parking Spaces – 36;

.11 Minimum Landscaped Open Space – 35% of lot area.

12.2357 Exception 2357

12.2357.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 Zone.

12.2357.2 The lands shall be subject to the following requirements and restrictions:

.2 Minimum Lot Area per dwelling unit: 134 square metres

.3 Minimum Interior Lot Width: 5.5 metres

.4 Minimum Yard Setback for a Principal Building:

- .a The rear wall of a dwelling unit: 6 metres to a lot line zoned in the same zoning category, 1.2 metres to a common amenity area and 4.8 metres in all other situations.
- .b The side wall of a dwelling unit: 0.75 metres to a lot line zoned in the same zoning category.

.5 Maximum Building Height: 3 storeys

.6 The provisions of Section 3.19.A.9.a of the Zoning By-law shall not apply.

12.2358 Exception 2358

12.2358.1 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or covered porch with or without a foundation or a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exteriors side yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations may project a maximum of 0.9 metres into all yards; and

12.2359 Exception 2359

12.2359.1 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or covered porch with or without a foundation or a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exteriors side yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations may project a maximum of 0.9 metres into all yards; and

12.2360 Exception 2360

12.2360.1 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or covered porch with or without a foundation or a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exteriors side yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations may project a maximum of 0.9 metres into all yards; and

.3 A minimum interior side yard setback of 3.0 metres shall be required from the southerly lot line.

12.2361 Exception 2361

12.2361.1 The lands shall only be used for the following purposes:

.1 Single detached dwelling;

.2 Semi-detached dwelling;

.3 Townhouse dwelling;

.4 Purposes accessory to the other permitted purposes.

12.2361.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width for Townhouse Dwelling Unit - 7.6 metres

.2 Maximum number of bedrooms in any dwelling unit - 2;

.3 Maximum floor area per dwelling unit above established grade:

- .a Single Detached and Semi-Detached Dwellings - 225 square metres
- .b Townhouse Dwelling Unit - 195 square metres

.4 Minimum Lot Area - 195 square metres per dwelling unit;

.5 Maximum Building Height - 10.6 metres or two storeys, whichever is less;

.6 The minimum front yard setback from a private road shall be 4.5 metres;

.7 A porch may project into the minimum front yard by a maximum of 1.5 metres;

.8 A garage door shall have a minimum setback of 6.0 metres to a private road;

.9 Minimum Outdoor Living Area: 30 square metres per dwelling unit;

.10 Notwithstanding any other provision of the By-law, all electric power facilities and structures shall be permitted in any zone and in any required yard;

.11 The minimum distance between two detached dwellings shall be 1.8 metres unless the reduced distance is added to the other side of the same detached dwellings; and provided that the minimum distance between the detached dwellings is 1.2 metres;

.12 Where the distance between two dwellings is less than 1.8 metres in the interior side yards, no door or window above or below grade will be permitted facing the interior side yard;

.13 Maximum Lot Coverage - 65%

.14 Minimum Landscape Open Space:

- .a 30% of the front yard of an interior lot;
- .b 40% of the front yard of a corner lot;

.c 20% of the front yard where the side lot lines converge towards the front lot line.

.15 Minimum of 2.0 parking spaces per dwelling unit;

.16 No visitor parking spaces are required;

.17 Minimum rear yard setback for a dwelling unit - 9 metres.

12.2361.3 for the purposes of Exception 2361:

.1 A Private Road shall mean a road, which is not a Street, and shall consist of the paved surface of the roadway, including any associated curb or sidewalk.

12.2362 Exception 2362

12.2362.1 The lands shall only be used for the following purposes:

.1 Single detached dwelling;

.2 Semi-detached dwelling;

.3 Townhouse dwelling;

.4 Purposes accessory to the other permitted purposes.

12.2362.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width for Townhouse Dwelling Unit - 7.6 metres

.2 Maximum number of bedrooms - 2;

.3 Maximum floor area per dwelling unit above established grade:

- .a Single Detached and Semi-Detached Dwellings - 225 square metres
- .b Townhouse Dwelling Unit - 195 square metres

.4 Minimum Lot Area - 195 square metres per dwelling unit;

.5 Maximum Building Height - 10.6 metres or two storeys, whichever is less;

.6 The minimum front yard setback from a private road shall be 4.5 metres;

.7 A porch may project into the minimum front yard by a maximum of 1.5 metres;

.8 A garage shall have a minimum setback of 6.0 metres to a private road;

.9 Minimum Outdoor Living Area: 30 square metres per dwelling unit;

.10 Notwithstanding any other provision of the By-law, all electric power facilities and structures shall be permitted in any zone and in any required yard;

.11 The minimum distance between two detached dwellings shall not be less than 1.8 metres unless the reduced distance is added to the other side of the same detached dwellings; and provided that the minimum distance between the detached dwellings is not less than 1.2 metres;

.12 Where the distance between two dwellings is less than 1.8 metres in the interior side yards, no door or window above or below grade will be permitted facing the interior side yard;

.13 Maximum Lot Coverage - 65%

.14 Minimum Landscape Open Space:

- .a 30% of the front yard of an interior lot;
- .b 40% of the front yard of a corner lot;

.c 20% of the front yard where the side lot; lines converge towards the front lot line.

.15 Minimum of 2.0 parking spaces per dwelling unit;

.16 No visitor parking spaces are required;

12.2362.3 for the purposes of Exception 2362:

.1 For the purpose of this by-law, a Private Road shall mean a road, which is not a Street, and shall consist of the paved surface of the roadway, including any associated curb or sidewalk.

12.2363 Exception 2363

12.2363.1 The lands shall only be used for the following purposes:

.1 Townhouse dwelling;

.2 Purposes accessory to the other permitted purposes.

12.2363.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width for Townhouse Dwelling Unit - 7.6 metres

.2 Maximum number of bedrooms - 2;

.3 Minimum Lot Area - 195 square metres per dwelling unit;

.4 Maximum floor Area per dwelling unit above established grade - 195 square metres;

.5 The minimum front yard setback from a private road shall be 4.5 metres;

.6 A porch may project into the minimum front yard by a maximum of 1.5 metres;

.7 A garage shall have a minimum setback of 6.0 metres from the front face of a garage to the limits of the private road;

.8 Minimum Outdoor Living Area: 17 square metres per dwelling unit;

.9 Minimum Exterior Side Yard Width – 2.5 metres;

.10 Minimum Rear Yard Depth – 1.2 metres;

.11 Maximum Lot Coverage - 65%

.12 Minimum Landscape Open Space:

- .a 30% of the front yard of an interior lot;
- .b 40% of the front yard of a corner lot;
- .c 20% of the front yard where the side lot; lines converge towards the front lot line.

.13 Minimum of 2.0 parking spaces per dwelling unit;

.14 No visitor parking spaces are required;

12.2363.3 for the purposes of exception 2363:

.1 For the purpose of this by-law a Private Road shall mean a road, which is not a Street, and shall consist of the paved surface of the roadway, including any associated curb or sidewalk.

12.2364 Exception 2364

12.2364.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2364.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

12.2365 Exception 2365

12.2365.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone

12.2365.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

12.2366 Exception 2366

12.2366.1 The lands shall only be used for the following purposes:

.1 Residential

- .a an apartment dwelling;
- .b live-work dwelling;
- .c purposes accessory to an apartment dwelling and live-work dwelling;

.2 Non-Residential

- .a a bank, trust company and finance company;
- .b a service shop;
- .c a retail establishment, having no outside storage or display;
- .d a commercial, technical or recreational school;
- .e an art gallery;
- .f an artist and photography studio including framing;
- .g a personal service shop;
- .h a health or fitness centre;
- .i a dining room restaurant and take-out restaurant;
- .j a laundromat;
- .k a dry cleaning and laundry distribution station;
- .l a printing or copying establishment;
- .m a custom workshop;
- .n an animal hospital
- .o convenience store;
- .p an office, including the office of a health care practitioner;
- .q a day nursery;
- .r a radio or television broadcast establishment; and,
- .s purposes accessory to the other permitted purposes;

12.2366.2 The lands shall be subject to the following requirements and restrictions:

.1 The uses permitted in exception 2366.1 (2) shall only be permitted on the ground floor;

.2 Maximum Building Height: 3 storeys;

.3 Maximum Number of Apartment Dwelling Units (including the dwelling portion of a Live-Work unit): 20;

.4 Floor Space Index: no requirement;

.5 Minimum Side Yard Width: 12 metres to the westerly lot line, and 2.5 metres to all other lot lines;

.6 Minimum Landscaped Open Space:

.a 1.5 metres to the westerly lot line;

.b 3 metres wide abutting the front lot line, except at approved access locations;

.7 Minimum Number of Parking Spaces:

.a 1.25 per residential dwelling unit (including the dwelling portion of a Live-Work unit), and

.b 1 per 23 square metres for all uses permitted in exception 2366.1 (2)

12.2366.3 for the purposes of exception 2366:

.1 A Live-Work unit shall mean any residential unit that is connected to a commercial unit below.

12.2367 Exception 2367

12.2367.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.2367.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front, rear, and exterior side yards;

.3 Minimum lot width for a lot abutting a daylighting triangle: 13.0 metres;

.4 Minimum building setback to a daylighting triangle/rounding: 1.5 metres;

.5 Maximum interior garage width: 6.1 metres.

12.2368 Exception 2368

12.2368.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2368.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front, rear, and exterior side yards;

.3 Minimum lot width for a lot abutting a daylighting triangle: 9.0 metres;

.4 Minimum building setback to a daylighting triangle/rounding: 1.5 metres;

.5 On lots greater than or equal to 14 metres wide, the maximum interior garage width shall be 6.1 metres;

.6 The maximum cumulative garage door width for an attached garage shall be 5.05 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres.

12.2369 Exception 2369

12.2369.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone

12.2369.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front and rear yards and may encroach a maximum of 1.0 metres into the minimum exterior side yard;

.3 No minimum dwelling unit width shall apply;

.4 Minimum lot width for a lot abutting a daylighting triangle: 8.0 metres;

.5 Minimum building setback to a daylighting triangle/rounding: 1.5 metres.

12.2370 Exception 2370

12.2370.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone

12.2370.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front and rear yards and may encroach a maximum of 1.0 metres into the minimum exterior side yard;

.3 No minimum dwelling unit width shall apply;

.4 Minimum lot width for a lot abutting a daylighting triangle: 7.0 metres;

.5 Minimum building setback to a daylighting triangle/rounding: 1.5 metres.

12.2371 Exception 2371

12.2371.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone;

12.2371.2 The lands shall be subject to the following requirements and restrictions:

.1 No minimum dwelling unit width shall apply;

.2 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;

.3 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;

.4 Minimum front yard depth: 3.0 metres;

.5 Minimum rear yard depth: 6.0 metres;

.6 Maximum building height: 3 storeys;

.7 The minimum lot width for a lot abutting a daylighting triangle: 4.0 metres;

.8 Minimum building setback to a daylighting triangle/rounding: 1.5 metres;

.9 Direct pedestrian access from the front yard to the rear yard is not required;

.10 Maximum cumulative garage door width: 3.8 metres;

.11 The maximum width of a driveway shall be the actual lot width;

.12 The requirement for maintaining a minimum 0.6 m wide permeable landscaped surfaces abutting one side lot line shall not apply;

.13 A minimum of one outdoor amenity area of at least 8.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;

.14 Parking in the rear yard is permitted for a home occupation use.

12.2372 Exception 2372

12.2372.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone;

12.2372.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;

.3 Minimum front yard depth: 3.0 metres;

.4 The minimum rear yard depth shall be 6.0 metres if there is an attached garage;

.5 Minimum lot width of a lot abutting a daylighting triangle: 6.0 metres;

.6 Minimum building setback to a daylighting triangle/ rounding: 1.5 metres;

.7 Direct pedestrian access from the front yard to the rear yard is not required;

.8 No minimum dwelling unit width shall apply;

.9 A detached garage shall be no closer than 0.2 metres to a curved lot line abutting the intersection of two lanes or two parts of the same lane;

.10 A detached garage shall be no closer than 0.3 metres to an interior side lot line;

.11 Notwithstanding Exception 2372.2 (10) to the contrary, a detached garage may be located with no setback from the side lot line subject to the following requirements and restrictions:

- .a the garages for the two lots abutting said side lot line are designed as one building;
- .b a common wall on and along the side lot line divides the garages; and,
- .c the garages for the two lots abutting said side lot line are constructed or reconstructed simultaneously.

.12 Maximum gross floor area for a detached garage: 42 square metres;

.13 Maximum cumulative garage door width: 5.5 metres;

.14 The maximum width of a driveway shall be the actual lot width;

.15 Sections 5.2.H.12 and 5.2.H.4 shall not apply;

.16 Minimum setback to a flankage lot line for a detached garage: 2.0 metres;

.17 The requirement for maintaining a minimum 0.6 metres wide permeable landscaped surfaces abutting one side lot line shall not apply;

.18 A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;

.19 Parking in the rear yard is permitted for a home occupation use.

12.2373 Exception 2373

12.2373.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone;

12.2373.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front yard;

.3 Minimum front yard depth: 3.5 metres;

.4 Minimum rear yard depth: 4.0 metres;

.5 Minimum lot depth: 20.0 metres.

12.2374 Exception 2374

12.2374.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling;

.2 a live-work townhouse dwelling;

.3 an office;

.4 a retail establishment having no outdoor storage;

.5 a bank, trust company, or financial institution;

.6 an art gallery;

.7 a personal service shop;

.8 a dry-cleaning and laundry distribution station;

.9 a laundromat;

.10 a printing or copying establishment;

.11 a commercial school;

.12 a take-out restaurant;

.13 a dining room restaurant;

.14 a health or fitness centre;

.15 a custom workshop;

.16 a visual and performing arts studio;

.17 veterinary clinic;

.18 a medical or dental practice or office;

.19 purposes accessory to the other permitted uses;

12.2374.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front yard by a maximum of 0.3 metres, or into the exterior side yard by a maximum of 1.0 metre and eaves and cornices may project an additional 0.2 metres into the minimum front yard and 0.6 metres into the exterior side yard;

.2 A porch and/or balcony, with or without a foundation or cold cellar may encroach into the front yard or exterior side yard to within 1.5 metres of a daylighting triangle/rounding;

.3 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard, may encroach a maximum of 1.0 metres into the minimum exterior side yard, and may encroach a maximum of 0.3 metres into the minimum front yard;

.4 No minimum dwelling unit width shall apply;

.5 Minimum lot width of a lot abutting a daylighting triangle: 5.0 metres;

.6 Minimum front yard depth: 0.6 metres;

.7 Minimum exterior side yard: 2.0 metres;

.8 Minimum rear yard depth: 6.0 metres;

.9 Maximum building height: 4 storeys;

.10 Minimum building setback to a daylighting triangle/rounding: 1.5 metres;

.11 Notwithstanding the definition Dwelling , Live-Work Townhouses, the garage of a Live-Work Townhouse Dwelling unit may be attached to the main dwelling unit;

.12 Maximum cumulative garage door width: 5.5 metres;

.13 The maximum driveway width shall be the greater of 6.1 metres or the actual lot width;

.14 A minimum of two parking spaces is required for each Live-Work Townhouse Dwelling Unit;

.15 No parking spaces are required for non-residential uses;

.16 The requirement for maintaining a minimum 0.6 metre wide permeable landscaped surfaces abutting one side lot line shall not apply;

.17 A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;

.18 Outdoor patios are permitted;

.19 The lot line abutting a lane shall be deemed to be the rear lot line on a corner lot;

.20 Direct pedestrian access from the front yard to the rear yard is not required;

.21 Parking in the rear yard is permitted for a home occupation use.

12.2375 Exception 2375

12.2375.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone

12.2375.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front and rear yards;

.3 Minimum rear yard depth: 6.0 metres;

.4 Maximum interior garage width: 6.1 metres.

12.2376 Exception 2376

12.2376.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone

12.2376.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front and rear yards;

.3 Minimum interior side yard: 0.9 metres.

.4 No minimum interior side yard is required abutting a side lot line that coincides with the party wall between two dwelling units in a semi-detached dwelling.

.5 No minimum dwelling unit width shall apply

12.2377 Exception 2377

12.2377.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone;

12.2377.2 The lands shall be subject to the following requirements and restrictions:

.1 The requirements and restrictions of Exception 2371.2 shall apply with the exception of the following:

- .a No more than 9 dwelling units shall be attached;
- .b Minimum exterior side yard width: 2.0 metres;
- .c The maximum cumulative garage door shall be 5.5 metres on a lot abutting a daylighting triangle;
- .d The lot line abutting a lane shall be deemed to be the rear lot line;
- .e The maximum width of a driveway on a lot abutting a daylighting triangle shall be the greater of 6.1 metres or the actual lot width.

12.2378 Exception 2378

12.2378.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a GC zone and the following additional uses:

- .a a day nursery
- .b a private school
- .c a seasonal garden centre

.2 shall not be used for the following purposes:

- .a an adult entertainment parlour
- .b an adult video store
- .c an adult book store
- .d a massage or body rub parlour
- .e an amusement arcade

.3 Notwithstanding Exception 2378.1 (1) to the contrary, a building which existed prior to 2013 may also be used for a single detached dwelling in addition to the uses permitted in a GC zone.

12.2378.2 The lands shall be subject to the following requirements and restrictions:

.1 The lot line abutting Mayfield Road shall be deemed to be the front lot line;

.2 Minimum front yard depth: 3 metres;

.3 Minimum interior side yard width: 3 metres;

.4 Minimum exterior side yard width: 3 metres;

.5 The minimum rear yard depth shall be 3 metres except that where the rear yard abuts a Residential Zone, the minimum rear yard depth shall be 9 metres;

.6 A drive-through facility is not permitted between the building and the street;

.7 All restaurants shall contain a climate controlled garbage room within a building or structure and all other uses shall provide a garbage room within a building or structure;

.8 Outside storage is not permitted

12.2379 Exception 2379

12.2379.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted by Exception 2379.1(2), or the purposes permitted by Exception 2379.1(3), but not both sections and not any combination of both sections:

.2 Either:

- .a The following:
  - .i A public or private school;
  - .ii A park, playground or recreation facility operated by a public authority; and,
  - .iii Purposes accessory to the other permitted purposes;

.3 or:

- .a The following:
  - .i Those purposes permitted in a R1-Exception 2368 zone and/or R1-Exception 2369 zone;

12.2379.2 The lands shall be subject to the following requirements and restrictions:

.1 For a public or private school and for a park, playground or recreation facility operated by a public authority, the requirements and restrictions set out in an I1 zone;

.2 For those purposes permitted in a R1-Exception 2368 zone the requirements and restrictions as set out in a R1-Exception 2368 zone;

.3 For those purposes permitted in a R1-Exception 2369 zone the requirements and restrictions as set out in a R1-Exception 2369 zone.

12.2380 Exception 2380

12.2380.1 The lands shall only be used for the following purposes:

.1 Purposes permitted by the I1 zone; or

.2 Purposes permitted by any of the following zones:

.a R1– Exception 31;

.b R2 - Exception 29; and,

.c R2 - Exception 27.

12.2380.2 The lands shall be subject to the following requirements and restrictions:

.1 Uses permitted under Exception 2380.1(1) shall be subject to the requirements and restrictions of the I1 zone, except that infrastructure for various utilities shall be exempt from the requirements and restrictions of the applicable zone.

.2 Uses permitted under Exception 2380.1(2)(a) shall be subject to the requirements and restrictions of Exception 31.

.3 Uses permitted under Exception 2380.1(2)(b) shall be subject to the requirements and restrictions of Exception 29.

.4 Uses permitted under Exception 2380.1(2)(c) shall be subject to the requirements and restrictions of Exception 27.

12.2381 Exception 2381

12.2381.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2-Exception 2374 zone, as well as the following

.a dwelling units for display purposes [with or without sale office(s)].

12.2381.2 The lands shall be subject to the following requirements and restrictions:

.1 The requirements and restrictions of Exception 2374.2 shall apply with the exception of the following:

.a The minimum lot depth shall not apply if the lot is used for dwelling units for display purposes [with or without sales office(s)];

.b The minimum lot area shall not apply if the lot is used for dwelling units for display purposes [with or without sales office(s)];

.c The minimum rear yard depth shall not apply if the lot is used for dwelling units for display purposes [with or without sales office(s)];

.d No parking is required for dwelling units for display purposes [with or without sales office(s)];

.e The minimum amenity area shall not apply for dwelling units for display purposes [with or without sales office(s)].

12.2382 Exception 2382

12.2382.1 The lands shall only be used for the following purposes:

.1 An apartment dwelling

.2 An office

.3 Only in conjunction with an apartment dwelling or an office within the same building:

- .a a retail establishment
- .b a grocery store or supermarket
- .c a service shop
- .d a personal service shop
- .e a bank, trust company, or financial company
- .f a dry cleaning and laundry distribution station
- .g a laundromat
- .h a parking lot
- .i a dining room restaurant, a convenience restaurant, a take- out restaurant
- .j a printing or copying establishment
- .k a commercial school
- .l a temporary open air market
- .m a place of commercial recreation
- .n a community club
- .o a health or fitness centre
- .p a theatre
- .q an art gallery or studio
- .r a hotel
- .s an animal hospital
- .t an administrative office of any public authority
- .u a place of worship

.4 purposes accessory to the other permitted purposes

12.2382.2 The following uses are specifically prohibited:

.1 an adult video store

.2 an adult entertainment parlour

.3 a massage or body rub parlour

.4 a drive-through facility

.5 outside storage of goods, materials or machinery, except that outdoor display and sale of goods is permitted in conjunction with a permitted commercial use.

12.2382.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 2.5 metres

.2 Minimum Rear Yard Depth: 14 metres

.3 Minimum Exterior Side Yard: 2.5 metres

.4 Minimum Exterior Side Yard Setback to Canopy: 1 metre

.5 Minimum Interior Side Yard Width to Podium: 8 metres

.6 Minimum Interior Side Yard Width to Tower: 12 metres

.7 Minimum Setback for an Underground Parking Garage: 0 metres

.8 Maximum Building Height: 33 storeys for the westernmost tower and 30 Storeys for the easternmost tower.

.9 Minimum Building Height: 3 Storeys

.10 Maximum Tower Floorplate: 750 square metres if residential uses are located in the tower

.11 Minimum Tower Separation: 25.0 metres

.12 Maximum Gross Floor Area: 52,045 square metres

.13 Maximum Number of Units: 704

.14 Minimum Ground Floor Height: 6 metres

.15 Windows and Doors at Grade:

For the first storey of any wall adjacent to a street, a minimum of 70% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors.

.16 Continuous Streetwall:

The Podium portion of the building shall have a minimum length of 75% of the length of entire available frontage facing Queen Street East. For the purposes of this section, “available frontage” means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.

.17 Motor Vehicle Parking:

.a Motor vehicle surface parking shall only be located within a rear and/or interior side yard.

.b Motor vehicle surface parking is not permitted between a building and a street.

.c Except for areas used for vehicular and pedestrian access, no part of a parking garage above grade shall be located within 6.0 metres of the front lot line.

.18 Bicycle Parking:

.a In addition to the requirements of Section 4.5, bicycle parking shall be required for commercial uses in accordance with the following:

.i Parking spaces shall be provided at a rate of 0.2 spaces per 100 square metres of gross commercial floor area, however no less than 10 spaces shall be provided

.19 Loading, Unloading and Waste Disposal and Storage:

.a One on-site loading space shall be provided

.b Loading, unloading and waste disposal facilities shall not be located on the wall facing a Residential Zone or a public road, nor shall be located in the yard adjacent to a Residential Zone or public road;

.c All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use.

.20 Outdoor Display and Sales:

The outdoor display and sale of goods is permitted as an accessory use provided the display area is accessible to the public and occupies no more than 25% of the gross floor area of the main use.

.21 Minimum Landscaped Open Space:

.a A minimum of 500 square metres shall be provided in a roof-top amenity space;

.b A minimum 400 square metres of publicly accessible open space shall be provided at the corner of Queen Street and Kings Cross Road, which may also be used for outdoor display and sales associated with a permitted use and a patio associated with a restaurant;

12.2382.4 for the purposes of Exception 2382:

.1 “Podium” means any of the various building elements that form the base or bottom storeys of a building, distinguished from and upon which the towers rest.

.2 “Tower” means either of the two portions of the building which extend upward to the top storeys and rest on the podium.

.3 “Canopy” means any of the various building elements that protrude outward from the building wall horizontally and are not balconies.

.4 The lot line abutting Queen Street East shall be the front lot line.

.5 That lands zoned MH- Exception 2382 shall be considered one lot for zoning purposes.

12.2382.5 The Holding (H):

.1 The Holding (H) symbol for all or any part of the lands zoned MM(H)- Exception 2382 shall not be removed until such time as the following conditions have been met:

.a appropriate noise mitigation to meet Ministry of Environment, Conservation and Parks requirements be approved to the satisfaction of the Commissioner of Public Works.

.b a Functional Servicing Report, inclusive of confirmation of the availability of sanitary sewage capacity to service the proposed development, is approved to the satisfaction of the Region of Peel.

All to the satisfaction of the Commissioner of Planning, Building and Economic Development.

12.2383 Exception 2383

12.2383.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 Zone.

12.2383.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 180 square metres per dwelling unit

.b Corner Lot: 270 square metres per dwelling unit

.2 Maximum Lot Coverage: 55 percent

.3 Minimum Landscaped Open Space: 40 percent of the front yard, except where the side lot line converge towards the front lot line, where the minimum landscaped open space shall be 25 percent of the front yard.

.4 any building or structure, including any accessory structure or building, swimming pool, tennis court and road, shall not be located, or any grading or placement or removal of fill shall not take place within 5 metres of a Natural System (NS) Zone.

12.2384 Exception 2384

12.2384.1 The lands shall only be used for the following purposes:

.1 Shall only be used for a Place of Worship while the (H) is in place for the subject lands.

12.2384.2 The Holding (H):

.1 The Holding symbol shall only be removed once the following has occurred:

- .a five years has passed from the date of assumption of the plan of subdivision (File 21T-12009B) provided that the following occurs:
  - .i The landowner provides evidence to the satisfaction of the City that the site will not be a viable Place of Worship site.
  - .ii The applicant provides justification to the City that demonstrates how residential development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines.
  - .iii The Commissioner of Planning Design and Development deems that the site is no longer required for a Place of Worship, in consultation with the Brampton Faith Coalition.

12.2384.3 for the purposes of Exception 2384:

.1 Once the Holding (H) symbol has been lifted, the lands designated I1-Exception 2384 can be used for those purposes, requirements and restrictions in an R1-Exception 2394 zone.

12.2385 Exception 2385

12.2385.1 The lands shall only be used for the following purposes:

.1 The uses permitted in the LC zone;

.2 A day nursery;

.3 A commercial school.

12.2385.2 The lands shall be subject to the following requirements and restrictions:

.1 Drive through facilities shall not be permitted.

.2 Minimum Front Yard Depth: 6.0 metres.

.3 Minimum Rear Yard Depth: 6.0 metres.

.4 Minimum Exterior Side Yard Depth: 6.0 metres.

.5 For the purposes of this Section, the lot line abutting The Gore Road shall be considered the front lot line.

.6 Utility uses and structures shall be permitted to encroach into the minimum Front Yard Depth a maximum of 3.0 metres.

.7 Minimum Landscaped open space width:

.a Except at approved access and building locations, 6.0 metres along the front lot line and 3.0 metres along all other lot lines.

12.2386 Exception 2386

12.2386.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the GC zone;

.2 A Day Nursery.

12.2386.2 The lands shall be subject to the following requirements and restrictions:

.1 A maximum of one drive-through facility is permitted.

.2 Minimum Front Yard Depth: 6.0 metres.

.3 Minimum Exterior Side Yard Depth: 6.0 metres.

.4 Minimum Rear Yard Depth: 6.0 metres.

.5 Minimum Interior Side Yard Depth: 6.0 metres.

.6 Utility uses and structures shall be permitted to encroach into the minimum Front Yard Depth, minimum Exterior Side Yard Width and minimum Rear Yard Depth a maximum of 3 metres.

.7 Minimum Landscaped open space width:

.a Except at approved access and building locations, 6.0 metres along Mayfield Road and McVean Drive and 3.0 metres along all other lot lines.

12.2387 Exception 2387

12.2387.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2387.2 The lands shall be subject to the following requirements and restrictions:

.1 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.

.2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Sections 5.2.D.3, the minimum front yard of the applicable zone and 5.2.D.5 of the By-law shall not apply;

.3 Section 5.2.D.7 of the By-law and Exception 2387.2(4) and (5) shall not apply to a lot that has a garage with doors that face an interior side lot line;

.4 For interior lots with a width of 19.8 metres or greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.5 For corner lots with a lot width of 23.1 metres and greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.6 For interior lots with a lot width less than 19.8 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;

.7 For corner lots with a lot width less than 23.1 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;

.8 A garage may face the flankage lot line;

.9 A balcony or porch may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.10 Notwithstanding Exception 2387.2.9, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.11 A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.12 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.13 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,

.14 The maximum building height of a single detached dwelling shall not exceed 13 metres.

.15 For the purpose of this Section, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.

12.2388 Exception 2388

12.2388.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2388.2 The lands shall be subject to the following requirements and restrictions:

.1 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.

.2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Sections 5.2.D.3, the minimum front yard of the applicable zone and 5.2.D.5 of the By-law shall not apply;

.3 Section 5.2.D.7 of the By-law and Exception 2388.2(4) shall not apply to a lot that has a garage with doors that face an interior side lot line;

.4 For lots with a width of 19.8 metres or greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.5 A garage may face the flankage lot line;

.6 A balcony or porch may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.7 Notwithstanding Exception 2388.2.6, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.8 A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.9 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.10 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,

.11 The maximum building height of a single detached dwelling shall not exceed 13 metres

12.2389 Exception 2389

12.2389.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2389.2 The lands shall be subject to the following requirements and restrictions:

.1 The shortest lot line not abutting a street shall be deemed to be the rear lot line;

.2 The front lot line shall be deemed to be a lot line 21 metres in length, measured along the street line from the intersection of the interior side lot line and the street line. The balance of the street line shall be deemed to be a flankage lot line;

.3 The minimum lot width shall not apply;

.4 The minimum lot depth shall not apply;

.5 The minimum front yard depth and exterior side yard width shall be 3.0 metres, but 6.0 metres to the front of a garage;

.6 The minimum rear yard depth may be reduced to 1.2 metres provided a minimum landscaped open space area of 90 square metres is provided, exclusive of the landscaping in the front or exterior side yard;

.7 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.8 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 3.0 metres and Sections 5.2.D.3, 5.2.D.5, 5.2.D.7 and Exception 2389.2(7) shall not apply;

.9 A garage may face the flankage lot line;

.10 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.5 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.11 A balcony, deck or open-roofed porch with or without a cold cellar may project into the minimum rear yard by a maximum of 3.0 metres but in all cases a minimum setback of 3.5 metres from the rear lot line shall be maintained. Landings associated with a balcony, deck or open-roofed porch are permitted to project further into the rear yard, provided the associated landing does not exceed 3.0 square metres;

.12 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres. In no case shall a bay window, bow window and box-out window be located closer than 1.2 metres to the rear lot line; and,

.13 The maximum building height of a single detached dwelling shall not exceed 13 metres.

12.2390 Exception 2390

12.2390.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2390.2 The lands shall be subject to the following requirements and restrictions:

.1 The most easterly lot line abutting a street line shall be deemed to be the front lot line;

.2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Sections 5.2.D.3, 5.2.D.5, 5.2.D.7 and Exception 2390.2(3) shall not apply;

.3 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.4 A garage may face the flankage lot line;

.5 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.6 Notwithstanding Exception 2390.2.5, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.7 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.8 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.9 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;

.10 The maximum building height of a single detached dwelling shall not exceed 13 metres.

12.2391 Exception 2391

12.2391.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2391.2 The lands shall be subject to the following requirements and restrictions:

.1 The most easterly lot line abutting a street line shall be deemed to be the front lot line;

.2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Sections 5.2.D.3, 5.2.D.5, 5.2.D.7 and Exception 2391.2(3) shall not apply;

.3 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.4 A garage may face the flankage lot line;

.5 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.6 Notwithstanding Exception 2391.2(5), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.7 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.8 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.9 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;

.10 The maximum building height of a single detached dwelling shall not exceed 13 metres.

12.2392 Exception 2392

12.2392.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2392.2 The lands shall be subject to the following requirements and restrictions:

.1 The lot line abutting the Natural System (NS) zone shall be deemed to be the rear lot line;

.2 The front lot line shall be deemed to be a lot line 21 metres in length, measured along the street line from the intersection of the interior side lot line and the street line. The balance of the street line shall be deemed to be a flankage lot line;

.3 The minimum lot width shall not apply;

.4 The minimum lot depth shall not apply;

.5 The minimum rear yard setback shall be 6.0 metres;

.6 The minimum front yard depth and exterior side yard width shall be 3.0 metres, but 6.0 metres to the front of a garage;

.7 The minimum rear yard depth may be reduced to 1.2 metres provided a minimum landscaped open space area of 90 square metres is provided, exclusive of the landscaping in the front or exterior side yard;

.8 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.9 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 3.0 metres and Sections 5.2.D.3, 5.2.D.5, 5.2.D.7 and Exception 2392.2.8 shall not apply;

.10 A garage may face the flankage lot line;

.11 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.5 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.12 A balcony, deck or open-roofed porch with or without a cold cellar may project into the minimum rear yard by a maximum of 3.0 metres but in all cases a minimum setback of 3.5 metres from the rear lot line shall be maintained. Landings associated with a balcony, deck or open-roofed porch are permitted to project further into the rear yard, provided the associated landing does not exceed 3.0 square metres;

.13 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres. In no case shall a Bay window, bow window and box-out window be located closer than 1.2 metres to the rear lot line; and,

.14 The maximum building height of a single detached dwelling shall not exceed 13 metres.

12.2393 Exception 2393

12.2393.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone

12.2393.2 The lands shall be subject to the following requirements and restrictions:

.1 The minimum rear yard setback shall be 6.0 metres;

.2 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.3 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Sections 5.2.D.3, 5.2.D.5, 5.2.D.7 and Exception 2393.2(2) shall not apply;

.4 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.5 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.6 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.7 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,

.8 The maximum building height of a single detached dwelling shall not exceed 13 metres.

12.2394 Exception 2394

12.2394.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone

12.2394.2 The lands shall be subject to the following requirements and restrictions:

.1 On an interior lot with a width of 12.5 metres or greater, the minimum interior side yard width shall be 1.2 metres;

.2 On a corner lot with a width of 15.8 metres or greater, the minimum interior side yard width shall be 1.2 metres;

.3 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.

.4 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 5.2.D.3 and the minimum front yard of the applicable zone and 5.2.D.5 shall not apply;

.5 Section 5.2.D.7 shall not apply to a lot that has a garage with doors that face an interior side lot line;

.6 If an interior lot is greater than or equal to 14.0 metres and less than 16.0 metres, the maximum interior garage width shall be 6.1 metres and Section 5.2.D.7 shall not apply;

.7 If a corner lot is greater than or equal to 15.5 metres and less than 19.3 metres, the maximum interior garage width shall be 6.1 metres and Section 5.2.D.7 shall not apply;

.8 On lots greater than or equal to 12.2 metres in width but less than 12.5 metres in width, the cumulative garage door width is not to exceed 5.05 metres;

.9 A garage may face the flankage lot line;

.10 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.11 Notwithstanding Exception 2394.2(9), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.12 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.13 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.14 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;

.15 The maximum building height of a single detached dwelling shall not exceed 11 metres.

12.2395 Exception 2395

12.2395.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone

12.2395.2 The lands shall be subject to the following requirements and restrictions:

.1 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.

.2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 5.2.D.3 and the minimum front yard of the applicable zone and 5.2.D.5 shall not apply;

.3 Section 5.2.D.7 and Exception 2395.2.4 and 2395.2.5 shall not apply to a lot that has a garage with doors that face an interior side lot line;

.4 For interior lots with a lot width of 19.8 metres and greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.5 For corner lots with a lot width of 23.1 metres and greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.6 For interior lots with a lot width less than 19.8 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;

.7 For corner lots with a lot width less than 23.1 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;

.8 A garage may face the flankage lot line;

.9 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.10 Notwithstanding Exception 2395.2.9, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.11 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.12 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.13 Bay windows, bow windows and box-out windows with or without foundations, including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,

.14 The maximum building height of a single detached dwelling shall not exceed 12 metres.

12.2396 Exception 2396

12.2396.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2396.2 The lands shall be subject to the following requirements and restrictions:

.1 The longest lot line not abutting a street shall be deemed to be the rear lot line;

.2 The front lot line shall be deemed to be a lot line 21 metres in length, measured along the street line from the intersection of the interior side lot line and the street line. The balance of the street line shall be deemed to be a flankage lot line;

.3 The minimum lot width shall not apply;

.4 The minimum lot depth shall not apply;

.5 The minimum front yard depth and exterior side yard width shall be 3.0 metres, but 6.0 metres to the front of a garage;

.6 The minimum rear yard depth may be reduced to a minimum of 1.2 metres provided a minimum landscaped open space area of 90 square metres is provided, exclusive of the landscaping in the front or exterior side yard;

.7 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.8 A garage may face the flankage lot line;

.9 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.5 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.10 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres but in all cases the balcony or deck shall maintain a minimum setback of 3.5 metres from the rear lot line. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.11 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard provided the building setback to the rear lot line is at least 3.0 metres;

.12 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres. In no case shall a bay window, bow window and box-out window be located closer than 1.2 metres to the rear lot line; and,

.13 The maximum building height of a single detached dwelling shall not exceed 12 metres.

12.2397 Exception 2397

12.2397.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone

12.2397.2 The lands shall be subject to the following requirements and restrictions:

.1 The shortest lot line not abutting a street shall be deemed to be the rear lot line;

.2 The front lot line shall be deemed to be a lot line 21 metres in length, measured along the street line from the intersection of the interior side lot line and the street line. The balance of the street line shall be deemed to be a flankage lot line;

.3 The minimum lot width shall not apply;

.4 The minimum lot depth shall not apply;

.5 The minimum front yard depth and exterior side yard width shall be 3.0 metres, but 6.0 metres to the front of a garage;

.6 The minimum rear yard depth may be reduced to 1.2 metres provided a minimum landscaped open space area of 90 square metres is provided, exclusive of the landscaping in the front or exterior side yard;

.7 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.8 A garage may face the flankage lot line;

.9 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.5 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard; Page 2 of 2

.10 A balcony, deck or open-roofed porch with or without a cold cellar may project into the minimum rear yard by a maximum of 3.0 metres but in all cases a minimum setback of 3.5 metres from the rear lot line shall be maintained. Landings associated with a balcony, deck or open-roofed porch are permitted to project further into the rear yard, provided the associated landing does not exceed 3.0 square metres;

.11 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres. In no case shall a bay window, bow window and boxout window be located closer than 1.2 metres to the rear lot line; and,

.12 The maximum building height of a single detached dwelling shall not exceed 12 metres.

12.2398 Exception 2398

12.2398.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone

12.2398.2 The lands shall be subject to the following requirements and restrictions:

.1 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.

.2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 5.2.D.3 and the minimum front yard of the applicable zone and 5.2.D.5 of the By-law shall not apply;

.3 Section 5.2.D.7 of the By-law and Exception 2398.2(4) shall not apply to a lot that has a garage with doors that face an interior side lot line;

.4 For lots with a width of 19.8 metres or greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.5 A garage may face the flankage lot line;

.6 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.7 Notwithstanding Exception 2398.2.6, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.8 A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.9 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.10 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,

.11 The maximum building height of a single detached dwelling shall not exceed 13 metres.

.12 For the purpose of Exception 2398, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.

12.2399 Exception 2399

12.2399.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone

12.2399.2 The lands shall be subject to the following requirements and restrictions:

.1 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 5.2.D.3 and the minimum front yard of the applicable zone, and Section 5.2.D.5 shall not apply;

.2 Section 5.2.D.7 and Exception 2399.2(3) shall not apply to a lot that has a garage with doors that face an interior side lot line;

.3 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.4 A garage may face the flankage lot line;

.5 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.6 Notwithstanding Exception 2399.2.5, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.7 A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.8 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.9 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,

.10 The maximum building height of a single detached dwelling shall not exceed 13 metres.

12.2400 Exception 2400

12.2400.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone

12.2400.2 The lands shall be subject to the following requirements and restrictions:

.1 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.

.2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 5.2.D.3 and the minimum front yard of the applicable zone, and Section 5.2.D.5 shall not apply;

.3 Section 5.2.D.7 and Exception 2400.2(4) shall not apply to a lot that has a garage with doors that face an interior side lot line;

.4 For interior lots with a lot width of 19.8 metres and greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.5 A garage may face the flankage lot line;

.6 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.7 Notwithstanding Exception 2400.2(6), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.8 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.9 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.10 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;

.11 The maximum building height of a single-detached dwelling shall not exceed 13 metres; and,

12.2401 Exception 2401

12.2401.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone

12.2401.2 The lands shall be subject to the following requirements and restrictions:

.1 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.

.2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 5.2.D.3 and the minimum front yard of the applicable zone, and Section 5.2.D.5 shall not apply;

.3 Section 5.2.D.7 and Exception and Exception 2401.2(4) and (5) shall not apply to a lot that has a garage with doors that face an interior side lot line;

.4 For interior lots with a lot width of 19.8 metres and greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.5 For corner lots with a lot width of 23.1 metres and greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.6 For interior lots with a lot width less than 19.8 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;

.7 For corner lots with a lot width less than 23.1 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;

.8 A garage may face the flankage lot line;

.9 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.10 Notwithstanding Exception 2401.2(9), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.11 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.12 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.13 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;

.14 The maximum building height of a single-detached dwelling shall not exceed 13 metres; and,

.15 For the purpose of this Exception, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.

12.2402 Exception 2402

12.2402.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone

12.2402.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony, a deck, a bay or boxed window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear, or exterior side yard.

.2 For corner lots greater than 14 metres wide, the maximum interior garage width shall not exceed 58% of the dwelling width.

12.2403 Exception 2403

12.2403.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a LC zone;

12.2403.2 The following uses are specifically prohibited:

.1 An adult entertainment parlour

.2 An adult video store

.3 An adult book store

.4 A massage or body rub parlour

.5 An amusement arcade

12.2403.3 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this section, the front lot line is the lot line abutting Dusk Drive;

.2 Minimum Front Yard Depth: 1.5 metres

.3 Minimum Building Setback to a Daylight Triangle: 1.5 metres;

.4 Minimum Landscaped Open Space:

- .a 1.5 metres wide along the front lot line, except at approved vehicular access locations;
- .b 1.5 metres along a daylight triangle;
- .c 3.0 metres wide along all other lot lines, except at approved vehicular access locations;

.5 Maximum number of drive through facilities: 1;

.6 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Chinguacousy Road and Dusk Drive;

.7 All restaurant refuse storage shall be enclosed in a climate controlled area within the building; and,

.8 Outside storage shall not be permitted.

12.2404 Exception 2404

12.2404.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a a warehouse,

.b manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding:

.i motor vehicle sales establishment, a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use,

.ii a transport terminal,

.iii a taxi or bus station,

.iv a motor vehicle parts or boat parts sales establishment,

.v a salvage, junk, scrap, or bulk storage yard,

.vi outdoor storage of intermodal containers on chassis,

.vii outdoor storage as a primary use, and,

.viii a parking lot.

.2 Purposes accessory to the other permitted purposes, including:

.a an associated educational use,

.b an associated office,

.c a retail outlet operated in connection with a particular permitted by Exception 2404.1(1), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and,

12.2404.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area shall be 0.4 hectares,

.2 Minimum Lot Width shall be 40 metres,

.3 Minimum Front Yard Depth: 6.0 metres,

.4 Minimum Interior Side Yard: 3.0 metres,

.5 Minimum Exterior Side Yard: 6.0 metres,

.6 Minimum Rear Yard Depth: 6.0 metres,

.7 Minimum Lot Depth: 45 metres,

.8 Maximum Building Height: none,

.9 Minimum Landscaped Open Space, except at approved driveway locations,

.a a width of 6.0 metres along Heritage Road and Steeles Avenue West,

.b a width of 3.0 metres along a lot line abutting any other public street, and,

.10 the openings for waste disposal and loading facilities of any buildings shall face away or be screened from a public street.

.11 Outdoor Storage shall only be permitted as an accessory use in the rear, interior and exterior side yards, subject to the following criteria,

.a Outdoor storage of goods and materials shall be restricted to areas not required for parking or landscaping,

.b Outdoor storage of goods and materials shall not exceed the lesser of 5% of the lot area or 10 % of the building area,

.c Outdoor storage of truck and trailer parking shall not exceed the lesser of 12% of the lot area or 24% of the building area,

.d Outdoor Storage shall not be located within 75 metres from Steeles Avenue West.

.12 all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

12.2404.3 for the purposes of Exception 2404:

.1 Outdoor Storage shall mean areas used for storage of goods and material outside, which shall include truck and trailer parking that is not actively engaged in the process of loading and unloading.

12.2405 Exception 2405

12.2405.1 The lands shall only be used for the following purposes:

.1 An office, including the office of a health care practitioner;

.2 A hotel;

.3 A conference centre;

.4 The following accessory uses only in conjunction with uses in Exception 2405.1 (1), (2), and (3), provided the total gross floor area of the accessory uses do not exceed 25 percent of the total gross floor area of the uses listed in (1), (2), and (3).

- .a A bank, trust company or financial institution;
- .b A retail establishment;
- .c A convenience store;
- .d A banquet hall;
- .e A dry cleaning and laundry distribution station;
- .f A dining room restaurant;
- .g A service shop;
- .h A personal service shop, excluding a massage or body rub parlour;
- .i A printing or copying establishment;
- .j A commercial, technical or recreational school;
- .k A community club;
- .l A fitness centre;
- .m A day nursery.

.5 Uses listed in Exception 2405.1 (4) are permitted as a principal use provided a minimum gross floor area of 16,000 square metres of office uses, or a conference centre with a minimum gross floor area of 5,000 square metres exists on lands zoned OC- Exception 2405.

.6 The following accessory uses are permitted in conjunction with office uses, provided the total gross floor area of these accessory uses is less than 40% of the total office gross floor area:

- .a A repair facility, excluding motor vehicle repair;
- .b A training facility;
- .c Amenity uses, including but not limited to a fitness centre and a cafeteria;
- .d A day nursery;

.e A showroom;

.f A testing or development laboratory.

12.2405.2 The following uses are specifically prohibited:

.1 An adult entertainment parlour;

.2 An adult video store;

.3 An amusement arcade;

12.2405.3 The lands shall be subject to the following requirements and restrictions:

.1 Gross Floor Area Restrictions:

.a Dining room restaurants: maximum of 750 square metres per establishment;

.b Fitness centre: maximum total of 3,000 square metres;

.c Other retail and commercial uses: maximum of 1,500 square metres per establishment.

.2 Minimum Lot Area: 1.0 hectare;

.3 Minimum Front Yard Depth: 15 Metres;

.4 Minimum Exterior Side Yard Width: 15 metres;

.5 Minimum Landscaped Open Space, except at approved access locations:

.a 10 metres along Mississauga Road and Steeles Avenue;

.b 5% of the area of any parking lot shall be landscaped open space

.6 Maximum Building Height: 30 metres;

.7 Minimum Building Height: 9.5 metres, except for lands within 250 metres of Mississauga Road and Steeles Avenue West the minimum building height is 14.0 metres;

.8 Minimum Building Size: the minimum gross floor area of any building used for the purposes of those uses listed in Exception 2405.1 shall be 9,000 square metres;

.9 Maximum canopy encroachment into the minimum required front yard and exterior side yard shall be 2.5 metres;

.10 Maximum building encroachment into the minimum required landscaped open space shall be 1.5 metres;

.11 No outside storage or outdoor display or sales of goods and materials shall be permitted;

.12 No drive-through facilities are permitted;

.13 For the purposes of this exception, the lands zoned OC- Exception 2405 shall be treated as one lot for zoning purposes;

.14 For the purposes of this exception, the front lot line shall be deemed to be the Mississauga Road lot line;

.15 Two loading spaces are permitted within the exterior side yard;

.16 Above ground parking structures shall have a minimum building setback of 20 metres from Mississauga Road and Steeles Avenue West;

.17 No setback from any lot line is required for any portion of the parking garage that is below grade;

.18 Minimum parking space requirements in accordance with the following:

.a Offices, except an office of a health care practitioner: 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;

.b Uses permitted in accordance with Exception 2405.1(4): 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;

.c Conference Centre: 1 parking space for each 11 square metres of gross commercial floor area or portion thereof when a minimum gross floor area of 20,000 square metres of office use is provided within lands zoned OC – Exception 2405, otherwise 1 parking space for each 8 square metres of gross commercial floor area or portion thereof;

.d The minimum number of required parking spaces shall be reduced by 10% for any portion of the parking spaces that are located underground;

.e A maximum of 5% of the minimum number of parking spaces required may be provided as small-car parking spaces, which are to have a minimum width of 2.5 metres and a length of 5.4 metres.

12.2405.4 for the purposes of Exception 2405:

.1 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

.2 For the purposes of calculating minimum parking requirements on lands zoned OC- Exception 2405:

.a Floor Area, Gross Commercial shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, amenity spaces for employees (such as a fitness centre and a cafeteria), atrium spaces, data centres, repair labs, repair training rooms or special purpose rooms that are ancillary to staff work spaces and any part of the building below established grade used for storage purposes.

12.2406 Exception 2406

12.2406.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.2406.2 The lands shall be subject to the following requirements and restrictions:

.1 The rear wall of a dwelling unit shall be 6 metres to a lot line of the same zoning category, 1.2 metres to a common amenity area and 7.0 metres in all other situations.

.2 Minimum setback of an above-ground utility structure: 0 metres to any lot line.

12.2407 Exception 2407

12.2407.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 a street townhouse dwelling; and

.3 a purposes accessory to the other permitted purposes.

12.2407.2 The lands shall be subject to the following requirements and restrictions:

.1 in respect of the permitted purposes in Exception 2407.1(2), the requirements and restrictions of the R2 zone;

.2 in respect of the permitted purposes in Exception 2407.1(1):

- .a Minimum Lot Area:
  - .i Interior Lot: 410 square metres and 205 square metres per dwelling unit.
  - .ii Corner Lot: 465 square metres and 260 square metres for the dwelling unit closest to the flankage lot line.
- .b Minimum Lot Width:
  - .i Interior Lot: 13.2 metres and 6.6 metres per dwelling unit.
  - .ii Corner Lot: 15 metres and 8.4 metres for the dwelling unit closest to the flankage lot line.
- .c Minimum Front Yard Depth: 6.0 metres to a garage, and 4.6 metres to the front wall of the dwelling.
- .d Minimum Interior Side Yard: 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be 0 metres.
- .e Minimum Exterior Side Yard Width: 3.0 metres, except for the lot abutting Moonstone Court which shall have a minimum exterior side yard of 2.5 metres.
- .f Maximum Garage Door Width and Minimum Landscaped Open Space:
  - .i a minimum of 60% of the dwelling units shall have a maximum garage door width of 2.75 metres and a minimum front yard landscaped open space of 40%.
  - .ii a maximum of 40% of the dwelling units shall have a maximum garage door width of 4.8 metres and minimum front yard landscaped open space of 30%, provided that no more than 4 dwelling units in a row along a street shall have a garage door width exceeding 2.75 metres.

12.2408 Exception 2408

12.2408.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a a retail establishment having no outdoor storage;

.b a dining room restaurant, a convenience restaurant, a take-out restaurant;

.c a radio or television broadcasting and transmission establishment;

.d a furniture and appliance store;

.e a recreational facility or structure;

.f a community club; and

.g an animal hospital.

.2 Industrial:

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;

.b a printing establishment;

.c a warehouse; and

.d a parking lot.

.3 Accessory:

.a an associated educational use;

.b an associated office;

.c purposes accessory to the other permitted purposes.

12.2408.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 9 metres

.2 Minimum Rear Yard Depth: 7 metres, except where it abuts a street, a 0.3 metre reserve, or a lot in an institutional zone, in which case the minimum requirement is 15 metres.

.3 Minimum Exterior Side Yard: 6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres.

.4 Minimum Interior Side Yard: 4 metres, except that where it abuts an institutional zone, the minimum requirement is 9 metres.

.5 Maximum Building Height: no height restriction

.6 Minimum Landscaped Open Space:

.a 30 percent of the minimum required front yard area; and

.b 50 percent of all of the following:

.i minimum required exterior side yard area;

.ii minimum required interior side yard area abutting a lot in a residential or institutional zone; and

.iii minimum required rear yard area abutting a street or lot in a residential or institutional zone.

.7 Outdoor Storage: no storage or display of goods shall be permitted.

.8 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within building containing the restaurant;

.9 all garbage and refuse storage, other than refuse storage for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed within a building; and

.10 an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

12.2409 Exception 2409

12.2409.1 The lands shall only be used for the following purposes:

.1 a health care facility

12.2409.2 The lands shall be subject to the following requirements and restrictions:

.1 a minimum front yard depth: 7.5 metres,

.2 a minimum interior side yard width: 3.0 metres or half of the height of the building, whichever is greater,

.3 a minimum exterior side yard width: 7.5 metres or half of the height of the building, whichever is greater,

.4 a minimum rear yard depth: 3.0 metres or half of the height of the building, whichever is greater,

.5 a maximum building height: 3 storeys,

.6 a maximum lot coverage 33.3%,

.7 one parking spot per 45 square metres of total gross floor area of the entire building.

12.2410 Exception 2410

12.2410.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.2410.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations, may project a maximum of 1.8 metres, and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without side glazing, with or without foundations, to a maximum width of 4 metres, and chimney elements, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 A garage may face the flankage lot line.

.4 The maximum interior garage width for a garage facing a flankage lot line shall be no greater than 50% of the length of the dwelling.

.5 The lot width for a corner lot will be measured at a point 10 metres back from the front lot line.

12.2411 Exception 2411

12.2411.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone

12.2411.2 The lands shall be subject to the following requirements and restrictions:

.1 Unenclosed porches and balconies, with or without cold cellars and foundations, may project a maximum of 1.8 metres, and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard.

.2 Bay windows, with or without side glazing, with or without foundations, to a maximum width of 4 metres, and chimney elements, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

.3 A garage may face the flankage lot line.

.4 The maximum interior garage width for a garage facing a flankage lot line shall be no greater than 50% of the length of the dwelling.

12.2412 Exception 2412

12.2412.1 The lands shall only be used for the following purposes:

.1 A public elementary school;

.2 A day nursery.

12.2412.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 7.5 metres,

.2 Minimum interior side yard width: 7.5 metres or half of the height of the building, which is greater,

.3 Minimum exterior side yard width: 7.5 metres or half of the height of the building, which is greater,

.4 Minimum rear yard width: 7.5 metres or half of the height of the building, which is greater,

.5 Maximum building height: 3 storeys,

.6 Maximum lot coverage: 33%,

.7 Parking spaces should be provided and maintained in accordance with Section 4.1 of this by-law.

12.2413 Exception 2413

12.2413.1 The lands shall only be used for the following purposes:

.1 Flood and erosion control;

.2 Conservation area.

12.2413.2 The lands shall be subject to the following requirements and restrictions:

.3 No person shall, within any Natural System (NS) zone, erect, alter or use any building or structure for any purpose except that of flood or erosion control.

12.2414 Exception 2414

12.2414.1 The lands shall only be used for the following purposes:

.1 An office;

.2 A bank, trust company or finance company;

.3 Only in conjunction with the permitted uses above:

- .a A retail establishment, have no outside storage or display;
- .b A dining restaurant or take out restaurant;
- .c Printing or copying establishment;
- .d Commercial School;
- .e Day nursery;
- .f Service shop.

12.2414.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.49 hectare (1.21 acres);

.2 Maximum gross floor area: 2,400 square metres;

.3 Maximum gross floor area devoted to medical offices: 1,300 square metres;

.4 Maximum gross floor area devoted to retail & service shop uses: 600 square metres;

.5 Minimum front yard depth: 9.0 metres;

.6 Minimum interior side yard width: 13.0 metres;

.7 Minimum rear yard depth: 1.5 metres;

.8 Maximum height: 4 storeys (excluding mechanical penthouse);

.9 Minimum Landscaped Open Space:

- .i 9.0 metres abutting Kennedy Road;
- .ii 1.5 metres along the southerly lot line.

.10 Minimum number of parking spaces:

- .a 1 per 20 square metres of gross floor area for medical offices;
- .b 1 per 25 square metres of gross floor area for all other office uses.

12.2415 Exception 2415

12.2415.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone

12.2415.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum building setback to a daylighting triangle / rounding – 1.2 metres;

.2 A balcony or porch with or without a cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;

.4 The maximum cumulative garage door width shall be 5.05 metres if the lot width is less than 12.5 metres;

.5 On lots equal to or greater than 14 metres wide, the maximum interior garage width shall be 6.1 metres;

.6 The minimum Lot Width of a lot abutting a daylighting triangle shall be 11.0 metres;

.7 Minimum Rear Yard Depth - 4.0 metres;

.8 Temporary sales offices shall be permitted;

.9 Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;

.10 A dwelling unit used as a model home for display purposes, with or without a sales office, shall be permitted;

.11 A parking lot for a temporary sales office shall be permitted.

12.2416 Exception 2416

12.2416.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone

12.2416.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;

.3 The maximum cumulative garage door width shall be 5.05 metres if the lot width is less than 12.5 metres;

.4 On lots equal to or greater than 14 metres wide, the maximum interior garage width shall be 6.1 metres;

.5 The minimum Lot Width of a lot abutting a daylighting triangle - 11.0 metres;

.6 Minimum building setback to a daylighting triangle/rounding - 1.2 metres;

.7 Temporary sales offices shall be permitted;

.8 Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;

.9 A parking lot for a temporary sales office shall be permitted;

.10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

12.2417 Exception 2417

12.2417.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone

12.2417.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;

.3 On lots equal to or greater than 14 metres wide, the maximum interior garage width shall be 6.1 metres;

.4 The minimum Lot Width of a lot abutting a daylighting triangle - 13.0 metres;

.5 Minimum building setback to a daylighting triangle/rounding - 1.2 metres;

.6 Temporary sales offices shall be permitted;

.7 Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;

.8 A parking lot for a temporary sales office shall be permitted;

.9 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

12.2418 Exception 2418

12.2418.1 The lands shall only be used for the following purposes:

.1 purposes permitted by the PE – Section 2432 zone

12.2418.2 The lands shall be subject to the following requirements and restrictions:

.1 the requirements and restrictions of the PE – Section 2432 zone

12.2419 Exception 2419

12.2419.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2419.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;

.3 The maximum cumulative garage door width shall be 3.1 metres if the lot width for the dwelling unit is less than 8.2 metres;

.4 The minimum dwelling unit width shall not apply;

.5 The minimum Lot Width of a lot abutting a daylighting triangle - 6.0 metres;

.6 Minimum building setback to a daylighting triangle/rounding - 1.2 metres;

.7 Temporary sales offices shall be permitted;

.8 Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;

.9 A parking lot for a temporary sales office shall be permitted; and,

.10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

12.2420 Exception 2420

12.2420.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone;

12.2420.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this By-law, the Front Lot Line will be the lot line along Financial Drive;

.2 Minimum Lot Area – 200.0 square metres per dwelling unit;

.3 Minimum Front Yard Depth - 4.5 metres;

.4 Minimum Interior Side Yard Width - 3.0 metres;

.5 Minimum Exterior Side Yard Width - 4.5 metres;

.6 Minimum Rear Yard Depth - 4.5 metres;

.7 Maximum Building Height - 11.0 metres;

.8 Maximum Lot Coverage - 45%;

.9 Minimum Landscaped Open Space, except at approved access locations:

- .a 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,
- .b Notwithstanding Exception 2420.2(9)(a) to the contrary, encroachments permitted within Section 3.10 and Exception 2420.2 of this zone are allowed to encroach into the minimum landscaped open space area;

.10 Minimum setback to a private road - 4.5 metres;

.11 Minimum separation between buildings - 3.0 metres;

.12 Minimum number of visitor parking spaces - 15;

.13 Permitted encroachments:

- .a Unenclosed porches and balconies with or without foundation – 1.8m into any minimum front or exterior side yard or interior side yard;
- .b Unenclosed porches and balconies with or without foundation – 2.4m into any minimum rear yard;
- .c Unenclosed balcony – 3.0m from a private road (balconies over driveways); and,
- .d Bay windows with or without foundation to a max width of 3.0m, chimney elements, cornices and roof eaves – 1.0m into any minimum front, exterior side, interior side, or rear yard;

.14 Dwelling units within this zone may be used as model homes for display purposes, which may or may not include sales offices until December 31, 2017, subject to the dwelling's inclusion within a plan of subdivision, which has been registered within the meaning of the Planning Act. The dwelling units used as model homes for display purposes, which may or may not include sales offices, on lands zoned R2- Exception 2420 are not considered in the calculation of the maximum number of dwelling units for display purposes in Section 3.8.1.c; and,

.15 The maximum number of dwelling units – 86.

12.2421 Exception 2421

12.2421.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone;

12.2421.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;

.3 The maximum cumulative garage door width shall be 3.1 metres if the lot width for the dwelling unit is less than 8.2 metres;

.4 The minimum dwelling unit width shall not apply;

.5 The minimum Lot Width of a lot abutting a daylighting triangle - 6.0 metres;

.6 Minimum building setback to a daylighting triangle/rounding - 1.2 metres;

.7 Temporary sales offices shall be permitted;

.8 Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;

.9 A parking lot for a temporary sales office shall be permitted;

.10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

12.2422 Exception 2422

12.2422.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone

12.2422.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Yard Setback for a Principal Building;

- .a The rear wall of a dwelling unit shall be 6.0 metres to a lot line zoned in the same zoning category, 1.2 metres to a common amenity area, 4.5 metres to Financial Drive, and 7.0 metres in all other instances;
- .b Maximum Building Height: 3 storeys;
- .c A balcony or porch with or without cold cellar may project into the required yard abutting Financial Drive by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres;
- .d Bay windows or box-out windows with or without foundations and including eaves and cornices may project into the yard abutting Financial Drive by a maximum of 1.5 metres;
- .e Notwithstanding any other provision of the By-law, a transformer may be located no less than 3.0 metres from a public road right-of-way and 1.5 metres to any other zone category and may be further reduced to 0 metres where a transformer abuts a private road or a residential lot line internal to the zone category; and,
- .f Minimum Landscaped Open Space, except at approved access locations:
  - .i 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,
  - .ii Notwithstanding Exception 2422.2(1)(f)(i) to the contrary, encroachments permitted within Section 3.10 and Exception 2422.2 of this zone are allowed to encroach into the minimum landscaped open space area.

12.2423 Exception 2423

12.2423.1 The lands shall only be used for the following purposes:

.1 a skylight apartment dwelling; and,

.2 the purposes permitted in a R3L zone.

12.2423.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.5 metres;

.2 Minimum Side Yard Width:

.a 4.5 metres for a 1-3 storey dwelling; and,

.b 7.5 metres for a 4 storey building.

.3 Minimum Rear yard Depth:

.a 4.5 metres for a 1-3 storey dwelling; and,

.b 7.5 metres for a 4 storey building.

.4 Maximum Building height:

.a 4 storeys (excluding rooftop mechanical enclosures);

.5 Maximum Lot Coverage:

.a 40 % by the main buildings;

.6 Minimum Landscaped Open Space, except at approved access locations:

.a 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,

.b Notwithstanding Exception 2423.2.(6)(a) to the contrary, encroachments permitted within Section 3.10 and Exception 2423.2 of this zone are allowed to encroach into the minimum landscaped open space area;

.7 Minimum Number of Dwelling Units: 119 units;

.8 Maximum Number of Dwelling Units: 351 units;

.9 Notwithstanding any other provision of the By-law, the following Condominium Apartment Minimum Parking Requirements shall apply for the uses permitted in Exception 2423.1(1):

.a 1 Bedroom dwelling unit – 1.2 spaces per dwelling unit;

.b 2 Bedroom dwelling unit – 1.4 spaces per dwelling unit;

.c 3 Bedroom dwelling unit – 1.5 spaces per dwelling unit;

.d Visitor – 0.2 spaces per dwelling unit;

.10 Dwelling units within this zone may be used as model homes for display purposes, which may or may not include sales offices until December 31, 2017, subject to the dwelling's inclusion within a plan of subdivision, which has been registered within the meaning of the Planning Act. The dwelling units used as model homes for display purposes, which may or may not include sales offices, on lands zoned Exception 2423 are not considered in the calculation of the maximum number of dwelling units for display purposes in Section 3.8.1.c;

.11 For the purpose of this section, the lands not owned by a Public Authority zoned Exception 2423 shall be treated as a single lot for zoning purposes;

.12 For the purposes of this section, Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse; and,

.13 For the purpose of this zone the lot line abutting Beckonrose Court shall be deemed the front lot line.

12.2424 Exception 2424

12.2424.1 The lands shall only be used for the following purposes:

.1 an office;

.2 a retail establishment having no outdoor storage;

.3 a bank, trust company, or finance company;

.4 a tavern;

.5 a service shop;

.6 a personal service shop, but excluding a massage or body rub parlour;

.7 a dry-cleaning and laundry distribution station;

.8 a laundromat;

.9 a printing or copying establishment;

.10 a commercial, technical or recreational school;

.11 a place of commercial recreation;

.12 a community club;

.13 a health or fitness centre;

.14 a custom workshop;

.15 an animal hospital;

.16 a dining room restaurant, a take-out restaurant, a convenience restaurant;

.17 an art gallery;

.18 a convenience store;

.19 a specialty grocery store;

.20 public uses owned or leased by a public authority;

.21 purposes accessory to the other permitted uses;

12.2424.2 The following uses are specifically prohibited:

.1 An adult entertainment parlour;

.2 An adult video store;

.3 An amusement arcade;

.4 A stand-alone parking lot;

.5 A taxi or bus station; and,

.6 A motor vehicle parts or boat parts sales establishment; and,

.7 A drive through facility.

12.2424.3 The lands shall be subject to the following requirements and restrictions:

.1 The Lot Line abutting Mississauga Road shall be deemed to be the Front Lot line;

.2 Notwithstanding Section 4.1 of the By-law, the following minimum parking standards shall apply:

.a Office: 1 parking space for each 12 square metres of gross commercial floor area or potion thereof for a physician, dentist, or drugless practitioner's office, or 1 parking space for each 15 square metres of gross commercial floor area or portion thereof for a real estate office, or 1 parking space for each 25 square metres of gross commercial floor area or potion thereof for other (general) office uses;

.b All other Commercial: 1 parking space for each 23 square metres of gross commercial floor area Uses or portion thereof;

.3 Minimum front yard - 4.5 metres;

.4 Minimum exterior side yard depth – 4.5 metres;

.5 Minimum rear yard depth – 4.5 metres;

.6 Notwithstanding Exception 2424.3(3), 2424.3(4), and 2424.3(5) to the contrary, the minimum setback to a lot line abutting a daylight or visibility triangle shall be 3.0 metres;

.7 The maximum canopy encroachment into the minimum front yard, minimum exterior side yard, and minimum rear yard shall be 2.5 metres;

.8 The maximum canopy encroachment into the minimum setback abutting a daylight or visibility triangle specified in Exception 2424.3(7) shall be 1.0 metres;

.9 Minimum Landscaped Open Space, except at approved access locations:

.a 6.0 metres along Mississauga Road and Financial Drive, except at approved driveway accesses, and which may be reduced to 4.5 metres when the area between a building and property limit are landscaped for and not used for parking and/or driveway purposes; and,

.b 3.0 metres wide along a lot line abutting any other public street or a daylight or visibility triangle.

.10 Maximum building height:

.a 4 storeys, which may be increased to 5 storeys for that portion of a building located within 45 metres from Mississauga Road;

.11 Minimum Building Height

.a 2 storeys within 30 metres of the intersection of a public street and Mississauga Road; and,

.b 5.5 metres for buildings that are located beyond 30 metres of the intersection of a public street and Mississauga Road;

.12 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be contained within a building;

.13 Bicycle parking space rate:

.a 1 per 250 square metres of gross floor area for office uses; and,

.b 1 per 1,000 square metres of gross floor area for uses in Exception 2424.1(2) to (19), inclusive;

.14 Minimum Building Frontage:

.a 50% of the buildable length of the lot line along Mississauga Road;

.15 No stand-alone-telecommunication facilities are permitted;

12.2424.4 for the purposes of Exception 2424:

.1 For the purposes of this by-law, lands north of Howard Stewart Road, not owned by a Public Authority, shall be deemed to be one lot;

.2 For the purposes of this by-law, lands south of Howard Stewart Road not owned by a Public Authority shall be deemed to be one lot; and,

.3 For the purposes of this section, Specialty Grocery Store shall mean a building or place where goods or materials are sold or kept for sale to the general public and occupying premises having a gross commercial floor area of less than eighteen hundred (1,800) square metres, and of which may also be engaged in the business of selling groceries, meat, fruit and vegetables to the general public provided that the area devoted to the sales of these foods does not exceed 929.0 square metres. Unless otherwise stated elsewhere in this by-law, includes a convenience store, but does not include a supermarket, or a garden centre sales establishment.

12.2425 Exception 2425

12.2425.1 The lands shall only be used for the following purposes:

1. Shall only be used for the purposes permitted by Exception 2425.1(1)(a), or the purposes permitted by Exception 2425.1(1)(b), but not both sections and not any combination of both sections;

   Either:

   .a The following:

      .i A public or private school;

      .ii A park, playground or recreation facility operated by a public authority; and,

      .iii Purposes accessory to the other permitted purposes;

   or:

   .b The following:

      .i Those purposes permitted in a R1 – Exception 2417 zone and/or R1- Exception 2416 zone and/or R1- Exception 2419 zone.

12.2425.2 The lands shall be subject to the following requirements and restrictions:

.1 For those uses permitted within Exception 2425.1(1)(a), the requirements and restrictions set out in an I1 zone;

.2 For those purposes permitted within R1- Exception 2417 zone, the requirements and restrictions as set out in Exception 2417;

.3 For those purposes permitted within R1- Exception 2416 zone, the requirements and restrictions as set out in Exception 2416; and,

.4 For those purposes permitted within R1- Exception 2419 zone, the requirements and restrictions as set out in Exception 2419.

12.2426 Exception 2426

12.2426.1 The lands shall only be used for the following purposes:

.1 Those purposes permitted in an OS zone; and,

.2 Flood and erosion control.

12.2426.2 The lands shall be subject to the following requirements and restrictions:

.1 For those uses permitted within Exception 2426.1(1), the requirements and restrictions as set out in an OS zone;

.2 For those uses permitted within Exception 2426.1(2), the requirements and restrictions as set out in an NS zone.

12.2427 Exception 2427

12.2427.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2427.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;

.4 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;

.5 The minimum Lot Width of a lot abutting a day-lighting triangle shall be 11.0 metres;

.6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;

.7 Temporary sales offices shall be permitted;

.8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;

.9 A parking lot for a temporary sales office shall be permitted;

.10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted; and,

.11 For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

- .a In the case of a flat roof, the highest point of the roof surface,
- .b In the case of a mansard roof, the deck line, or
- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2428 Exception 2428

12.2428.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2428.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;

.4 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;

.5 The minimum Lot Width of a lot abutting a day-lighting triangle shall be 11.0 metres;

.6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;

.7 Temporary sales offices shall be permitted;

.8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;

.9 A parking lot for a temporary sales office shall be permitted;

.10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted; and,

.11 For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

- .a In the case of a flat roof, the highest point of the roof surface,
- .b In the case of a mansard roof, the deck line, or
- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2429 Exception 2429

12.2429.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2429.2 The lands shall be subject to the following requirements and restrictions:

.1 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front, rear and exterior side yard;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;

.4 On lots equal to or greater than 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;

.5 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;

.6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;

.7 Temporary sales offices shall be permitted;

.8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;

.9 parking lot for a temporary sales office shall be permitted;

.10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted; and,

.11 For the purposes of this exception, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

- .a In the case of a flat roof, the highest point of the roof surface, i
- .b In the case of a mansard roof, the deck line, or ii
- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2430 Exception 2430

12.2430.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2430.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 On lots equal to or greater than 11.4 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;

.4 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;

.5 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;

.6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;

.7 Temporary sales offices shall be permitted;

.8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;

.9 A parking lot for a temporary sales office shall be permitted;

.10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted; and,

.11 For the purposes of this exception, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

- .a In the case of a flat roof, the highest point of the roof surface,
- .b In the case of a mansard roof, the deck line, or
- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2431 Exception 2431

12.2431.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2431.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 The minimum building setback to a daylighting triangle/rounding: 1.2 metres;

.4 Notwithstanding any other provisions of the By-law, lots having a minimum lot width of 18.0 metres shall be permitted to have a 3-car garage facing the street provided that no more than 2 abutting lots facing a street have a 3-car garage and that the related driveways of those 2 lots are not paired together, all in accordance with the approved Architectural Guidelines for the community. The maximum interior garage width for the 3-car garages shall be 9.0 metres;

.5 Notwithstanding any other provisions of the By-law, dwellings containing a 3 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres where the garage door faces a front lot line;

.6 Temporary sales offices shall be permitted;

.7 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;

.8 A parking lot for a temporary sales office shall be permitted; and,

.9 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

12.2432 Exception 2432

12.2432.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a a warehouse; and,

.b the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building.

.2 Non - Industrial:

.a an office;

.b a hotel;

.c a conference centre;

.d Only in conjunction with the uses permitted in Exceptions 2432.1(2)(a),(b) and (c) to a maximum of 15 per cent of the floor area of the principle use, the following purposes:

.i a bank, trust company or financial institution;

.ii a retail establishment;

.iii a convenience store;

.iv a banquet hall;

.v a dry cleaning and laundry establishment;

.vi a dining room restaurant, a take-out restaurant, a convenience restaurant;

.vii a service shop;

.viii a personal service shop, but excluding a massage or body rub parlour;

.ix a printing or copying establishment;

.x a commercial school;

.xi a community club;

.xii a health centre; and,

.xiii a day nursery;

.e a park, playground, recreational facility or structure;

.f the purposes permitted by the Natural System (NS) zone;

.g the purposes permitted by the Open Space (OS) zone;

.h a radio or television broadcasting and transmission establishment; and,

.3 Purposes accessory to other permitted purposes, including:

.a an associated educational use;

.b an associated office; and,

.c a retail outlet operated in connection with a particular purpose permitted by Exception 2432.1(1)(a) and (b), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use.

12.2432.2 The following uses shall be prohibited:

.1 motor vehicle sales establishment, a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

.2 a transport terminal;

.3 a taxi or bus station;

.4 a motor vehicle parts or boat parts sales establishment;

.5 a salvage, junk, scrap or bulk storage yard;

.6 outdoor storage or intermodal containers on chassis;

.7 outdoor storage as a primary use; and,

.8 a parking lot.

12.2432.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area shall be 0.4 hectares, except for those lands located within 100 metres of Regional Road 50, in which case the minimum lot area shall be 0.8 hectares;

.2 Minimum Lot Width shall be 40 metres, except for those lands located within 100 metres of Regional Road 50, in which case the minimum lot width shall be 60.0 metres;

.3 Minimum Front Yard Depth: 6.0 metres

.4 Minimum Interior Side Yard Width: 3.0 metres

.5 Minimum Exterior Side Yard Width: 6.0 metres

.6 Minimum Rear Yard Depth: 6.0 metres

.7 Minimum Lot Depth: 45 metres

.8 Maximum Building Height: No requirement

.9 Minimum Building Height: 2 storeys or 8.0 metres;

.10 Minimum Landscape Open Space, except at approved driveway locations:

.a a width of 6.0 metres along the lot line abutting Regional Road 50;

.b a width of 3.0 metres along a lot line abutting any other public street;

and,

.c no landscaped open space is required along a lot line that abuts an industrial zone;

.11 the openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened;

.12 Outside Storage shall only be permitted as an accessory use in the front, rear and interior and exterior side yards, subject to the following criteria:

.a outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;

.b outside storage of goods and materials shall not exceed the lesser of 10% of the lot or 20% of the building area;

.c outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments; and,

.d outside storage shall not be located within 15 metres of the lot line abutting Regional Road 50;

.13 all garbage and refuse storage, including containers for the storage of recycling materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

12.2432.4 for the purposes of Exception 2432

.1 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or religious institution.

12.2433 Exception 2433

12.2433.1 The lands shall only be used for the following purposes:

.1 Either:

.a A place of worship and, only in conjunction with a place of worship, other uses permitted in the I1 zone

.2 Or:

.a Uses permitted in the R1 - Exception 58 zone.

.b Uses permitted in the R1 - Exception 48 zone.

12.2433.2 The lands shall be subject to the following requirements and restrictions:

.1 For those permitted in Exception 2433.1(1)(a), the requirements and restrictions of the I1 zone shall apply.

.2 For those uses permitted in Exception 2433.1(2)(a), the requirements and restrictions of Exception 58 and the R1 zone shall apply.

.3 For those uses permitted in Exception 2433.1(2)(b), the requirements and Restrictions of Exception 48 and the R1 zone shall apply.

12.2433.3 The Holding (H)

.1 Until such time as the Holding(H) symbol has been removed all lands zoned I1(H) – Exception 2433 shall only be used for purposes permitted by Exception 2433.1(1)(a).

.2 The lifting of the Holding (H) symbol shall only occur:

.a After five years from the date of assumption of the plan of Subdivision (File: 21T-11011B).

Or:

.b After five years from the date of registration of the plan of subdivision (File 21T-11011B) provided that:

.i The applicant provides justification to the City that demonstrates how residential development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines; and,

.ii The Commissioner of Planning and Development Services Department deems that the site is no longer required for a Place of Worship in consultation with the Brampton Faith Coalition.

12.2434 Exception 2434

12.2434.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2434.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 The maximum cumulative garage door width shall be 3.1 metres if the lot width for the dwelling unit is less than 8.2 metres;

.4 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres; and,

.5 For the purposes of this Exception, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

- .a In the case of a flat roof, the highest point of the roof surface,
- .b In the case of a mansard roof, the deck line, or
- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2435 Exception 2435

12.2435.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone and an Open Space Zone

12.2435.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted in a OS zone, the requirements and restrictions as set out in an OS zone; and,

.2 for those uses permitted in a R2 zone, shall be subject to the following requirements and restrictions:

.a Minimum Yard Setback for a Principal Building:

.i The rear wall of a dwelling unit shall be 6.0 metres to a lot line zoned in the same zoning category, 1.2 metres to a common amenity area, 4.5 metres to Financial Drive, and 7.0 metres in all other instances;

.ii A balcony or porch with or without cold cellar, may project into the yard abutting Financial Drive by a maximum of 1.8 metres, provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard; and,

.iii Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the yard abutting Financial Drive, eaves and cornices may project an additional 0.6 metres into the yard abutting Financial Drive;

.b Minimum Landscaped Open Space, except at approved access locations:

.i 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,

.ii Notwithstanding Exception 2435.2(2)(b)(i) to the contrary, encroachments permitted within Section 3.10 and Exception 2435.2 of this zone are allowed to encroach into the minimum landscaped open space area;

.c Notwithstanding any other provision of the By-law, a transformer may be located no less than 3.0 metres from a public road right-of-way, and 1.5 metres to any other zone category, and may be further reduced to 0 metres where a transformer abuts a private road or a residential lot line internal to the zone category; and,

.d For the purposes of this exception, the Maximum Building Height shall be 12.5 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

.i In the case of a flat roof, the highest point of the roof surface,

.ii In the case of a mansard roof, the deck line, or

.iii In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2436 Exception 2436

12.2436.1 The lands shall only be used for the following purposes:

.1 Street Townhouse Dwellings; and,

.2 Rear Lane Townhouse Dwellings;

12.2436.2 The lands shall be subject to the following requirements and restrictions:

.3 Street Townhouse dwellings within R2 zone shall be subject to the following requirements and restrictions:

- .a Minimum Exterior Side Yard Width:
  - .i 2.0 metres to a public laneway; and,
  - .ii 3.0 metres to other public roads;
- .b Minimum Interior Side Yard Width:
  - .i 1.2 metres; and,
  - .ii 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
- .c Minimum Rear Yard Depth: 6.0m;
- .d The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
- .e Minimum Landscape Open Space: The entire yard areas shall be landscaped open space other than a driveway, an encroachment, a sidewalk or an accessory building permitted by this by-law;
- .f A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .g Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .h Notwithstanding any other provision of the By-law, no minimum dwelling unit width required; and,
- .i For the purposes of this exception, the Maximum Building Height shall be 12.5 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

.i In the case of a flat roof, the highest point of the roof surface,

.ii In the case of a mansard roof, the deck line, or

.iii In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

.4 Rear Lane Townhouse dwellings within R2 zone shall be subject to the following requirements and restrictions:

.a Minimum Lot Width:

.i Interior Lot – 6.0 metres;

.ii Corner Lot – 7.8 metres; and,

.iii End Lot – 7.2 metres;

.b Minimum Lot Area per dwelling unit:

.i Interior Lot – 108 square metres;

.ii Corner Lot – 140 square metres; and,

.iii End Lot – 129 square metres;

.c Minimum Lot Depth: 18.0 metres;

.d Minimum Front Yard Depth: 3.0 metres;

.e Minimum Exterior Side Yard:

.i 3.0 metres;

.ii 2.0 metres where the exterior side yard abuts a public or private lane;

.iii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.iv a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.v a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/ triangle;

.vi a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle;

.vii a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,

.viii for corner lots with a 2.0 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.f Minimum Rear Yard: No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;

.g Minimum Interior Side Yard:

.i 1.2 metres, and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.ii 0.5 metres to a detached garage;

.iii 0.0 metres when abutting side lot line coincides with a common wall between two garages;

.iv 0.6 metres to an accessory building, except for a detached garage; and,

.v a bay window, bow window, or box window with or without foundation or cold cellar may project into the interior side yard by a maximum of 0.5 metres;

.h Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;

.i Minimum Landscaped Open Space: The entire yard areas shall be landscaped open space other than an encroachment, a sidewalk, a driveway or an accessory building permitted by this by-law;

.j Minimum Amenity Area: 7.0 square metres shall be provided on a balcony or uncovered terrace on the second or third floor;

.k The following provisions apply to garages:

.i a garage door width shall not exceed the width of any unit or main wall of a dwelling; and,

.ii notwithstanding any other provision of the By-law, a detached garage may exceed 24 square metres;

.l The following shall apply to a bay, bow or box window:

.i Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.ii Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.iii A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.iv A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.m Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.n Notwithstanding any other provision of the By-law, front to rear yard pedestrian access through the dwelling unit does not need to be provided;

.o Notwithstanding any other provision of the By-law, the following shall apply: the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;

.p Section 4.2.B.1 shall not apply;

.q Air conditioning units are permitted to be located on a balcony or uncovered terrace;

.r Notwithstanding any other provision of the By-law, the minimum permeable surface areas shall not apply;

.s For the purposes of this zone, a public / private lane is deemed to be a street for zoning purposes;

.t For the purpose of this zone, the rear lot line is deemed to be the lot line abutting a public / private lane; and,

.u For the purposes of this section, the Maximum Building Height shall be 12.5 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

.i In the case of a flat roof, the highest point of the roof surface,

.ii In the case of a mansard roof, the deck line, or

.iii In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2437 Exception 2437

12.2437.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted by Exception 2437.1(1)(a), or the purposes permitted by Exception 2437.1(1)(b), but not both sections or not any combination of both sections:

.a either

.i a public or private school;

.ii a day nursery;

.iii a park, playground or recreation facility operated by a public authority; and,

.iv purposes accessory to the other permitted purposes;

.b or:

.i a R1- Exception 2427 zone;

.ii a R1- Exception 2428 zone;

.iii a R1- Exception 2429 zone;

.iv a R1- Exception 2430 zone;

.v a R1- Exception 2434 zone;

.vi a R2- Exception 2436 zone; and,

.vii a park, playground or recreation facility operated by a public authority;

12.2437.2 The lands shall be subject to the following requirements and restrictions:

.1 for those uses permitted in a R1 – Exception 2427 zone, the requirements and restrictions as set out in a R1 – Exception 2427 zone;

.2 for those uses permitted in a R1- Exception 2428 zone, the requirements and restrictions as set out in a R1- Exception 2428 zone;

.3 for those uses permitted in a R1- Exception 2429 zone, the requirements and restrictions as set out in a R1- Exception 2429 zone;

.4 for those uses permitted in a R1 – Exception 2430 zone, the requirements and restrictions as set out in a R1 – Exception 2430 zone;

.5 for those uses permitted in a R1 – Exception 2434 zone, the requirements and restrictions as set out in a R1 – Exception 2434 zone; and,

.6 for those uses permitted in a R2- Exception 2436 zone, the requirements and restrictions as set out in a R2- Exception 2436 zone.

12.2437.3 for the purposes of Exception 2437:

.1 shall also be subject to the requirements and restrictions relating to the I1 zone, and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 2437.2.

12.Exception 2438 Exception 2438

12.2438.1 The lands shall only be used for the following purposes:

.1 A religious institution;

.2 A public or private school;

.3 A day nursery;

.4 A park, playground or recreation facility operated by a public authority; and,

.5 Purposes accessory to the other permitted purposes;

12.2438.2 The lands shall be subject to the following requirements and restrictions:

.1 Front Yard Depth:

- .a Minimum 4.5 metres; and,
- .b Maximum 18.0 metres;

.2 Side Yard Width:

- .a Minimum 4.5 metres; and,
- .b Maximum 18.0 metres;

.3 Minimum Rear Yard Depth:

- .a 7.5 metres, or half of the height of the building, whichever is greater;

.4 Maximum Building Height: 3 Storeys;

.5 Maximum Lot Coverage: 33 %;

.6 Minimum Landscaped Open Space:

- .a 6.0 metres along a public road, except at approved driveway accesses, and which may be reduced to 4.5 metres when the area between a building and property limit are landscaped for and not used for parking and/or driveway purposes;

12.2438.2 The Holding (H):

.1 The holding symbol shall only be removed after five years from the date of assumption of the plan of subdivision (File 21T-06024B), or phase thereof;

.2 Notwithstanding 2438.2(7), the holding symbol shall only be removed after five years from the date of registration of the plan of subdivision (File 21T-06024B), or phase thereof, provided that the following occurs:

.a The applicant provides justification to the City that demonstrates how residential development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines; and,

.b The Chief of Planning and Infrastructure Services deems that the site is no longer required for a Place of Worship, in consultation with the Brampton Faith Coalition.

.3 Once the Holding (H) symbol has been lifted, the lands designated I1 – Exception 2438 can be used for those purposes, requirements and restrictions permitted in:

.a a R1- Exception 2427 zone;

.b a R1- Exception 2428 zone;

.c a R1- Exception 2429 zone;

.d a R1- Exception 2430 zone;

.e a R1- Exception 2434 zone;

.f a R2- Exception 2436 zone; and,

.g a R2- Exception 2435 zone.

12.2439 Exception 2439

12.2439.1 The lands shall only be used for the following purposes:

.1 Those uses permitted in a LC zone; and,

.2 Commercial, Technical or Recreational School;

12.2439.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard: 4.5 metres;

.2 Minimum Exterior Side Yard Depth: 4.5 metres;

.3 Minimum Landscaped Open Space: 6.0 metres along Heritage Road, Lionhead Golf Club Road, and Financial Drive, except at approved driveway accesses, and which may be reduced to 4.5 metres when the area between a building and property limit are landscaped and not used for parking and/or driveway purposes;

.4 A drive through facility shall not be permitted; and,

.5 For the purpose of this zone, the lot line abutting Heritage Road shall be deemed the front lot line.

12.2440 Exception 2440

12.2440.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a GC zone in addition to the following uses:

.a Only in conjunction with a service station or gas bar, a motor vehicle washing establishment;

.b Only in conjunction with a Supermarket and a Garden Centre Sales Establishment, a seasonal garden centre sales establishment; and,

.c A day nursery.

12.2440.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.5 metres;

.2 Minimum Exterior Side Yard Width: 4.5 metres;

.3 Minimum Rear Yard Depth: 4.5 metres, except that where a rear yard abuts a Residential zone, the minimum rear yard shall be 7.5 metres;

.4 Maximum Total Gross Floor Area: 20,000 m^2;

.5 A day nursery shall only be permitted within an end unit of a building;

.6 A seasonal garden centre sales establishment shall be permitted to have outdoor areas for the display and sales of goods and products in association with a supermarket and a Garden Centre Sales Establishment, subject to the following:

.a Shall not be permitted on required parking spaces or landscaped areas; and,

.b Notwithstanding Exception 2440.2(6)(a), shall be permitted within required parking areas from April 1st to September 30th and shall be restricted to a maximum size of 929 square metres for each of the Supermarket and Garden Centre Sales Establishment uses;

.7 A gas bar shall not have direct frontage on Mississauga Road and shall be setback a minimum of 30 metres from the Mississauga Road right-of-way;

.8 A drive through facility shall not be permitted;

.9 Minimum Landscaped Open Space: 6.0 metres along Mississauga Road, Lionhead Golf Club Road, and Financial Drive, except at approved driveway accesses, and which may be reduced to 4.5 metres when the area between a building and property limit are exclusively landscaped and not used for parking and/or driveway purposes;

.10 For the purpose of this exception, the lands zoned Exception 2440 shall be treated as a single lot for zoning purposes; and,

.11 For the purpose of this zone, the lot line abutting Mississauga Road shall be deemed the front lot line.

12.2441 Exception 2441

12.2441.1 The lands shall only be used for the following purposes:

.1 Those uses permitted in a LC zone; and,

.2 A Commercial, Technical or Recreational School;

12.2441.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 4.5 metres

.2 Minimum Exterior Side Yard Width: 4.5 metres

.3 Minimum Rear Yard Depth: 3.0 metres

.4 Minimum Landscaped Open Space:

- .a 6.0 metres along Mississauga Road and Lionhead Golf Club
- .b Road, except at approved driveway accesses, and which may be reduced to 4.5 metres when the area between a building and property limit are landscaped for and not used for parking and/or driveway purposes;
- .c 9.0 metres abutting lands zoned Agricultural; and,
- .d 3 metres along all other property limits;

.5 A drive through facility shall not be permitted;

.6 For the purposes of this zone, the lot line abutting Lionhead Golf Club Road shall be deemed the front lot line; and,

.7 For the purposes of this exception, the lands zoned Exception 2441 shall be treated as a single lot for zoning purposes.

12. 2442 Exception 2442

12.2442.1 The lands shall only be used for the following purposes:

.1 Shall only be used for those purposes permitted in an Open Space zone;

12.2442.2 The Holding (H):

.1 The holding symbol shall only be removed after the Chief of Planning and Infrastructure Services has deemed these lands to be surplus in accordance with City policy;

.2 Once the Holding (H) symbol has been lifted, the lands designated OS – Exception 2442 can be used for those purposes, requirements and restrictions permitted in:

.a a R1- Exception 2427 zone;

.b a R1- Exception 2428 zone;

.c a R1- Exception 2429 zone;

.d a R1- Exception 2430 zone;

.e a R1- Exception 2434 zone; and,

.f a R2- Exception 2436 zone.

12.2443 Exception 2443

12.2443.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone;

12.2443.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard.

12.2444 Exception 2444

12.2444.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone;

12.2444.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.3 On lots less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;

.4 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;

.5 Garage Control:

.a On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres; and

.6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres.

12.2445 Exception 2445

12.2445.1 The lands shall only be used for the following purposes:

.1 commercial school.

12.2445.2 The following use is specifically prohibited:

.1 convenience restaurant

12.2445.3 The lands shall be subject to the following requirements and restrictions:

.1 for the purposes of this by-law, Castlemore Road Daylight Triangle will be considered to be the front lot line,

.2 minimum lot width: 17 metres,

.3 minimum front yard depth: 1.5 metres,

.4 minimum interior side yard width: 0 metres,

.5 minimum exterior side yard width:1.5 metres,

.6 minimum rear yard depth: 25 metres,

.7 minimum setback from the established daylight triangle: 1.5 metres,

.8 minimum landscaped area: 1.5 metres along Castlemore Road and The Gore Road frontages, except at approved access locations; and 3 metres along the rear property line,

.9 minimum and maximum building height: two storeys,

.10 drive though facility will not be permitted

12.2446 Exception 2446

12.2446.1 The lands shall only be used for the following purposes:

.1 "Skylight Apartment Dwellings"

12.2446.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units – 333;

.2 Minimum Lot Width- No requirement;

.3 Minimum Front Yard Depth – 4.5 metres;

.4 Minimum Side Yard Depth – 4.5 metres;

.5 Minimum Rear Yard Depth – 4.5 metres;

.6 Maximum Building Height – 11.0 metres;

.7 Maximum Lot Coverage – 40%;

.8 Minimum Landscape Open Space – 35%;

.9 Minimum Landscape Buffer Requirements:

- .a 3 metres along the Sandalwood Parkway frontage
- .b 5 metres along the Sunny Meadow Boulevard frontage

.10 Minimum Parking Requirements:

- .a 1 Bedroom dwelling unit – 1.2 spaces per dwelling unit;
- .b 2 Bedroom dwelling unit – 1.4 spaces per dwelling unit;
- .c 3 Bedroom dwelling unit – 1.5 spaces per dwelling unit;
- .d Visitor – 0.2 spaces per dwelling unit.

.11 The sale of pre-build dwelling units shall be permitted;

.12 Temporary signage, in the form of A-frames, banners, or similar signage, for the purposes of advertising the sale of dwelling units, shall be permitted;

.13 For the purposes of this exception, a Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse.

12.2447 Exception 2447

12.2447.1 The lands shall only be used for the following purposes:

.1 Shall permit a day nursery use and the purposes permitted in an A Zone

12.2447.2 Shall not be used for the following purposes:

.1 A Kennel

.2 A Cemetery

12.2447.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard (North) Depth: 3.00 metres;

.2 Minimum Interior Side Yard (South) Depth: 12.00 metres;

.3 Minimum Rear Yard Depth: 30.00 metres;

.4 Minimum Front Yard Depth: 38.00 metres; and,

.5 Maximum Gross Floor Area: 641 square metres

12.2448 Exception 2448

12.2448.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12. 2448.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 225.0 square metres;
- .b Corner Lot – 255.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 9.0 metres;
- .b Corner Lot – 10.8 metres;

.3 Minimum Lot Depth: 25.0 metres;

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle
- .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
- .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;

.5 Minimum Exterior Side Yard:

.a 3.0 metres;

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle

.g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;

.e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and

.f A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for interior each lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.f 0.6 metres to an accessory building; and

.g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions shall apply to garages:

.a The maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;

.b The maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;

.c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e For lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.f A two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;

.g A three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.h The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.i The garage door width restriction does not apply to a garage door facing the exterior lot line; and

.j The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot, except for a staggered two car garage, the maximum interior garage width shall be 6.2 metres;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1,the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of the By-law, the following shall apply;

.a The minimum driveway width shall be 2.75 metres;

.16 The driveway width shall not exceed the exterior width of the garage;

.17 Notwithstanding any other provision of the By-law, the following shall apply:

.a The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 3.5 metres;

12.2448.3 for the purposes of Exception 2448:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2448.2.

12.2449 Exception 2449

12.2449.1 The lands shall be subject to the following requirements and restrictions:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2449.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 225.0 square metres;
- .b Corner Lot – 255.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 9.0 metres;
- .b Corner Lot – 10.8 metres;

.3 Minimum Lot Depth: No minimum requirement;

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle
- .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
- .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;

.5 Minimum Exterior Side Yard:

.a 3.0 metres;

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle

.g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 3.0 metres for an interior lot;

.b 3.0 metres for a corner lot;

.c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;

.d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres; and

.e A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for interior each lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.f 0.6 metres to an accessory building; and

.g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions shall apply to garages:

.a The maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;

.b The maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;

.c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e For lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.f A two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;

.g A three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.h The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.i The garage door width restriction does not apply to a garage door facing the exterior lot line; and

.j The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot, except for a staggered two car garage, the maximum interior garage width shall be 6.2 metres;

.12 Notwithstanding any other provision of this By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of this By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of this By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of this By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of this By-law, the following shall apply;

.a The minimum driveway width shall be 2.75 metres;

.16 The driveway width shall not exceed the exterior width of the garage;

.17 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:

.18 Notwithstanding any other provision of this By-law, the following shall apply:

.a The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 3.5 metres;

12.2449.3 for the purposes of Exception 2449:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2449.2.

12.2450 Exception 2450

12.2450.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone

12.2450.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 129.0 square metres;
- .b Corner Lot – 185.0 square metres;
- .c End Lot – 155.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 5.5 metres;
- .b Corner Lot – 8.5 metres;
- .c End Lot – 6.7 metres;

.3 Minimum Lot Depth: 23.5 metres;

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
- .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.5 Minimum Exterior Side Yard:

.a 3.0 metres;

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle

.g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 5.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;

.e A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.6 metres to an accessory building; and

.c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

.9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;

.10 Minimum Landscaped Open Space:

.a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.11 No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling;

.12 The following provisions shall apply to garages:

.a The maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;

.b The maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;

.c The maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;

.d The maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;

.e The maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;

.f A two bay garage shall be permitted on a corner lot, and on an end townhouse unit flanking a buffer block, where the buffer block is located between the end unit and another road facing the side yard, the maximum interior garage width shall be 6.4 metres, with a maximum cumulative garage door width of 5.5 metres;

.g The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.h The garage door width restriction does not apply to a garage door facing the exterior lot line; and

.i The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot, except for a two car garage on a corner lot or an end townhouse unit flanking a buffer block located between the end unit and another road, the maximum interior garage width shall be 6.4 metres;

.13 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.14 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.16 Notwithstanding any other provision of the By-law, the following shall apply;

.a Front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;

.17 Notwithstanding any other provision of the By-law, the following shall apply;

.a The minimum driveway width shall be 2.75 metres;

.18 The driveway width shall not exceed the exterior width of the garage;

.19 Section 4.2.B.1 shall not apply;

12.2450.3 for the purposes of Exception 2450:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2454.2.

12.2451 Exception 2451

12.2451.1 The lands shall be subject to the following requirements and restrictions:

.1 Shall only be used for the purposes permitted in the R1 zone;

12.2451.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 310.0 square metres;
- .b Corner Lot – 355.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 12.5 metres;
- .b Corner Lot – 14.3 metres;

.3 Minimum Lot Depth: 25.0 metres;

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle
- .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the front yard;
- .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
- .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;

.5 Minimum Exterior Side Yard:

.a 3.0 metres;

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the exterior side yard;

.f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle

.g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the exterior side yard; and

.i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

.a 6.0 metres for an interior lot;

.b 1.0 metres to a garage door facing the rear lot line;

.c 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.d 3.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.e 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;

.f 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and

.g A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres;

.b 0.6m to a one story garage;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.f 0.6 metres to an accessory building; and

.g 0.7 metres into the interior side yard for a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres; Page 4 of 4

.b For lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.c A three bay garage shall be permitted on an exterior corner lot when accessed from the exterior side yard;

.d The garage door width may be widened by an extra 0.6 metres if the front if the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.e The garage door width restriction does not apply to a garage door facing the exterior lot line or rear lot line, and;

.f The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 The driveway width shall not exceed the exterior width of the garage;

12.2451.3 for the purposes of Exception 2451:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2451.2.

12.2452 Exception 2452

12.2452.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2452.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 225.0 square metres;
- .b Corner Lot – 255.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 9.0 metres;
- .b Corner Lot – 10.8 metres;

.3 Minimum Lot Depth: 25.0 metres;

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
- .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;

.5 Minimum Exterior Side Yard:

.a 3.0 metres;

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle

.g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback: 6.0 metres for an interior lot;

.a 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.b 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.c 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;

.d 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and

.e A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

.7 Minimum Interior Side Yard:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for interior each lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

.f 0.6 metres to an accessory building; and

.g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

.a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

.a The maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;

.b The maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;

.c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.d The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.e For lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.f A two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;

.g A three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;

.h The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.i The garage door width restriction does not apply to a garage door facing the exterior lot line; and

.j The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot, except for a staggered two car garage, the maximum interior garage width shall be 6.2 metres;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of the By-law, the following shall apply;

.a The minimum driveway width shall be 2.75 metres;

.16 The driveway width shall not exceed the exterior width of the garage;

.17 Notwithstanding any other provision of the By-law, the following shall apply:

.a The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 3.5 metres;

12.2452.3 for the purposes of Exception 2452:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2453.2.

12.2453 Exception 2453

12.2453.1 The lands shall be subject to the following requirements and restrictions:

.1 Shall only be used for the purposes permitted in a R2 zone;

12.2453.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 129.0 square metres;
- .b Corner Lot – 185.0 square metres;
- .c End Lot – 155.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 5.5 metres;
- .b Corner Lot – 8.5 metres;
- .c End Lot – 6.7 metres;

.3 Minimum Lot Depth: 23.5 metres;

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
- .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.5 Minimum Exterior Side Yard:

.a 3.0 metres;

.b 1.2 metres where the exterior side yard abuts a public or private lane;

.c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

.d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle

.g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

.i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

.a 5.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;

.c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;

.d 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;

.e A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.6 metres to an accessory building; and

.c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

.9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;

.10 Minimum Landscaped Open Space:

.a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

.11 No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling;

.12 The following provisions shall apply to garages:

.a The maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;

.b The maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;

.c The maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;

.d The maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;

.e The maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;

.f A two bay garage shall be permitted on a corner lot, and on an end townhouse unit flanking a buffer block, where the buffer block is located between the end unit and another road facing the side yard, the maximum interior garage width shall be 6.4 metres, with a maximum cumulative garage door width of 5.5 metres;

.g The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

.h The garage door width restriction does not apply to a garage door facing the exterior lot line; and

.i The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot, except for a two car garage on a corner lot or an end townhouse unit flanking a buffer block located between the end unit and another road, the maximum interior garage width shall be 6.4 metres;

.13 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.14 The following shall apply to a bay, bow or box window:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.16 Notwithstanding any other provision of the By-law, the following shall apply;

.a Front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;

.17 Notwithstanding any other provision of the By-law, the following shall apply;

.a The minimum driveway width shall be 2.75 metres;

.18 The driveway width shall not exceed the exterior width of the garage;

.19 Section 4.2.B.1 shall not apply;

12.2453.3 for the purposes of Exception 2453.:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2453.2.

12.2454 Exception 2454

12.2454.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the GC zone;

.2 A retail warehouse;

.3 A home furnishing and home improvement retail warehouse;

.4 A convenience store;

.5 A daycare facility;

.6 A day nursery;

.7 A banquet hall;

.8 A private school; and,

.9 Purposes accessory to the other permitted purposes.

12.2454.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Building Setback from:

- .a Mayfield Road – 3.0 metres
- .b Creditview Road – 3.0 metres
- .c Thornbush Boulevard – 3.0 metres

.2 Minimum Interior Side Yard Width – 3.0 metres.

.3 Minimum Exterior Side Yard Width – 3.0 metres.

.4 Minimum Rear Yard Depth – 3.0 metres.

.5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.

.6 Maximum Building Height: 2 storeys.

.7 Except at approved access locations, landscaped open space shall be provided as follows:

- .a A minimum of 3.0 metre wide strip abutting Creditview Road, Mayfield Road and Thornbush Boulevard; and,
- .b A minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to a masonry wall, then a minimum of 3.0 metre wide landscape strip is required.

.8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.

.9 No outdoor storage shall be permitted, except for a garden centre sales establishment, retail warehouse and home furnishings and home improvement retail warehouse.

.10 1 parking space for each 22 square metres of gross commercial floor area or portion thereof shall be required.

.11 A minimum of four stacking spaces for a facility associated with a bank, trust company or finance company shall be required.

.12 For the purposes of this by-law, Creditview Road shall be deemed to be the front yard.

.13 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres

.14 A pool hall, an adult video store, an adult entertainment parlour shall not be permitted.

.15 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of Exception 2454.2

12.2454.3 for the purposes of Exception 2454:

.1 Shall also be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2454.2.

.2 Notwithstanding any change in land ownership or any severance, partition or division of the subject lands, the lands zoned GC-Exception 2454 shall be considered one lot for minimum building setback, landscaping, parking and stacking space requirements.

.3 Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465 square metres, and shall not exceed a maximum gross floor area of 8,360 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format.

.4 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor covering, landscape and garden supplies and plumbing fixtures.

12.2455 Exception 2455

12.2455.1 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or covered porch with or without a foundation or a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exteriors side yard;

.2 Bay windows and bow windows and boxed-bay windows, with or without foundations may project a maximum of 0.9 metres into all yards; and

.3 A minimum rear yard depth of 6.0 metres shall be required

12.2456 Exception 2456

12.2456.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the R3M zone; and,

.2 Only in conjunction with an apartment dwelling and only on the ground and second floor of the same apartment building:

- .a A stacked townhouse dwelling;
- .b A stacked back-to-back townhouse dwelling; and,
- .c A ground floor townhouse dwelling unit.

12.2456.2 The lands shall be subject to the following requirements and restrictions:

.1 The minimum setback from any lot line to any portion of a building below finished grade shall be 0.3 metres;

.2 The lot line abutting Attmar Drive shall be deemed to be the front lot line;

.3 Minimum Front Yard Depth:

- .a 3 metres to the front wall and
- .b 1.7 metres to balcony, porch or bay window;

.4 Minimum Rear yard Depth: 6 metres;

.5 Minimum Interior Side Yard Width:

- .a 6 metres to a lot line abutting an R2 zone;
- .b 3 metres to a lot line abutting an MM zone;

.6 Maximum Lot Coverage: No Requirement;

.7 Minimum Landscaped Open Space: 20% of the lot area;

.8 Minimum Floor Space Index: 1.25;

.9 Minimum Building Height: 4 Storeys;

.10 Maximum Building Height: 5 Storeys;

.11 Minimum Separation Distance Between Buildings:

- .a 12.0 metres between two exterior walls which contain balconies, doors or windows of habitable rooms where the adjacent buildings are 4 storeys in height;
- .b 15.0 metres between two exterior walls which contain balconies, doors or windows of habitable rooms where the adjacent buildings are 5 storeys in height;

.c 5.0 metres between two exterior walls which contain no balconies, doors or windows to habitable rooms;

.d No requirement to a rooftop deck;

.12 Where there is a difference in building heights of adjacent buildings, the greater of the two building heights shall be used for the calculation of minimum separation distances under Exception 2456.2(11);

.13 Minimum dwelling unit width: 5.5 metres for townhouse dwellings;

.14 A minimum of 80% of the required parking spaces for the development shall be accommodated in a below grade parking garage.

.15 All lands zoned R3M - Exception 2456 shall be considered one lot for zoning purposes.

12.2456.3 for the purposes of Exception 2456:

.1 For the purposes of this section "Ground Floor Townhouse Dwelling Unit" means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.

.2 shall also be subject to the requirements and restrictions relating to the R3M zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2456.2.

12.2457 Exception 2457

12.2457.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2457.2 The lands shall be subject to the following requirements and restrictions:

.1 A lot with a width of less than 21.5 metres shall not have a garage with doors facing the interior lot line.

.2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and, Section 5.2.D.3 and the minimum front yard of the applicable zone and 5.2.D.5 shall not apply;

.3 A garage may face the flankage lot line;

.4 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.5 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.6 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.7 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.8 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;

.9 For the purpose of this Section, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.

.10 Notwithstanding Exception 2457.2(5), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.11 The maximum building height of a single-detached dwelling shall not exceed 13 metres.

12.2458 Exception 2458

12.2458.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2458.2 The lands shall be subject to the following requirements and restrictions:

.1 A lot with a width of less than 21.5 metres shall not have a garage with doors facing the interior lot line.

.2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and, Section 5.2.D.3 and the minimum front yard of the applicable zone and 5.2.D.5 shall not apply shall not apply;

.3 A garage may face the flankage lot line;

.4 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.5 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.6 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.7 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.8 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;

.9 For the purpose of this Exception, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.

.10 Notwithstanding Exception 2458.2(5), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.11 The maximum building height of a single-detached dwelling shall not exceed 13 metres.

12.2459 Exception 2459

12.2459.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2459.2 The lands shall be subject to the following requirements and restrictions:

.1 A lot with a width of less than 21.5 metres shall not have a garage with doors facing the interior lot line.

.2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and, Section 5.2.D.3 and the minimum front yard of the applicable zone and 5.2.D.5 shall not apply;

.3 A garage may face the flankage lot line;

.4 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

.5 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.6 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.7 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.8 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;

.9 For the purpose of this Section, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.

.10 Notwithstanding Exception 2459.2(5), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.11 The maximum building height of a single-detached dwelling shall not exceed 13 metres.

12.2460 Exception 2460

12.2460.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2460.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard:

- .a 4.5 metres;
- .b 6.0 metres to the front of a garage;
- .c the main wall of a dwelling may encroach into the front yard to within 2.5 metres of a daylight rounding;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard, eaves and cornices may project an additional 0.6 metes into the minimum required front yard;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach into the front yard to within 1.5 metres of a daylight rounding;
- .f a bay/bow/or box window with or without foundation may encroach 1.0 metres to a maximum width of 3.0 metres into the front yard; and
- .g a bay/bow/or box window with or without foundation or cold cellar may encroach into the front yard to within 2.5 metres of a daylight rounding;

.2 Minimum Exterior Side Yard:

- .a 4.5 metres;
- .b 6.0 metres to a garage;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 2.5 metres of a daylight rounding;
- .d a porch or balcony with or without a foundation or cold cellar may encroach 2.0 metres into the exterior side yard, eaves and cornices may project an additional 0.6 metes into the minimum required exterior side yard;
- .e a porch or balcony with or without a foundation or cold cellar may encroach into the exterior side yard to within 1.5 metres of a daylight rounding; and,
- .f a bay/bow/or box window with or without foundation may encroach 1.0 metres to a maximum width of 3.0 metres into the exterior side yard;

.3 Minimum Rear Yard:

.a 7.5 metres for an interior lot; and,

.b a walkout balcony or uncovered terrace may encroach 2.5 metres into the rear yard;

.4 Maximum Building Height: 11.0 metres;

.5 Notwithstanding any other provision of the By-law, the maximum interior garage width shall be 60% of the dwelling unit width on lots greater than 14.0 metres wide;

.6 Bay windows, bow windows and box windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;

.7 A temporary sales office shall be permitted;

.8 A parking lot for a temporary sales office and/or display of model homes shall be permitted; and,

.9 Notwithstanding any other provision, a maximum of four dwelling units may be permitted to be used as a model homes for display purposes, which may or may not include a sales office within said dwelling units.

12.2461 Exception 2461

12.2461.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted within an R2 zone.

12.2461.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:125 square metres per dwelling unit.

.2 Minimum Lot Width:

- .a Interior Lot: 5.2 metres;
- .b Corner Lot: 6.5 metres;

.3 The lot line abutting The Gore Road shall be deemed to be the front lot line.

.4 Minimum Yard Setbacks for a Principal Building:

- .a To the front wall of a dwelling unit:
  - .i 3 metres; and,
  - .ii A porch or bay window, with or without foundation, may encroach a maximum of 1.8 metres into the required front yard.
- .b The rear wall of a dwelling unit:
  - .i 4.5 metres to a private road;
  - .ii 6 metres between a garage door opening and a private road; and,
  - .iii A balcony, porch or bay window, with or without foundation, may encroach a maximum of 1.8 metres into the required rear yard setback.
- .c The side wall of a dwelling unit:
  - .i 1.5 metres to a private road;
  - .ii 1.4 metres to a lot line not zoned in the same zoning category; and,
  - .iii 1.2 metres to a lot line zoned in the same zoning category.

.5 Maximum Building Height: 13 metres;

.6 Minimum Landscaped Open Space: No requirement when the front and rear of dwelling units face a public or private street.

12.2461.3 for the purposes of Exception 2461:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2461.2.

12.2462 Exception 2462

12.2462.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted by either Exception 2462.1(1)(a), or the purposes permitted by Exception 2462.1(1)(b):

.a Either:

.i A public or private school;

.ii A day nursery;

.iii A park, playground or recreation facility operated by a public authority.

.b Or:

.i Those purposes, requirements and restriction of the R1- Exception 2464 zone.

12.2462.2 The lands shall be subject to the following requirements and restrictions:

.1 The uses permitted in Exception 2462.1(1)(b) shall be subject to the requirements and restrictions of the R1-Exception 2464 zone.

12.2463. Exception 2463

12.2463.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2463.2 The lands shall be subject to the following requirements and restrictions:

.1 On an interior lot with a width of 12.5 metres or greater, the minimum interior side yard width shall be 1.2 metres;

.2 On a corner lot with a width of 15.8 metres or greater, the minimum interior side yard width shall be 1.2 metres;

.3 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.

.4 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and, Section 5.2.D.3 and the minimum front yard of the applicable zone and 5.2.D.5 shall not apply;

.5 Section 5.2.D.7 shall not apply to a lot that has a garage with doors that face an interior side lot line;

.6 If an interior lot is greater than or equal to 14.0 metres and less than 16.0 metres, the maximum interior garage width shall be 6.1 metres and Section 5.2.D.7 shall not apply;

.7 If a corner lot is greater than or equal to 15.5 metres and less than 19.3 metres, the maximum interior garage width shall be 6.1 metres and Section 5.2.D.7 shall not apply;

.8 On lots greater than or equal to 12.2 metres in width but less than 12.5 metres in width, the cumulative garage door width is not to exceed 5.05 metres;

.9 A garage may face the flankage lot line;

.10 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.11 Notwithstanding Exception 2463.2(10), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.12 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.13 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.14 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;

.15 The maximum building height of a single detached dwelling shall not exceed 11 metres.

.16 The lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.

12.2464 Exception 2464

12.2464.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2464.2 The lands shall be subject to the following requirements and restrictions:

.1 On an interior lot with a width of 12.5 metres or greater, the minimum interior side yard width shall be 1.2 metres;

.2 On a corner lot with a width of 15.8 metres or greater, the minimum interior side yard width shall be 1.2 metres;

.3 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.

.4 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and, Section 5.2.D.3 and the minimum front yard of the applicable zone and 5.2.D.5 shall not apply;

.5 Section 5.2.D.7 shall not apply to a lot that has a garage with doors that face an interior side lot line;

.6 If an interior lot is greater than or equal to 14.0 metres and less than 16.0 metres, the maximum interior garage width shall be 6.1 metres and Section 5.2.D.7 shall not apply;

.7 If a corner lot is greater than or equal to 15.5 metres and less than 19.3 metres, the maximum interior garage width shall be 6.1 metres and Section 5.2.D.7 shall not apply;

.8 On lots greater than or equal to 12.2 metres in width but less than 12.5 metres in width, the cumulative garage door width is not to exceed 5.05 metres;

.9 A garage may face the flankage lot line;

.10 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.11 Notwithstanding Exception 2464.2.10, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;

.12 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

.13 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

.14 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;

.15 The maximum building height of a single detached dwelling shall not exceed 11 metres.

.16 The lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.

12.2465 Exception 2465

12.2465.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2465.2 The lands shall be subject to the following requirements and restrictions:

.1 Notwithstanding any other provision of the By-law, the minimum distance between a driveway and street intersection may be reduced to 4.0 metres for a corner lot.

12.2466 Exception 2466

12.2466.1 The lands shall only be used for the following purposes:

.1 Back to Back stacked townhouse dwellings

.2 Purposes accessory to the other permitted purposes

12.2466.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.64 ha

.2 Minimum Front Yard Setback to the lot line abutting Clarence Street: 3 metres

.3 Minimum Easterly Side Yard Setback to a principal building: 5.5m

.4 Minimum Westerly Side Yard Setback to a principal building: 2.7m

.5 Minimum Rear Yard Setback : 7m

.6 Minimum Side Yard Setback to a stair enclosure leading to a below grade parking garage: 1m

.7 Minimum Side Yard Setback to a hydro transformer: 1m

.8 Minimum Side Yard Setback to a hydro transformer enclosure: 0 m

.9 Minimum below grade Setback:

- .a Front Yard Setback: 0 m
- .b Side Easterly Yard Setback: 1.0m
- .c Side Yard Westerly Setback: 0.0m
- .d Rear Yard Setback: 6.5 metres to any structure is required from the southern boundary of the R2M- Exception 2466 zone starting from the easterly boundary of the zone and ending at 81 metres from the easterly boundary of the zone, otherwise 1 metre is required.

.10 Maximum Height: 11m (excluding parapets, railings, privacy screens/dividers, and a roof structure used to house stairways / mechanical and electrical equipment)

.11 Maximum Coverage: 42%

.12 Minimum Landscape Open Space: 45%

- .a 6.5 metres along the southern boundary of the R2M- Exception 2466 zone starting from the easterly boundary of the zone and ending at a point 81 metres from the easterly boundary of the zone.

.13 Maximum FSI: 1.5

.14 Maximum number of dwelling units: 90

.15 Minimum width of a private street: 6m

.16 Permitted Yard Encroachments:

.a Window Bays, with or without foundation: 1.3m

.b Decks/Balconies: 1.6m

.c Porches and exterior stairs: 2.0m

.d Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies: 0.6m

.e Entry feature columns: 3m

.17 Maximum Front Yard Fence Height: 1.2m

.18 Parking Requirements:

.a Resident parking spaces: 1.25 spaces per dwelling unit.

.b Visitor parking spaces: 0.25 spaces per dwelling unit.

.19 The provisions of Section 3.9 shall not apply.

.20 A Maximum 25% of required resident parking spaces may be provided in a tandem configuration.

12.2466.3 for the purposes of exception 2466:

.1 "Back-to-back stacked townhouse dwelling" shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessible from the outside of the building.

12.2467 Exception2467

12.2467.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2467.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 7.0 metres

.2 Maximum Building Height: 11.0 metres

.3 On lots greater than 14 metres wide, the Maximum interior garage width shall be 58% of the unit width.

.4 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.

.5 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard.

12.2468 Exception 2468

12.2468.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2468.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 11.0 metres.

.2 On lots greater than 14 metres wide, the Maximum interior garage width shall be 58% of the unit width.

.3 Unenclosed porches and balconies, with or Without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.

.4 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard.

12.2469 Exception 2469

12.2469.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2469.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 7.0 metres

.2 Maximum Building Height: 11.0 metres

.3 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.

.4 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard.

12.2470 Exception 2470

12.2470.1 The lands shall only be used for the following purposes:

.1 Shall only be used for purposes permitted by the R1 zone; and,

12.2470.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front yard by a maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres;

.2 Bay windows, bow windows and boxed–bay windows, with or without foundations, to a maximum width of 3.0 metres may encroach a maximum of 1.0 metres into the minimum front yard;

.3 Minimum front yard depth: 3.5 metres, but 6.0 metres to the front of the garage;

.4 Minimum rear yard depth: 4.0 metres;

.5 Minimum lot depth: 20.0 metres;

.6 The shortest lot line abutting lands zoned OS or NS shall be deemed to be the rear lot line.

12.2471 Exception 2471

12.2471.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone;

12.2471.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;

.2 Bay windows, bow windows and box–out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;

.3 Minimum front yard depth: 3.0 metres;

.4 The minimum rear yard depth shall be 6.0 metres if there is an attached garage;

.5 Minimum lot width of a lot abutting a daylighting triangle: 6.0 metres;

.6 Minimum building setback to a daylighting triangle/rounding: 1.5 metres;

.7 Direct pedestrian access from the front yard to the rear yard is not required.

.8 No minimum dwelling unit width shall apply;

.9 A detached garage shall be no closer than 0.3 metres to an interior side lot line;

.10 Notwithstanding Exception 2471.2(9) to the contrary, a detached garage may be located with no setback from the side lot line subject to the following requirements and restrictions:

- .a The garage for the two lots abutting said side lot line are designed as one building;
- .b A common wall on and along the side lot line divides the garages; and,
- .c The garage for the two lots abutting said side lot line are constructed or reconstructed simultaneously.

.11 Maximum gross floor area for a detached garage: 42 square metres;

.12 Maximum cumulative garage door width: 5.5 metres;

.13 The maximum width of a driveway shall be the actual lot width;

.14 Sections 5.2.H.4 and 5.2.H.12 shall not apply;

.15 Minimum setback to a flankage lot line for a detached garage: 2.0 metres;

.16 The requirement for maintaining a minimum 0.6 metres wide permeable landscaped surfaces abutting one side lot line shall not apply;

.17 A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;

.18 Parking in the rear yard is permitted for a home occupation use;

.19 If a lot abuts lands zoned OS:

.a The lot is deemed to have a frontage on a street;

.b The lot line abutting an OS zone is deemed to be abutting a street; and,

.c The rear lot line is deemed to be abutting a lane.

12.2472 Exception 2472

12.2472.1 The lands shall only be used for the following purposes:

.1 A street townhouse dwelling;

.2 A townhouse dwelling;

.3 A duplex dwelling;

.4 A multiple residential dwelling;

.5 An apartment dwelling;

.6 A stacked townhouse dwelling;

.7 A skylight apartment dwelling;

12.2472.2 The lands shall be subject to the following requirements and restrictions:

.1 Street townhouse dwellings with vehicular access to a public street shall be subject to the requirements and restrictions of the R2-Exception 2370 zone;

.2 Townhouse dwellings accessed with vehicular access to a public lane shall be subject to the requirements and restrictions of the either the R2-Exception 2371 zone or the R2-Exception 2372 zone;

.3 Townhouse dwellings with no vehicular access to a public lane or a public street, Duplex dwellings, multiple residential dwellings, apartment dwellings, stacked townhouse dwellings and skyline apartment dwellings shall be subject to the following:

- .a Minimum lot area: 175 square metres per dwelling unit;
- .b Minimum lot width: no requirement;
- .c Minimum lot depth: 25 metres;
- .d Minimum front yard depth: 3 metres;
- .e Minimum interior side yard:
  - .i 3.0 metres if the interior side yard abuts land zoned Open Space (OS) or Natural System (NS);
  - .ii 1.2 metres if the interior side yard does not abut lands zoned Open Space (OS) or Natural System (NS);
  - .iii Notwithstanding Exception 2472.2(3)(f)(ii), no side yards are required abutting a side lot line that coincides with the party wall between two dwelling units.
- .f Minimum exterior side yard width: 3 metres;

.g Minimum rear yard depth: 3 metres;

.h Maximum building height: 4 storeys;

.i Minimum landscaped open space: 35%;

.j Minimum landscaped buffer, except at approved access locations and permitted encroachments:

.i 5.0 metres wide along Mayfield Road and Bramalea Road, within which a building may encroach a maximum of 2.0 metres; and,

.ii 3.0 metres wide along a lot line abutting any other public street;

.k A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.l Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.0 metre into the minimum front, rear and exterior side yards;

.m Roof top amenity areas are permitted;

.n Minimum Parking Requirements for stacked townhouse dwellings and skylight apartment dwellings:

.i 1 Bedroom dwelling unit – 1.2 spaces per dwelling unit;

.ii 2 Bedroom dwelling unit – 1.4 spaces per dwelling unit;

.iii 3 Bedroom (or more) dwelling unit – 1.5 spaces per dwelling unit;

.iv Visitor – 0.2 spaces per dwelling unit;

.o For the purposes of this exception, a Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse dwelling.

12.2473 Exception 2473

12.2473.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the R3M zone;

.2 A stacked townhouse dwelling;

.3 A skylight apartment dwelling;

12.2473.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum lot area: no requirement;

.2 Minimum lot width: no requirement;

.3 Minimum front yard depth: 3 metres;

.4 Minimum side yard width: 3 metres;

.5 Minimum rear yard depth:

- .a First 6 storeys – 3 metres;
- .b 7th storey – 6.0 metres;
- .c 8th storey – 9.0 metres;

.6 Minimum building height: 11.0 metres;

.7 Maximum building height: 8 storeys;

.8 Maximum lot coverage: no restriction;

.9 Minimum landscaped open space: 35%

.10 Minimum landscaped buffer, except at approved access locations and permitted encroachments:

- .a 5.0 metres wide along Bramalea Road, within which a building may encroach a maximum of 2.0 metres; and,
- .b 3.0 metres wide along a lot line abutting any other public street;

.11 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.0 metre into the minimum front, rear and exterior side yards;

.12 Maximum floor space index: no restriction;

.13 Roof top amenity areas are permitted;

.14 Minimum Parking Requirements for stacked townhouse dwellings and skylight apartment dwellings:

.a 1 Bedroom dwelling unit – 1.2 spaces per dwelling unit;

.b 2 Bedroom dwelling unit – 1.4 spaces per dwelling unit;

.c 3 Bedroom (or more) dwelling unit – 1.5 spaces per dwelling unit;

.d Visitor – 0.2 spaces per dwelling unit. 1

12.2473.3 for the purposes of Exception 2473:

.1 A Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse dwelling

.2 The front lot line is the line abutting Bramalea Road.

12.2474 Exception 2474

12.2474.1 The lands shall only be used for the following purposes:

.1 Those uses permitted by a LC zone; and,

.2 A commercial school;

12.2474.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum front yard depth: 3 metres;

.2 Minimum interior side yard width: 3 metres;

.3 Minimum exterior side yard width: 3 metres;

.4 Minimum rear yard depth: 3 metres;

.5 Minimum landscaped buffer, except at approved access locations:

.a 5.0 metres wide along Bramalea Road and Countryside Drive, within which a building may encroach a maximum of 2.0 metres, and,

.b 3.0 metres wide along the lot lines abutting an Open Space (OS) and Natural System (NS) zone

12.2475 Exception 2475

12.2475.1 The lands shall only be used for the following purposes:

.1 A motor vehicle sales and leasing establishment.

.2 A motor vehicle repair shop, a motor vehicle washing establishment and/or an office only in conjunction with and accessory to a motor vehicle sales and leasing establishment.

12.2475.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Gross Floor Area: 520 square metres

.2 Maximum Front Yard Depth: 3.0 metres

.3 Minimum Front Yard Depth: 1.0 metres

.4 Minimum southerly Side Yard Depth: 10.0 metres

.5 Minimum northerly Side Yard Depth: 6.0 metres

.6 Minimum Landscaped Open Space:

- .a Except at approved access locations, 1.0 metres abutting the front lot line;
- .b 0.0 metres abutting an interior side lot line; and
- .c 1.0 metres abutting the rear lot line, except at access easement locations.

.7 Minimum Building Height: 7.6 metres

.8 Minimum size of parking space: 2.6m x 5.2m

.9 Minimum parking aisle width: 6.0 metres

.10 Parking shall be calculated at 1 space per 18 square metres for an accessory motor vehicle washing establishment with no stacking spaces required. Parking for all other uses shall be calculated according to Section 4.1 of the Zoning By-law.

.11 50 percent of the required parking spaces on the property may be tandem spaces.

12.2476 Exception 2476

12.2476.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2476.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 10.9 metres

.2 Unenclosed porches and balconies, with or without foundations and a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.

.3 Bay windows and box-out windows, with or without foundations, and including cornices and roof eaves, may project a maximum of 1.5 metres into the minimum required front yard, exterior side yard or rear yard.

.4 The maximum cumulative garage door width for an attached garage shall be 5.05 metres.

12.2477 Exception 2477

12.2477.1 The lands shall only be used for the following purposes:

.1 Shall only be used for a Retirement Home and accessory purposes.

12.2477.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Side Yard Width:

- .a 8.0 metres;
- .b 0.5 metres to lands zoned OS – Exception 2478; and,
- .c 0.0 metres to an above–grade stair enclosure of an underground parking garage;

.2 Minimum Rear Yard Depth:

- .a 10.5 metres to the portion of the building 4 storeys in height and lower;
- .b 13.5 metres to the 5th storey portion of the building;
- .c 17.0 metres to the 6th storey portion of the building;
- .d 20.0 metres to the 7th and 8th storey portion of the building; and,
- .e 8.0 metres to an above-grade stair enclosure of an underground parking garage.

.3 The maximum building height within 40 metres of Main Street South shall be 8 storeys, otherwise the maximum building height shall be 7 storeys;

.4 In addition to Section 3.5 of the By–law, height regulations do not apply to a roof structure which is used to enclose a corridor leading to an elevator or stairwell;

.5 Minimum Landscaped Open Space: 30% of the lot area;

.6 A minimum landscaped strip of 5.0 metres in width, which shall permit retaining walls, shall be provided along the westerly property boundaries;

.7 A minimum landscape strip of 3.0 metres in width shall be provided along the easterly property boundaries except at approved vehicular access locations and driveway roundings;

.8 A fence within a required front yard may not exceed 1.8 metres in height;

.9 Enclosures for the storage of garbage and recycling materials is permitted in the front yard provided it is screened;

.10 A balcony may encroach a maximum of 1.0 metre into lands zoned OS – Exception 2478;

.11 Maximum Number of Retirement Home Units: 159;

.12 Floor Space Index: 2.5;

.13 Maximum Lot Coverage: 32%;

.14 Minimum Parking Spaces: 0.45 spaces per Retirement Home unit, inclusive of parking spaces designated as visitor and staff parking;

12.2477.3 for the purposes of Exception 2477:

.1 The front lot line is the lot line abutting Main Street South; and,

.2 All lands zoned R3M – Exception 2477 shall be treated as a single lot for zoning purposes

12.2478 Exception 2478

12.2478.1 The lands shall only be used for the following purposes:

.1 Landscaped Open Space

.2 Landscaped Deck

12.2478.2 The lands shall be subject to the following requirements and restrictions:

.1 No building or structures are permitted.

12.2478.3 for the purposes of Exception 2478:

.1 landscaped open space shall permit retaining walls and covered space beneath a balcony that is permitted to encroach into the lands zoned OS – Exception 2478.

12.2479 Exception 2479

12.2479.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2479.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;

.3 Minimum building setback to a daylight triangle/rounding: 1.5 metres;

.4 Maximum Interior Garage Width: 6.1 metres;

.5 Minimum Interior and Corner Lot Width: 12.5 metres.

12.2480 Exception 2480

12.2480.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2480.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;

.3 Minimum lot width for a lot abutting a daylighting triangle: 8.0 metres;

.4 Minimum building setback to a daylighting triangle/rounding: 1.5 metres;

.5 Minimum distance between driveway and street intersection: 4.0 metres.

12.2481 Exception 2481

12.2481.1 The lands shall only be used for the following purposes:

.1 Shall only be used for purposes permitted by the R1 zone; and,

12.2481.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Dwelling Unit Width: 5.9 metres;

.2 Minimum Setback to Daylight Triangle/Rounding: 1.5 metres, with the exception of porches, eaves and cornices that may encroach a maximum of 0.9 metres into this setback;

.3 Encroachments:

.a A balcony or porch, including eaves and cornices, may project into the minimum front yard by a maximum of 1.8 metres and may project into the minimum interior side yard by a maximum of 0.6m; and,

.b A bay, bow and bow-out window having a maximum width of 4.5 metres, with or without foundation, may project into the minimum front yard and minimum interior side yard by a maximum of 1 metre. The bay, bow or box-out window may or may not contain side windows.

12.2482 Exception 2482

12.2482.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2482.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Dwelling Unit Width: 5.9 metres;

.2 Minimum Setback to Daylight Triangle/Rounding: 1.5 metres, with the exception of porches, eaves and cornices that may encroach a maximum of 0.9 metres into this setback;

.3 Encroachments:

.a A balcony or porch, including eaves and cornices, may project into the minimum front yard by a maximum of 1.8 metres and may project into the minimum interior side yard by a maximum of 0.6m; and,

.b A bay, bow and bow-out window having a maximum width of 4.5 metres, with or without foundation, may project into the minimum front yard and minimum interior side yard by a maximum of 1 metre. The bay, bow or box-out window may or may not contain side windows.

.4 Minimum Rear Yard Depth: 6 metres, provided that the rear yard area is a minimum of 25% of the minimum lot area.

12.2483 Exception 2483

12.2483.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.2483.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard depth and exterior side yard width.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front yard depth, rear yard depth and exterior side yard width.

.3 On corner lots, bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front yard depth, rear yard depth and exterior side yard width to a maximum width of 5 metres.

.4 Maximum Building Height: 10.9 metres.

.5 The maximum cumulative garage door width for an attached garage shall be 5.05 metres on lots greater than or equal to 11.6 metres in width, but less than 12.5 metres in width.

.6 The maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling on lots greater than or equal to 14 metres in width.

12.2484 Exception 2484

12.2484.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.2484.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard depth and exterior side yard width.

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front yard depth, rear yard depth and exterior side yard width.

.3 On corner lots, bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front yard depth, rear yard depth and exterior side yard width to a maximum width of 5 metres.

.4 Maximum Building Height: 10.9 metres.

.5 The maximum cumulative garage door width for an attached garage shall be 5.05 metres on lots greater than or equal to 11.6 metres in width, but less than 12.5 metres in width.

.6 The maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling on lots greater than or equal to 14 metres in width.

12.2485 Exception 2485

12.2485.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by exception 2485.1(1)(a), or the purposes permitted by exception 2485.1(1)(b), but not both sections and or any combination of both sections:

.a the purposes permitted by the I1 zone; or

.b the purposes permitted by R1- Exception 2483

12.2485.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes permitted by Exception 2485.1(1)(a), the requirements and restrictions of the I1 zone and the following:

.a Minimum Landscaped Open Space: 3.0 metres along all lot lines, except at approved access locations.

.2 For the purposes permitted by 2485.1(1)(b) the requirements and restrictions of the R1-Exception 2483 zone.

12.2486 Exception 2486

12.2486.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the I1 zone;

.2 An administrative office or facility of a public authority;

.3 An art gallery operated by a public authority; and

.4 A community centre.

12.2486.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum number of parking spaces: 330

.2 Required parking or portion thereof may be provided on the abutting Institutional zone

12.2486.3 for the purposes of Exception 2486:

.1 The lands zoned I1– Exception 2486 shall be treated as a single lot for zoning purposes.

12.2487 Exception 2487

12.2487.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone.

12.2487.2 The lands shall be subject to the following requirements and restrictions:

.1 The front lot line is the westerly lot line abutting the Ontario Hydro Corridor;

.2 Minimum Rear Yard Depth: 3.9 metres;

.3 Maximum Building Height: 12 metres;

.4 Minimum Landscaped Open Space: 38% of the lot area;

.5 Minimum Unit Width: 5.5 metres;

.6 Unenclosed porches and balconies, with or without cold cellars and foundations, may project a maximum of 1.8 metres into the minimum required front yard depth, exterior side yard width or rear yard depth;

.7 Bay windows, with or without foundations, not exceeding a width of 3.0 metres, and including chimney elements, cornice and roof eaves, may project a maximum of 1.0 metre into the minimum required front yard depth or exterior side yard width; and,

.8 The minimum setback to a hydro transformer within the rear yard, interior side yard or exterior side yard is 2.0 metres.

12.2487.3 for the purposes of Exception 2487:

.1 Notwithstanding any other provision of the By-law, lands zoned R2– Exception 2487 shall be exempt from fronting upon a public street, provided that access to the subject lands is provided by a private road.

12.2488 Exception 2488

12.2488.1 The lands shall only be used for the following purposes:

.1 A motor vehicle sales and leasing establishment.

.2 A motor vehicle washing establishment, motor vehicle repair shop and/or a motor vehicle body shop only in conjunction with and accessory to a motor vehicle sales and leasing establishment.

12.2488.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Landscaped Open Space:

.a 4.5 metres along the front lot line

12.2489 Exception 2489

12.2489.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R1 zone;

.2 A street townhouse dwelling; and,

.3 A townhouse dwelling.

12.2489.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 6.0 metres;

.2 Maximum Building Height: 12.0 metres;

.3 The minimum building setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.9 metres;

.4 A balcony or porch may project into the minimum front yard by a maximum of 1.8 metres including eaves and cornices and may project into an interior side yard by a maximum of 0.6 metres;

.5 Bay, bow or box windows may have a maximum width of 4.5 metres and maximum depth of 1.0 metres with or without foundation;

.6 A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.7 A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows.

12.2489.3 for the purposes of exception 2489:

.1 The purposes permitted by 2489.1 (2) and (3) shall be subject to the requirements and restrictions of the R2 zone.

12.2490 Exception 2490

12.2490.1 The lands shall only be used for the following purposes:

.1 An apartment dwelling

.2 Only in conjunction with an apartment dwelling and only within and at the ground floor of the same apartment building, the uses permitted in the LC zone.

.3 Purposes accessory to other permitted purposes.

12.2490.2 That the following uses be prohibited:

.1 An adult video store

.2 An adult entertainment parlour

.3 An amusement arcade

.4 A body art and/or tattoo parlour

.5 A massage or body rub parlour

.6 A drive-through facility in conjunction with any use

.7 Outside storage of goods and materials

12.2490.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 3.0 metres

.2 Maximum Front Yard Setback: 5.5 metres

.3 Minimum Rear Yard Depth;

- .a 12.0 metres for any portion of a building less than 3 storeys in height
- .b 17.0 metres for any portion of building 4 to 6 storeys in height Page 2 of 2
- .c 23.0 metres for any portion of a building 7 to 9 storeys in height
- .d 25.0 metres for any portion of a building 10 to 13 storeys in height
- .e 80.0 metres for any portion of a building 14 to 19 storeys in height

.4 Minimum Exterior Side Yard Width: 3.0 metres

.5 Maximum Exterior Side Yard: 5.5 metres

.6 Minimum Interior Side Yard Width: 3.0 metres

.7 Minimum Landscaped Area: 30% of the site area

.8 A minimum landscaped strip of 8.5 metres in width shall be provided along the rear property line

.9 Maximum Number of Units: 308 units

.10 Maximum Building Height: 19 storeys

.11 Maximum Floor Space Index: 3.1

.12 Maximum Building Coverage: 30%

.13 Maximum Gross Floor Area for the purposes permitted by Exception 2490.1(2): 1,200 square metres

.14 On-site parking shall be provided as follows:

.a For a one bedroom or bachelor apartment unit: 1.25 spaces per unit, inclusive of visitor parking

.b For an apartment unit with two bedrooms or greater: 1.40 spaces per unit, inclusive of visitor parking; and,

.c For commercial purposes: one parking space for every 24 square metres of gross commercial floor space or portion thereof

.15 Minimum Setback for a Covered Ramp to Underground Parking: 0.8 metres

.16 Minimum setback from an underground parking structure to any lot line: 0.0 metres

.17 Minimum setback to a daylight triangle: 0.0 metres

12.2490.4 for the purposes of Exception

.1 For the purposes of this Exception, the lot line abutting Kennedy Roud South shall be the front lot line

.2 That the lands zoned R3H-Exception 2490 shall be considered one lot for zoning purposes

12.2491 Exception 2491

12.2491.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2491.2 The lands shall be subject to the following requirements and restrictions:

.1 A bay or boxed out window with or without a foundation, including eaves and cornices, may project into the minimum required front, rear or exterior side yard a maximum of 1.8 metres.

.2 An at-grade or above-grade entrance into the side of a dwelling shall only be permitted in a side yard that had a width in its entirety of at least 1.2 metres.

12.2492 Exception 2492

12.2492.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2492.2 The lands shall be subject to the following requirements and restrictions:

.1 The lot line abutting Creditview Road shall be the front lot line.

.2 A bay or boxed out window with or without a foundation, including eaves and cornices, may project into the minimum required front, rear or exterior side yard a maximum of 1.8 metres.

.3 An at-grade or above-grade entrance into the side of a dwelling shall only be permitted in a side yard that had a width in its entirety of at least 1.2 metres.

12.2493 Exception 2493

12.2493.1 The lands shall only be used for the following purposes:

.1 an office

.2 a personal service shop

.3 an animal care and grooming centre, with no overnight boarding

.4 a commercial, technical, or recreational school

.5 a nursing home

.6 a day nursery

.7 an animal hospital

12.2493.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 30 metres

.2 Minimum Lot Depth: 58 metres

.3 Minimum Front Yar Setback: 16 metres

.4 Minimum Interior Side Yar Setback: 3 metres provided the combined total of the interior side yards is not less than 9 metres

.5 Minimum Rear Yard Depth: 30 metres

.6 Maximum Building Height: 2 storeys

.7 Maximum Gross Floor Area: 258 square metres

.8 Minimum Landscape Open Space:

- .a except at approved driveway locations, a minimum 3 metre wide landscaped strip shall be provided along any lot line abutting a street.
- .b 1.2 metres along any lot line abutting an institutional zone
- .c 0.6 metres along any lot line abutting an agricultural, residential, or commercial zone

.9 Outside storage and display of goods and materials is not permitted.

12.2494 Exception 2494

12.2494.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted within an R2 zone.

12.2494.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 125 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 5.5 metres;
- .b Corner Lot: 6.5 metres;

.3 Minimum Yard Setback for a Principal Building:

- .a The front wall of a dwelling unit:
  - .i 3 metres to a private road,
  - .ii 6 metres to a garage door,
  - .iii 1.2 metres to a common amenity area;
  - .iv 3 metres in all other situations; and,
  - .v A Balcony, Porch or Bay Window with or without foundation may encroach an additional 1.8 metres into the required front yard setback.
- .b The rear wall of a dwelling unit:
  - .i 6 metres to a lot line,
  - .ii 1.2 metres to a common amenity area, and
  - .iii 3 metres in all other situations.
- .c The side wall of a dwelling unit:
  - .i 1.5 metres to a private road,
  - .ii 1.4 metres to a lot line not zoned in the same zoning category
  - .iii 1.2 metres to a lot line zoned in the same zoning category.

.4 Maximum Building Height: 13 metres;

.5 Minimum Landscaped Open Space: 25 square metres for each dwelling unit.

12.2494.3 for the purposes of Exception 2494:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2494.2.

12.2495 Exception 2495

12.2495.1 The lands shall only be used for the following purposes:

.1 single detached residential dwelling; excluding a group home type 1, an auxiliary group home and a place of worship.

12.2495.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 892 square metres

.2 Minimum Lot Width:

- .a 17.0 metres for an interior lot
- .b 10.0 metres for a corner lot

.3 Minimum Lot Depth: 44.0 metres

.4 Minimum Front Yard Depth: 13.0 metres

.5 Minimum Interior Side Yard Width: 1.8 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.0 metres

.8 Maximum Building Height: 10.7 metres

.9 Maximum gross floor area

.10 Notwithstanding any other provision of the By-law, a minimum space on the driveway of 6.6 metres in front of the garage door for the full width of the garage shall be provided for parking and manoeuvring of vehicles.

12.2496 Exception 2496

12.2496.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the OS Zone

.2 A temporary parking lot in conjunction with permitted uses located on adjacent lands zoned I2-Exception 1171 shall be permitted until March 31, 2023.

12.2497 Exception 2497

12.2497.1 The lands shall only be used for the following purposes:

.1 Shall be used for the purposes permitted by the R2 zone.

12.2497.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum rear yard setback to lands that are zoned Open Space (OS): 7.5 metres

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum width of 1.5 metres into the minimum required front yard depth and rear yard depth and may encroach a maximum of 1.0 metre into the minimum required exterior side yard width;

.3 Bay windows, bow windows and box-out windows, without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum required rear yard depth;

.4 A balcony or porch, with or without a cold cellar and foundation, may project a maximum of 1.8 metres into the minimum required front yard depth or exterior side yard width. Eaves and cornices may project an additional 0.6 metres;

12.2498 Exception 2498

12.2498.1 The lands shall only be used for the following purposes:

.1 Shall be used for the purposes permitted by the R2 zone.

12.2498.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width to Lands Zoned R2-Exception 2501: 0.0 metres

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum width of 1.5 metres into the minimum required front yard depth and rear yard depth and may encroach a maximum of 1.0 metre into the minimum required exterior side yard width;

.3 A balcony or porch, with or without a cold cellar and foundation, may project a maximum of 1.8 metres into the minimum required front yard depth or exterior side yard width. Eaves and cornices may project an additional 0.6 metres;

12.2499 Exception 2499

12.2499.1 The lands shall only be used for the following purposes:

.1 Shall be used for the purposes permitted by the R2 zone.

12.2499.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth: 6.5 metres

.2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum width of 1.5 metres into the minimum required front yard depth and rear yard depth and may encroach a maximum of 1.0 metre into the minimum required exterior side yard width;

.3 A balcony or porch, with or without a cold cellar and foundation, may project a maximum of 1.8 metres into the minimum required front yard depth or exterior side yard width. Eaves and cornices may project an additional 0.6 metres;

12.2500 Exception 2500

12.2500.1 The lands shall only be used for the following purposes:

.1 Shall be used for one or any combination of the following purposes:

- .a a townhouse dwelling;
- .b a live-work townhouse dwelling;
- .c an office;
- .d a retail establishment having no outdoor storage;
- .e a bank, trust company, or financial institution;
- .f a personal service shop;
- .g a dry-cleaning and laundry distribution station;
- .h a printing or copying establishment;
- .i a take-out restaurant;
- .j a personal health or fitness centre;
- .k a custom workshop;
- .l a medical or dental practice or office;
- .m a service shop;
- .n a home occupation;
- .o an artist and photography studio including framing;
- .p a convenience store;
- .q purposes accessory to the other permitted uses;

12.2500.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 6.0 metres;

.2 Minimum Front Yard Depth: 0.6 metres;

.3 Minimum Rear Yard Depth: 6.0 metres;

.4 Maximum Building Height: 4 storeys;

.5 Minimum building setback to a daylight triangle/rounding: 1.5 metres;

.6 Notwithstanding any other provision of the By-law, the maximum width of a driveway shall be 6.0 metres;

.7 The requirement for maintaining a minimum 0.6 metre wide permeable landscaped surfaces abutting one side lot line shall not apply;

.8 Maximum cumulative garage door width of an attached garage: 5.5 metres;

.9 A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and or on roof terraces;

.10 No minimum landscaped open space requirement shall apply;

.11 Direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room is not required;

.12 Outdoor patios in the front yard of a live-work townhouse dwelling are permitted;

.13 A minimum of two parking spaces is required for each Live-Work Townhouse Dwelling Unit;

.14 No parking spaces are required for non-residential uses;

.15 A balcony or porch, with or without a cold cellar and associated stairs, may project into the minimum required front yard depth by a maximum of 0.3 metres, or into the minimum required exterior side yard width by a maximum of 1.0 metre or into the minimum required rear yard depth by a maximum of 1.8 metres. Eaves and cornices may project an additional 0.2 metres into the minimum required front yard depth and 0.6 metres into the minimum required exterior side yard;

.16 A porch and/or balcony, with or without a foundation or cold cellar may encroach into the minimum required front yard depth or minimum required exterior side yard width to within 1.5 metres of a daylighting triangle/rounding; and,

.17 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum required rear yard depth, may encroach a maximum of 1.0 metres into the minimum required exterior side yard width, and may encroach a maximum of 0.3 metres into the minimum required front yard depth.

12.2500.3 for the purposes of Exception 2500:

.1 The lot line abutting Nexus Avenue shall be deemed to be the front lot line.

12.2501 Exception 2501

12.2501.1 The lands shall only be used for the following purposes:

.1 Shall be used for one or any combination of the following purposes:

- .a a townhouse dwelling;
- .b a live-work townhouse dwelling;
- .c an office;
- .d a retail establishment having no outdoor storage;
- .e a bank, trust company, or financial institution;
- .f a personal service shop;
- .g a dry-cleaning and laundry distribution station;
- .h a printing or copying establishment;
- .i a take-out restaurant;
- .j a personal health or fitness centre;
- .k a custom workshop;
- .l a medical or dental practice or office;
- .m a service shop;
- .n a home occupation;
- .o an artist and photography studio including framing;
- .p a convenience store;
- .q purposes accessory to the other permitted uses;

12.2501.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 6.0 metres;

.2 Minimum Interior Side Yard Width to Lands Zoned R2 – Exception 2498: 0.0 metres;

.3 Minimum Exterior Side Yard Width: 0.6 metres;

.4 Minimum Rear Yard Depth: 6.0 metres;

.5 Maximum Building Height: 4 storeys;

.6 Minimum building setback to a daylight triangle/rounding: 1.5 metres;

.7 Notwithstanding the provisions of the By-law, the maximum width of a driveway shall be 6.0 metres;

.8 The requirement for maintaining a minimum 0.6 metre wide permeable landscaped surfaces abutting one side lot line shall not apply;

.9 Maximum cumulative garage door width of an attached garage: 5.5 metres;

.10 A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and or on roof terraces;

.11 No minimum landscaped open space requirement shall apply;

.12 Direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room is not required;

.13 Outdoor patios in the exterior side yard of a live-work townhouse dwelling are permitted;

.14 A minimum of two parking spaces is required for each Live-Work Townhouse Dwelling Unit;

.15 No parking spaces are required for non-residential uses;

.16 A balcony or porch, with or without a cold cellar and associated stairs, may project into the minimum required exterior side yard width by a maximum of 0.3 metres, or into the minimum required front yard depth by a maximum of 1.0 metre or into the minimum required rear yard depth by a maximum of 1.8 metres. Eaves and cornices may project an additional 0.2 metres into the minimum required exterior side yard and 0.6 metres into the minimum required front yard depth;

.17 A porch and/or balcony, with or without a foundation or cold cellar may encroach into the minimum required front yard depth or minimum required exterior side yard width to within 1.5 metres of a daylighting triangle/rounding; and,

.18 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum required rear yard depth, may encroach a maximum of 1.0 metres into the minimum required front yard depth, and may encroach a maximum of 0.3 metres into the minimum required exterior side yard width.

12.2502 Exception 2502

12.2502.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone

12.2502.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage facing the street;

.2 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;

.3 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;

.4 The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;

.5 Maximum Building Height: 11.6 metres; and,

.6 For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:

- .a in the case of a flat roof, the highest point of the roof surface;
- .b in the case of a mansard roof, the deck line; or,
- .c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2503 Exception 2503

12.2503.1 The lands shall only be used for the following purposes:

.1 uses permitted in a R1 zone, or

.2 a sales office, for the sale of dwellings, which may or may not contain an associated parking lot, until January 1, 2020;

12.2503.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;

.2 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;

.3 The minimum lot width of a lot abutting a daylighting triangle shall be 13.0 metres;

.4 The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;

.5 Maximum Building Height: 11.6 metres;

.6 For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:

.a in the case of a flat roof, the highest point of the roof surface;

.b in the case of a mansard roof, the deck line; or,

.c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge; and,

.7 Lot Width, for lots where the side lot lines converge towards the front lot line, shall mean: the straight line distance between two points, one on each side lot line, each 6.0 metres back from the front lot line.

12.2504 Exception 2504

12.2504.1 The lands shall only be used for the following purposes:

.1 uses permitted in a R1 zone, or

.2 a sales office, for the sale of dwellings, which may or may not contain an associated parking lot, until January 1, 2020;

12.2504.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;

.2 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;

.3 Notwithstanding any other provision of the By-law, the maximum interior garage width shall be 6.1 metres;

.4 The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;

.5 The minimum lot width of a lot abutting a daylighting triangle shall be 13.0 metres;

.6 Maximum Building Height: 11.6 metres; and,

.7 For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:

.a in the case of a flat roof, the highest point of the roof surface;

.b in the case of a mansard roof, the deck line; or,

.c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2505 Exception 2505

12.2505.1 The lands shall only be used for the following purposes:

.1 uses permitted in a R1 zone, or

.2 a sales office, for the sale of dwellings, which may or may not contain an associated parking lot, until January 1, 2020;

12.2505.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;

.2 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and box-out windows;

.3 Notwithstanding any other provision of the By-law:

.a the maximum cumulative garage door width for an attached garage shall be 5.05 metres and the maximum interior garage width shall be 5.65 metres, on lots equal to or greater than 11.6 metres but less than 12.5 metres in width;

.b the maximum cumulative garage door width for an attached garage shall be 5.5 metres and the maximum interior garage width shall be 6.1 metres, on lots equal to or greater than 12.5 metres but less than 14 metres in width; and,

.c the maximum interior garage width shall be 6.1 metres or 50 % of the dwelling unit width, whichever is greater, on lots equal to or greater than 14 metres in width;

.4 The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;

.5 The minimum lot width of a lot abutting a daylighting triangle shall be 11.0 metres;

.6 Maximum Building Height: 11.6 metres;

12.2505.3 For the Purposes of this Exception:

.7 Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:

.a in the case of a flat roof, the highest point of the roof surface;

.b in the case of a mansard roof, the deck line; or,

.c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge; and,

.8 Lot Width, for lots where the side lot lines converge towards the front lot line, shall mean: the straight line distance between two points, one on each side lot line, each 6.0 metres back from the front lot line.

12.2506 Exception 2506

12.2506.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2506.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;

.2 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;

.3 The minimum building setback to a daylighting triangle/rounding shall be 1.2 metres;

.4 Notwithstanding any other provision of the By-law:

- .a the maximum cumulative garage door width for an attached garage shall be 5.05 metres and the maximum interior garage width shall be 5.65 metres, on lots equal to or greater than 11.6 metres but less than 12.5 metres in width;
- .b the maximum cumulative garage door width for an attached garage shall be 5.5 metres and the maximum interior garage width shall be 6.1 metres, on lots equal to or greater than 12.5 metres but less than 14 metres in width; and,
- .c the maximum interior garage width shall be 6.1 metres or 50 % of the dwelling unit width, whichever is greater, on lots equal to or greater than 14 metres in width;

.5 The minimum lot width of a lot abutting a daylighting triangle shall be 11.0 metres;

.6 Maximum Building Height: 11.6 metres; and,

.7 For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:

- .a in the case of a flat roof, the highest point of the roof surface;
- .b in the case of a mansard roof, the deck line; or,
- .c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2507 Exception 2507

12.2507.1 The lands shall only be used for the following purposes:

.1 Any conservation area or purposes

.2 Purposes accessory to the other permitted purposes

12.2508 Exception 2508

12.2508.1 The lands shall only be used for the following purposes:

.1 A stacked back-to-back townhouse dwelling

.2 Purposes accessory to the other permitted purposes

12.2508.2 The lands shall be subject to the following requirements and restrictions:

.1 The following requirements and restrictions shall apply to all permitted uses:

- .a Maximum Floor Space Index: 1.65
- .b Maximum Number of Units: 380
- .c Any structures or equipment required for the provision of services by a public or private utility company may be located no less than 2 metres from a public road right-of-way and 1 metre from a private road or dwelling.

.2 Shall be subject to the following additional requirements and restrictions, for stacked townhouse and stacked back-to-back townhouse dwelling uses:

- .a Minimum Lot Area: No requirement
- .b Front Yard Setback: 3.5 metres
- .c Rear Yard Setback: 7.5 metres
- .d Interior Side Yard Setback
  - .i 4.0 metres to the north property line for the front wall of a dwelling;
  - .ii 7.0 metres to the south property line for the front wall of the dwelling; and
  - .iii 4.0 metres to the side wall of a dwelling
- .e Minimum Setback from the Wall of a Dwelling to the Curb of a Private Street
  - .i 4.5 metres, except at a daylight rounding where the setback may be reduced to 3.0 metres
- .f Minimum Setback to a lot line abutting a Public Street: 3.5 metres
- .g Minimum Setback to a Stairwell
  - .i All stairwells, enclosed or open, providing access to below grade parking shall be exempt from all setback requirements
- .h Patios and Amenity Areas:
  - .i Below grade patios and amenity areas shall be permitted within a required yard

.i Minimum Landscaping Strip

.i 0.0 metres abutting the north property line;

.ii 2 metres abutting the south property line;

.iii 3.0 metres abutting the west property line; and

.iv The following shall be permitted within required landscaping:

1. Stairwells, enclosed or open, providing access to below grade parking;
2. Walkways leading to stairwells providing access to below grade parking;
3. Retaining walls

.j Minimum Landscaped Open Space: 30%

.k Maximum Lot Coverage: 45%

.l Minimum Dwelling Unit Width: 6 metres

.m Minimum Building Separation Distance: 4.0 metres to a main wall

.n Minimum Building Height: 3 storeys, along the front lot line

.o Maximum Building Height: 4 storeys or 16.6 metres whichever is greater, excluding a stairwell enclosure

.p Tandem Parking Spaces:

.i Tandem parking spaces are permitted provided that at least one space per dwelling unit is accessible from a parking aisle

.q Parking shall be provided on a Private Street or in a below grade parking structure. Parking shall not be permitted in an individual garage or driveway.

12.2508.3 for the purposes of Exception 2508:

.1 Despite any division of the lands, all lands zoned R2 - Exception 2508 shall be treated as one lot for zoning purposes.

.2 Private Street shall mean a private thoroughfare providing primary access to abutting uses but shall not include a public street or private or public lane.

.3 A stacked back-to-back Townhouse Dwelling shall mean a building not exceeding four storeys in height, containing more than three attached dwelling units that are divided horizontally and vertically, each with an entrance that is independent or through a common vestibule, with a minimum of four units per block that are attached sharing a common rear wall.

.4 The front lot line shall mean the lot line abutting Heart Lake Road.

12.2509 Exception 2509

12.2509.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2509.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage facing the street;

.2 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;

.3 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;

.4 Notwithstanding any other provision of the By-law, dwellings containing a 3 car garage shall:

.a have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres, where a garage door faces a front lot line; or shall,

.b have a maximum individual garage door width of 5.5 metres, up to a maximum cumulative garage door width of 8.0 metres, where a garage door faces an interior side lot line;

.5 Notwithstanding any other provision of the Bylaw, the maximum interior garage width shall be 9.4 metres;

.6 Notwithstanding any other provision of the Bylaw, if garage doors face the interior side lot line, the minimum driveway depth between the garage door(s) and the interior side lot line shall be 6.6 metres for the entire width of the garage doors;

.7 The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;

.8 Maximum Building Height: 11.6 metres; and,

.9 Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:

.a in the case of a flat roof, the highest point of the roof surface;

.b in the case of a mansard roof, the deck line; or,

.c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2510 Exception 2510

12.2510.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2510.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum required front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres beyond the wall of a balcony or porch;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front and rear yard depth, and exterior side yard width, and eaves and cornices may project an additional 0.6 metres beyond the bay window and box-out windows;

.3 For the purposes of this section, the Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

- .a In the case of a flat roof, the highest point of the roof surface,
- .b In the case of a mansard roof, the deck line, or
- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;

.4 Maximum Building Height: 11.6 metres

.5 Minimum Front Yard Depth: 4.5 metres, but 5.5 metres to the front of a garage or carport.

12.2511 Exception 2511

12.2511.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2511.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum required front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres beyond the wall of a balcony or porch;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front and rear yard depth, and exterior side yard width, and eaves and cornices may project an additional 0.6 metres beyond the bay window and box-out windows;

.3 For the purposes of this section, the Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

- .a In the case of a flat roof, the highest point of the roof surface,
- .b In the case of a mansard roof, the deck line, or
- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;

.4 Maximum Building Height: 11.6 metres

.5 Minimum Rear Yard Depth: 6.0 metres

.6 Minimum Front Yard Depth: 4.5 metres, but 5.5 metres to the front of a garage or carport.

12.2512 Exception 2512

12.2512.1 The lands shall only be used for the following purposes:

.1 Industrial, which for the purpose of this Exception, shall only include the following uses:

- .a The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within and enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- .b A warehouse;
- .c A utility installation; and,
- .d A printing establishment,

.2 Non-Industrial, which for the purpose of this Exception, shall only include the following uses:

- .a A retail establishment;
- .b A retail warehouse
- .c A grocery store;
- .d A personal service shop;
- .e A dry cleaning and laundry distribution station;
- .f A laundromat;
- .g A bank, trust company, and finance company;
- .h A health or fitness centre;
- .i A custom workshop;
- .j An animal hospital;
- .k A place of commercial recreation;
- .l A commercial, technical and recreational school;
- .m A dining room restaurant, and a take-out restaurant;
- .n A hotel or motel;
- .o A service shop;
- .p A banquet hall;
- .q A community club;
- .r An office;
- .s A day care centre;

.t A supermarket;

.u A private school;

.v A recreation facility or structure; and,

.w A place of worship.

.3 Accessory Non-Industrial Uses, which for the purpose of this Exception, shall only include the following uses;

.a A garden centre sales establishment associated with a grocery store or retail warehouse; and,

.b Purposes accessory to the other permitted purposes.

12.2512.2 The lands shall be subject to the following requirements and restrictions:

.1 Building Setbacks:

.a Industrial Uses: A minimum of 12 metres and a maximum of 33 metres to The Gore Road; and,

.b Non-Industrial Uses: A minimum of 6 metres or half the building height, whichever is the greater to The Gore Road.

.2 Minimum Landscaped Open Space: 6.0 metres along lot lines abutting The Gore Road and Fogal Road, (except at approved access locations);

.3 Outside Storage: No outside storage shall be permitted except for:

.a Seasonal goods associated with a Supermarket or Retail Warehouse, but such storage shall not be located within a yard abutting The Gore Road;

.b Seasonal goods associated with a Supermarket or Retail Warehouse shall be permitted within the required parking area and shall be restricted to a maximum combined total area of 929 square metres.

.4 Maximum Building Height:

.a Industrial Uses: 1 storey, except for an ancillary office component in which case the maximum height shall be 3 storeys;

.5 Vehicle Loading:

.a For all uses, there shall be no overhead doors on a building wall that faces The Gore Road unless screened from view from the street;

.b For Industrial Uses, there shall be no overhead doors within 60 metres of The Gore Road, unless screened from the street;

.6 The maximum cumulative gross floor area for all buildings on the site shall be 8,550.0 square metres;

.7 The maximum permitted gross floor area dedicated to the sale of food in an individual supermarket shall be 1,140 square metres; and,

.8 all restaurant refuse storage shall be enclosed in a climate controlled area within a building.

12.2512.3 for the purposes of Exception 2512:

.1 shall also be subject to the requirements and restrictions relating to the PE zone for those uses permitted by Exception 2512.1(1), or the LC zone for those uses permitted by Exception 2512.1(2), and all the general provisions of this by-law which are not in conflict with those set out in Exception 2512.2.

.2 RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format.

12.2513 Exception 2513

12.2513.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2513.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 650 square metres; and,
- .b Corner Lot – 800 square metres.

.2 Minimum Lot Width:

- .a Interior Lot – 18.0 metres; and,
- .b Corner Lot – 20.0 metres.

.3 Maximum Lot Coverage: 33%, excluding permitted accessory structures and yard encroachments specified in Exception 2513 and Section 3.10 of the By-law.

.4 Minimum Lot Depth: 27.0 metres.

.5 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 6.0 metres to the front of a garage where the garage door faces the street;
- .c the minimum setback to a daylight triangle shall be 1.5 metres;
- .d a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
- .e a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight triangle;
- .f a bay/ bow/ or box window with or without foundation may encroach 1.5 metres into the front yard; and,
- .g a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight triangle.

.6 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b the minimum setback to a daylight triangle shall be 1.5 metres;
- .c a covered or uncovered porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;

.d a covered or uncovered porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight triangle;

.e a bay/ bow/ or box window, with or without, foundation may encroach 1.0 metres into the exterior side yard; and,

.f a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight triangle.

.7 Minimum Rear Yard Depth:

.a 13.5 metres; and,

.b a covered or uncovered porch and/or balcony, including eaves and cornices, with or without foundation or cold cellar, may project from the rear main wall of a dwelling by a maximum of 3.5 metres.

.8 Minimum Interior Side Yard Width:

.a 1.2 metres.

.9 Maximum Building Height:

.a 11.5 metres.

.10 Garage Control:

.a the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and,

.b the interior garage width, as calculated 3.0 metres from the garage opening, shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.

.11 Minimum building setback to the railway on the east side of Churchville Road, excluding permitted encroachment of accessory structures:

.a 22 metres.

12.2513.3 for the purposes of Exception 2513:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this bylaw, which are not in conflict with those set out in Exception 2513.2.

12.2514 Exception 2514

12.2514.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone;

12.2514.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum required front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres beyond the wall of a balcony or porch;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front and rear yard depth, and exterior side yard width, and eaves and cornices may project an additional 0.6 metres beyond the bay window and box-out windows;

.3 For the purposes of this section, the Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

- .a In the case of a flat roof, the highest point of the roof surface,
- .b In the case of a mansard roof, the deck line, or
- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;

.4 Maximum Building Height: 11.6 metres

.5 Minimum Rear Yard Depth: 6.0 metres

12.2515 Exception 2515

12.2515.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone;

12.2515.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a cold cellar, may project into the minimum required front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres beyond the wall of a balcony or porch;

.2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front and rear yard depth, and exterior side yard width, and eaves and cornices may project an additional 0.6 metres beyond the bay window and box-out windows;

.3 For the purposes of this section, the Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

- .a In the case of a flat roof, the highest point of the roof surface,
- .b In the case of a mansard roof, the deck line, or
- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;

.4 Maximum Building Height: 11.6 metres

12.2516 Exception 2516

12.2516.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes:

.a a semi-detached dwelling.

12.2516.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Dwelling Unit Width: 5.6 metres

.2 Minimum Front Yard Depth: 8.0 metres

.3 Minimum Interior Side Yard Depth: 2.2 metres

12.2517 Exception 2517

12.2517.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by the Agricultural (A) zone;

.2 an office for a construction company only; and,

.3 purposes accessory to permitted purposes.

12.2517.2 The lands shall be subject to the following requirements and restrictions:

.1 the purposed identified in Exception 2517.1 (2) and (3) shall be subject to the following requirements and restrictions:

.a shall only be permitted for a period of three years from December 9, 2015.

.2 shall also be subject to the requirements and restrictions of the Agricultural (A) zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2517.2.(1).

12.2518 Exception 2518

12.2518.1 The lands shall only be used for the following purposes:

.1 private landscaping amenity space

12.2518.2 The lands shall be subject to the following requirements and restrictions:

.1 no buildings or structures shall be permitted.

12.2519 Exception 2519

12.2519.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2519.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front, rear and exterior side yard;

.3 On lots equal to or greater than 11.4 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;

.4 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;

.5 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres; and,

.6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres.

12.2520 Exception 2520

12.2520.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2520.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

.2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front, rear and exterior side yard;

.3 On lots less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;

.4 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;

.5 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres; and

.6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres.

12.2521 Exception 2521

12.2521.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2521.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: Interior Lot – 650 square metres;

.2 Minimum Lot Width: Interior Lot – 18.0 metres;

.3 Maximum Lot Coverage: 39%, excluding permitted accessory structures and yard encroachments specified in Exception 2521 and Section 3.10 of the By-law.

.4 Minimum Lot Depth: 27.0 metres.

.5 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 6.0 metres to the front of a garage where the garage door faces the street;
- .c a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard; and,
- .d a bay/ bow/ or box window with or without foundation may encroach 1.5 metres into the front yard; and,

.6 Minimum Rear Yard Depth:

- .a 11.5 metres; and,
- .b a covered or uncovered porch and/or balcony, including eaves and cornices, with or without foundation or cold cellar, may project from the rear main wall of a dwelling by a maximum of 3.5 metres.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres.

.8 Maximum Building Height:

- .a 11.5 metres.

.9 Garage Control:

- .a the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and,
- .b the interior garage width, as calculated 3.0 metres from the garage opening, shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.

12.2521.3 for the purposes of Exception 2521:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2521.2

12.2522 Exception 2522

12.2522.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone and an Natural System (NS) Zone;

12.2522.2 The lands shall be subject to the following requirements and restrictions:

.1 For those uses permitted in an NS zone, the requirements and restrictions as set out in an NS zone; and,

.2 For those uses permitted in a R2 zone, shall be subject to the following requirements and restrictions:

.a Minimum Yard Setback for a Principal Building:

.i The rear wall of a dwelling unit shall be 6.0 metres to a lot line zoned in the same zoning category, 1.2 metres to a common amenity area, 4.5 metres to Rivermont Road, and 6.0 metres in all other instances;

.ii A balcony or porch with or without cold cellar, may project into the yard abutting Rivermont Road by a maximum of 1.8 metres, provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard; and,

.iii Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the yard abutting Rivermont Road, eaves and cornices may project an additional 0.6 metres into the yard abutting Rivermont Road; i

.b Minimum Landscaped Open Space, except at approved access locations:

.i 1. 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,

.ii Notwithstanding Exception 2435.2(2)(b)(i) to the contrary, encroachments permitted within Section 3.10 and Exception 2435.2 of this zone are allowed to encroach into the minimum landscaped open space area;

.c Notwithstanding any other provision of the By-law, a transformer may be located no less than 3.0 metres from a public road right-of-way, and 1.5 metres to any other zone category, and may be further reduced to 0 metres where a transformer abuts a private road or a residential lot line internal to the zone category; and

.d The Maximum Building Height shall be 12.5 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

.i In the case of a flat roof, the highest point of the roof surface,

.ii In the case of a mansard roof, the deck line, or

.iii In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2523 Exception 2523

12.2523.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2523.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: Interior Lot – 650 square metres;

.2 Minimum Lot Width: Interior Lot – 18.0 metres;

.3 Maximum Lot Coverage: 45%, excluding permitted accessory structures and yard encroachments specified in Exception 2523 and Section 3.10 of the By-law.

.4 Minimum Lot Depth: 27.0 metres.

.5 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 6.0 metres to the front of a garage where the garage door faces the street;
- .c a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard; and,
- .d a bay/ bow/ or box window with or without foundation may encroach 1.5 metres into the front yard; and,

.6 Minimum Rear Yard Depth:

- .a 7.5 metres; and,
- .b a covered or uncovered porch and/or balcony, including eaves and cornices, with or without foundation or cold cellar, may project from the rear main wall of a dwelling by a maximum of 3.5 metres.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres.

.8 Maximum Building Height:

- .a 11.5 metres.

.9 Garage Control:

- .a the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and,
- .b the interior garage width, as calculated 3.0 metres from the garage opening, shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.

12.2523.3 for the purposes of Exception 2523:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2523.2

12.2524 Exception 2524

12.2524.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R1 zone.

12.2524.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot – 650 square metres; and,

.b Corner Lot – 800 square metres.

.2 Minimum Lot Width:

.a Interior Lot – 18.0 metres; and,

.b Corner Lot – 20.0 metres.

.3 Maximum Lot Coverage: 49%, excluding permitted accessory structures and yard encroachments specified in Exception 2524 and Section 3.10 of the By-law.

.4 Minimum Lot Depth: 27.0 metres;

.5 Minimum Front Yard Depth:

.a 4.5 metres;

.b 6.0 metres to the front of a garage where the garage door faces the street;

.c the minimum setback to a daylight triangle shall be 1.5 metres;

.d a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;

.e a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight triangle;

.f a bay/ bow/ or box window with or without foundation may encroach 1.5 metres into the front yard; and,

.g a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight triangle.

.6 Minimum Exterior Side Yard:

.a 3.0 metres;

.b the minimum setback to a daylight triangle shall be 1.5 metres;

.c a covered or uncovered porch or balcony with or without foundation or cold cellar, including

.d eaves and cornices, may encroach 2.3 metres into the exterior side yard;

.e a covered or uncovered porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight triangle

.f a bay/ bow/ or box window, with or without foundation may encroach 1.0 metres into the exterior side yard; and,

.g a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight triangle

.7 Minimum Rear Yard Depth:

.a 7.5 metres; and,

.b a covered or uncovered porch and/or balcony, including eaves and cornices, with or without foundation or cold cellar, may project from the rear main wall of a dwelling by a maximum of 3.5 metres.

.8 Minimum Interior Side Yard Width:

.a 1.2 metres.

.9 Maximum Building Height:

.a 11.5 metres.

.10 Garage Control:

.a the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and,

.b the interior garage width, as calculated 3.0 metres from the garage opening, shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.

12.2524.3 for the purposes of Exception 2524:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2524.2

12.2525 Exception 2525

12.2525.1 The lands shall only be used for the following purposes:

.1 Uses permitted in an R1 zone.

12.2525.2 The lands shall be subject to the following requirements and restrictions:

.1 The minimum lot depth shall be 22 metres;

.2 Notwithstanding any other provision of this By-law, on lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres or 50% of the dwelling unit width, whichever is greater; and,

.3 Notwithstanding any other provision of this By-law, the maximum permitted driveway width of the portion of the driveway, between the street curb and the front or flankage lot line (within the City boulevard), shall be 6.0 metres when measured parallel to the front of the attached garage . The maximum permitted width of the remainder of the driveway in the front or exterior side yard shall be in accordance with Sections 5.2.I.2 and 5.2.I.3 of the By-law, measured parallel to the front of the attached garage.

12.2526 Exception 2526

12.2526.1 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this Exception, the shortest segment of the lot line abutting the public street shall be deemed the "LOT LINE, FRONT";

.2 For the purposes of this section, the "LOT WIDTH" shall be the straight line distance between the two points, one on each side lot line, each fifteen (15) metres back from the front lot line;

.3 Minimum Lot Area: 805 square metres;

.4 Minimum Lot Width: 23 metres;

.5 Minimum Lot Depth: 35 metres;

.6 Minimum Front Yard Depth:

.7 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

12.2527 Exception 2527

12.2527.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 450 square metres;

.2 Minimum Lot Width: 15.0 metres;

.3 Minimum Lot Depth: 30.0 metres;

.4 Minimum Front Yard Depth: 3.0 metres;

.5 Minimum Rear Yard Depth: 1.5 metres;

.6 Minimum Interior Side Yard Width: 7.5 metres, except where a side yard abuts a buffer block, the minimum interior side yard width shall be 1.5 metres;

.7 Minimum Exterior Side Yard Width: 1.5 metres;

.8 Maximum Open-Roofed Porch Encroachment: 2.0 metres into an interior side yard, except where a side yard abuts a buffer bloc

12.2528 Exception 2528

12.2528.1 The lands shall only be used for the following purposes:

.1 Uses permitted in an R1 zone.

12.2528.2 The lands shall be subject to the following requirements and restrictions:

.1 The minimum lot depth shall be 22 metres;

.2 Notwithstanding any other provision of this By-law, on lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres or 50% of the dwelling unit width, whichever is greater;

.3 Notwithstanding any other provision of this By-law, the garage shall be permitted to face a flankage lot line; and,

.4 Notwithstanding any other provision of this By-law, the maximum permitted driveway width of the portion of the driveway, between the street curb and the front or flankage lot line (within the City boulevard), shall be 6.0 metres when measured parallel to the front of the attached garage . The maximum permitted width of the remainder of the driveway in the front or exterior side yard shall be in accordance with Sections 5.2.I.2 and 5.2.I.3 of the By-law, measured parallel to the front of the attached garage.

12.2529 Exception 2529

12.2529.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.2529.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 200 square metres per dwelling unit;

.2 Minimum Lot Width: 29 metres;

.3 Minimum Front Yard Depth:1.8 metres;

.4 Minimum Side Yard Width: 1.2 metres;

.5 Minimum Rear Yard Depth: 3.0 metres;

.6 Maximum Building Height: 11.0 metres;

.7 Minimum Landscaped Open Space: 25% of the lot area;

.8 Maximum Number of Dwelling Units: 13;

.9 Minimum Number of Required Parking Spaces: 21;

.10 All lands zoned R2-Exception 2529 shall be treated as one lot for the purposes of this by-law.

12.2530 Exception 2530

12.2530.1 The lands shall only be used for the following purposes:

.1 The uses permitted by the PE zone

.2 A hotel

.3 Only in conjunction with a hotel, a banquet facility, a conference centre facility, convenience retail, a dining room restaurant or take-out restaurant, a personal service shop, excluding body rub/massage parlour and/or tattoo parlour

.4 Purposes accessory to the other permitted purposes

12.2530.2 The lands shall be subject to the following requirements and restrictions:

.1 Uses permitted under Exception 2530.1(2) and (3) shall be subject to the following requirements and restrictions:

- .a Maximum Building Height: 7 storeys
- .b Minimum Landscape Open Space:
  - .i Where the required landscaped area is reduced by way of land acquisition, expropriation, widening, or other undertaking by the Regional Municipality of Peel or the Crown in Right of Ontario, the reduced area shall be the minimum required landscape open space area.
  - .ii Except at approved driveway locations along the front lot line: 30% of the minimum required front yard area.
  - .iii Interior Side Yard: 1.5 metres.
- .c Minimum setback to a hydro transformer:
  - .i Interior Side Yard: 1.5 metres;
  - .ii Front Yard: 6 metres.
- .d Decorative fencing is permitted within the Front Yard to a maximum height of 1.2 metres.
- .e Minimum Number of Loading Spaces: 1 Space
- .f Refuse storage for restaurant uses including any containers for recyclable materials shall be contained within a climate controlled area within a building.
- .g Requirements and restrictions of the PE-Exception 2676 Zone are not in conflict with the above.

.2 Uses permitted under Exception 2530.1 (1) shall be subject to the requirements and restrictions of the PE-Exception 2676 zone.

12.2531 Exception 2531

12.2531.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R2 zone.

12.2531.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot 122 square metres
- .b Corner Lot 185 square metres
- .c End Lot 150 square metres

.2 Minimum Lot Width:

- .a Interior Lot 4.45 metres
- .b Corner Lot 7.5 metres
- .c End Lot 5.7 metres

.3 The following provisions shall apply to garages:

- .a The maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 2.44 metres
- .b for end units, the interior garage width as calculated 3.0 metres from the garage opening, may be a maximum 1.9 metres greater than the garage door width

12.2532 Exception 2532

12.2532.1 The lands shall only be used for the following purposes:

.1 Agricultural uses as defined by Section 2 of the By-law

.2 Non-Agricultural:

- .a A single detached dwelling
- .b A Group Home Type 1
- .c A home occupation

12.2532.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 30 metres.

.2 Minimum Side Yard: 5 metres

12.2533 Exception 2533

12.2533.1 The lands shall only be used for the following purposes:

.1 a stacked townhouse dwelling,

.2 a back-to-back stacked townhouse dwelling, and

.3 a back-to-back townhouse.

12.2533.2 The lands shall be subject to the following requirements and restrictions:

.1 The maximum number of residential units shall not exceed 192.

.2 The maximum building height shall be 4 storeys.

.3 Minimum Lot Area: 50 square metres per dwelling units.

.4 Minimum Front Yard Depth: 2.5 metres.

.5 Minimum Side Yard Depth (east and west property limits): 4.5 metres.

.6 Minimum Rear Yard Depth (south): 2.0 metres.

.7 Permitted Encroachments: Sunken patios, porches (covered and uncovered), stairs, and both hard and soft landscaping including retaining walls may encroach into the front yard within 0m of the front lot line.

.8 Maximum Lot Coverage: 50%.

.9 Minimum Landscape Open Space: 35%.

.10 Minimum Parking Requirements:

- .a Stacked or Back-to-Back Townhouse Dwelling: 1.2 spaces per dwelling unit;
- .b Visitor – 0.2 spaces per dwelling unit;

.11 Minimum Distance Between Buildings: No requirement

12.2533.3 for the purposes of Exception 2533:

.1 For the purposes of this Exception a "Back-to-back stacked townhouse dwelling" shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the building.

12.2534 Exception 2534

12.2534.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by the R1 zone category.

12.2534.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 456 square metres;

.2 Minimum Lot Width: 15.5 metres;

.3 Minimum Lot Depth: 47 .0 metres;

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door;

.5 Minimum Interior Side Yard Width: 1.2 metres;

.6 Maximum Building Height: 10.6 metres;

.7 Maximum Lot Coverage: No requirement

.8 Residential Driveway: Notwithstanding any other provision of the By-law, the following requirements shall apply:

- .a Minimum of 6.5 metres of permeable landscaping shall be maintained along one lot line for lands subject to Exception 2534. Driveways for two adjacent lots may be paired along the opposite side lot line;
- .b Maximum driveway width at the municipal right-of-way shall be 6.0 metres;
- .c Maximum residential driveway width shall be 9.0 metre

12.2535 Exception 2535

12.2535.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle body shop and a motor vehicle repair shop as a principal or accessory use;

.b a warehouse; and

.c a dry cleaning and laundry establishment.

.2 Non-Industrial:

.a an office;

.b a research and development facility;

.c a hotel or motel;

.d a conference centre or banquet hall subject to Exception 2535.2(1);

.e a health or fitness centre subject to Exception 2535.2(2);

.f a community club;

.g a place of worship subject to Exception 2535.2(3);

.h a service shop

.i a commercial, technical, or recreational school subject to Exception 2535.2(4),

.j a printing or copying establishment;

.k dry cleaning and laundry distribution station;

.l a recreational facility or structure; and,

.m an animal hospital.

.3 Accessory:

.a A retail outlet operated in conjunction with a particular use permitted in Exception 2535.1(1) provided that the total gross commercial floor area of the retail outlet does not exceed 15% of the total gross industrial floor area of the particular industrial use;

.b Purposes accessory to permitted uses.

12.2535.2 The lands shall be subject to the following requirements and restrictions:

.1 For all lands zoned Exception 2535 a maximum of one (1) conference centre or banquet hall shall be permitted, having a maximum gross floor area of 5,575 square metres.

.2 For all lands zoned Exception 2535 a maximum of one (1) health and fitness centre shall be permitted, having a maximum gross floor area of 4,000 square metres.

.3 For all lands zoned Exception 2535 a maximum of one (1) place of worship shall be permitted, having a maximum gross floor area of 3,000 square metres.

.4 For all lands zoned Exception 2535 a maximum of three (3) stand-alone commercial, technical, or recreational schools shall be permitted, having a combined maximum gross floor area of 1,000 square metres.

.5 Setbacks:

- .a a. Front Yard: 3.0 metres
- .b b. Interior Side Yard: 2.0 metres
- .c c. Exterior Side Yard:3.0 metres
- .d d. Rear Yard: 3.0 metres

.6 Minimum Landscaped Open Space Width:

- .a 3.0 metres along any lot line abutting a street, except at approved access and building locations.

.7 Outside storage shall only be permitted in the rear yard or interior side yard and shall be screened from view from a street and lands zoned Open Space or Natural System.

.8 The provisions for accessory building outlined in Section 3.1.B shall not apply.

12.2536 Exception 2536

12.2536.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle body shop and a motor vehicle repair shop as a principal or accessory use;

.b a warehouse; and,

.c a dry cleaning and laundry establishment.

.2 Non-Industrial:

.a an office;

.b a research and development facility;

.c a hotel or motel;

.d a conference centre or banquet hall subject to Exception 2536.2(1);

.e a health or fitness centre subject to Exception 2536.2(2);

.f a community club;

.g a place of worship subject to Exception 2536.2(3);

.h a service shop

.i a commercial, technical, or recreational school subject to Exception 2537.2(4),

.j a recreational facility or structure;

.k an animal hospital;

.l a dining room restaurant, a convenience restaurant, take-out restaurant (subject to Exception 2536.2(5);

.m a dry cleaning and laundry distribution station;

.n a personal service shop, but excluding a massage or body rub parlour;

.o a bank, trust company or financial institution;

.p a retail establishment for the sales of office and business supplies and equipment;

.q a convenience store;

.r a printing or copying establishment; and

.s day nursery.

.3 Accessory:

.a A retail outlet operated in conjunction with a particular use permitted in Exception 2536.1(1) provided that the total gross commercial floor area of the retail outlet does not exceed 15% of the total gross industrial floor area of the particular industrial use;

.b Purposes accessory to permitted uses.

12.2536.2 The lands shall be subject to the following requirements and restrictions:

.1 For all lands zoned Exception 2536 a maximum of one (1) conference centre or banquet hall shall be permitted, having a maximum gross floor area of 5,575 square metres.

.2 For all lands zoned Exception 2536 a maximum of one (1) health and fitness centre shall be permitted, having a maximum gross floor area of 4,000 square metres.

.3 For all lands zoned Exception 2536 a maximum of one (1) place of worship shall be permitted, having a maximum gross floor area of 3,000 square metres.

.4 For all lands zoned Exception 2536 a maximum of three (3) stand-alone commercial, technical, or recreational schools shall be permitted, having a combined maximum gross floor area of 1,000 square metres.

.5 For all lands zoned Exception 2536 a maximum of 2 dining room and convenience restaurants (combined) shall be permitted.

.6 Minimum Setbacks:

.a Front Yard: 3.0 metres

.b Interior Side Yard: 2.0 metres

.c Rear Yard: 3.0 metres

.d Exterior Side Yard:3.0 metres

.7 Maximum Setbacks:

.a For a corner lot that abuts Heart Lake Road and Eco Park Close, at least one building located on the lot shall comply with the following:

.i Maximum setback from Heart Lake Road or a daylight triangle: 6.0 metres

.ii Maximum setback from Eco Park Close: 6.0 metres

.8 Minimum Landscaped Open Space Width:

.a 3.0 metres along any lot line abutting a street, except at approved access and building locations.

.9 Outside storage shall only be permitted in the rear yard or side yard and shall be screened from view from a street, and lands zoned Open Space or Natural System.

.10 The provisions for accessory buildings outlined in Section 3.1.B shall not apply.

12.2537 Exception 2537

12.2537.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle body shop and a motor vehicle repair shop as a principal or accessory use;

.b a warehouse; and,

.c dry cleaning and laundry establishment.

.2 Non-Industrial:

.a an office;

.b a research and development facility;

.c a hotel or motel;

.d a conference centre or banquet hall subject to Exception 2537.2(1);

.e a health or fitness centre subject to Exception 2537.2(2);

.f a community club;

.g a place of worship subject to Exception 2537.2(3);

.h a service shop;

.i a commercial, technical, or recreational school subject to Exception 2537.2(4);

.j a recreational facility or structure;

.k a printing or copying establishment;

.l an animal hospital;

.m a dining room restaurant, a convenience restaurant, take-out restaurant (subject to Exception 2537.2(5);

.n a dry cleaning and laundry distribution station;

.o a personal service shop, but excluding a massage or body rub parlour;

.p a bank, trust company or financial institution;

.q a retail establishment for the sales of office and business supplies and equipment;

.r a convenience store; and,

.s day nursery.

.3 Accessory:

.a A retail outlet operated in conjunction with a particular use permitted in Exception 2537.1(1) provided that the total gross commercial floor area of the retail outlet does not exceed 15% of the total gross industrial floor area of the particular industrial use;

.b Purposes accessory to permitted uses..

12.2537.2 The lands shall be subject to the following requirements and restrictions:

.1 Shall For all lands zoned Exception 2537 a maximum of one (1) conference centre or banquet hall shall be permitted, having a combined maximum gross floor area of 5,575 square metres.

.2 For all lands zoned Exception 2537 a maximum of one (1) health and fitness centre shall be permitted, having a maximum gross floor area of 4,000 square metres.

.3 For all lands zoned Exception 2537 a maximum of one (1) place of worship shall be permitted having a maximum gross floor area of 3,000 square metres.

.4 For all lands zoned Exception 2537 a maximum of three (3) stand-alone commercial, technical or recreational schools shall be permitted having a combined maximum gross floor area of 1,000 square metres.

.5 For all lands zoned Exception 2537 a maximum of 2 dining room and convenience restaurants (combined) shall be permitted.

.6 Minimum Setbacks:

.a Front Yard: 3.0 metres

.b Interior Side Yard: 2.0 metres

.c Exterior Side Yard: 3.0 metres

.d Rear Yard: 3.0 metres

.7 Maximum Setbacks:

.a For a lot that abuts Heart Lake Road, at least one building located on the lot shall comply with the following:

.i Maximum setback from Countryside Drive: 20 metres

.8 Minimum Landscaped Open Space Width:

.a 3.0 metres along any lot line abutting a street, except at approved access and building locations.

.9 Outside storage shall only be permitted in the rear yard or side yard and shall be screened from view from a street, and lands zoned Open Space or Natural System.

.10 The provisions for accessory buildings outlined in Section 3.1.B shall not apply.

12.2538 Exception 2538

12.2538.1 The lands shall only be used for the following purposes:

.1 Permitted Uses:

.a an office;

.b only in conjunction with an office and subject to Exception 2538.2(1):

.c a retail establishment having no outside storage;

.d a convenience store;

.e a dining room or take-out restaurant;

.f a personal service shop excluding a body rub or massage parlour.

.g a research and development facility;

.h a hotel or motel;

.i only in conjunction with a hotel, a banquet hall or conference centre;

.j a printing or copying establishment;

.k dry cleaning and laundry distribution station;

.l a commercial, technical or recreational school;

.m a bank, trust company or financial institution; and

.n day nursery.

.2 Accessory Uses:

.a purposes accessory to permitted uses;

.b warehouse subject to Exception 2538.2(2);

.c manufacturing, processing, packaging or assembly of goods subject to Exception 2538.2(2).

.d health or fitness centre subject to Exception 2538(3).

12.2538.2 The lands shall be subject to the following requirements and restrictions:

.1 A retail establishment, convenience store, restaurant or personal service shop shall only be located on the ground floor of an office building and shall not be located in a freestanding building.

.2 A warehouse, manufacturing, processing, packaging or assembly of goods as an accessory use to an office or research and development facility shall comply with the following provisions:

.a Shall only be permitted if there is not less than 50,700 square metres of office space within the LC-Exception 2538 zone.

.b Shall be located in the same building as an office use and shall not be located in a freestanding building.

.c The amount of space for a warehouse or the manufacturing, processing, packaging or assembly of goods shall be limited to a maximum of 40% of the total gross floor area of the building.

.d The manufacturing, processing and packaging of foods or food by-products shall not be permitted;

.e A retail outlet operated in connection with a warehouse or the manufacturing, processing, packaging or assembly of goods is permitted provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross floor area of the warehouse or the manufacturing use.

.3 A health or fitness centre shall only be permitted as an accessory use to an office or research and development facility, shall have a maximum gross floor area of 15 percent of the office use or research and development facility and shall not be located in a freestanding building.

.4 Lot Width: No requirement

.5 Minimum Setbacks:

.a From any lot line abutting a municipal street: 3 metres

.b Interior Side Yard: 2 metres

.c Rear Yard: 3 metres

.d From the lot line abutting Hwy 410: 14 metres

.6 Maximum FSI for office uses: No requirement

.7 Maximum Building Height: No requirement

.8 Minimum Building Height: 8.0 metres.

.9 Maximum Building Setback:

.a At least one building located on the lot shall have a maximum set back of 20 metres from Hwy 410.

.10 Minimum Landscape Open Space:

.a 3.0 metres along all lot lines, except at approved access locations.

.11 Maximum Lot Coverage: 40%

.12 Parking:

.a Parking shall not be located between the façade of a building facing Hwy 410 and the lot line abutting Highway 410.

.b Parking shall be no closer to Hwy 410 than the setback of the building closest to Hwy. 410.

12.2538.3 for the purposes of Exception 2538:

.1 For the purposes of this by-law, lands zoned LC-Exception 2538 shall be treated as one lot

12.2539 Exception 2539

12.2539.1 The lands shall only be used for the following purposes:

.1 Shall only be used for a single detached dwelling.

12.2539.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 30 metres.

.2 Side Yard Width: 5 metres

12.2540 Exception 2540

12.2540.1 The lands shall only be used for the following purposes:

.1 A place of worship; and

.2 Purposes accessory to other permitted purposes.

12.2540.2 The lands shall be subject to the following requirements and restrictions:

.1 For Minimum Setbacks:

.a a. Front Yard: 24.0 metres;

.b b. Rear Yard: 80.0 metres;

.c c. Northerly Interior Side Yard: 18.0 metres;

.2 Maximum Gross Floor Area: 380 square metres;

.3 Maximum Building Height: 1 Storey;

.4 Maximum Lot Coverage; 5%.

.5 Minimum Landscaped Open Space: Except at approved access and driveway locations, the front yard shall be maintained as landscaped open space

12.2540.3 for the purposes of Exception 2540:

.1 For the purpose of this By-law the rear lot line shall be considered to be the lot line measuring 17.31 metres in length, located generally parallel and opposite to the front lot line and which intersects with the southerly interior side lot line.

12.2541 Exception 2541

12.2541.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 17.5 metres for any portion of a dwelling.

.2 Minimum Building Height: 8.55 metres.

.3 Maximum Building Height: 9.14 metres

.4 Maximum Width of a Dwelling Unit shall be no greater than 70% of the lot width if the Maximum Building Height is 8.55 metres.

.5 Minimum Side Yard Setback abutting the Highway Number 407 right-of-way: 14.0 metres.

.6 Minimum Side Yard Setback from the Northerly property line: 5.0 metres.

.7 Maximum Width of a Dwelling Unit shall be no greater than 50% of the lot width if the Maximum Building Height is 9.14 metres.

.8 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 449.63 square metres. Minimum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 367.88 square metres

.9 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2542 Exception 2542

12.2542.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 17.5 metres for any portion of the dwelling unit.

.2 Minimum Building Height: 8.55 metres.

.3 Maximum Building Height: 9.14 metres

.4 Maximum Width of a Dwelling Unit shall be no greater than 70% of the lot width if the Maximum Building Height is 8.55 metres.

.5 Minimum Side Yard Setback if the Maximum Building Height is 8.55 metres: 5.0 metres

.6 Maximum Width of a Dwelling Unit shall be no greater than 50% of the lot width if the Maximum Building Height is 9.14 metres.

.7 Minimum Side Yard Setback if the Maximum Building Height is 9.14 metres: 7.5 metres

.8 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 347.46 square metres. Minimum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 284.27 square metres

.9 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2543 Exception 2543

12.2543.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone

12.2543.2 The lands shall be subject to the following requirements and restrictions:

.1 Permitted Yard Encroachments:

.a Notwithstanding any other provision of the By-law, a fireplace (with or without a chimney) is permitted to encroach a maximum of 0.5 metres into the required rear yard and interior side yard provided the interior side yard is greater than or equal to 1.2 metres;

.2 Minimum Lot Width:

.a Interior Lot: 12.7 metres;

12.2543.3 for the purposes of Exception 2543:

.3 Shall also be subject to the requirements and restrictions relating to Exception 996 and the general provisions of the By-law not in conflict with those set out in Exception 2543.2.1.a and 2543.2.2.a.

12.2544 Exception 2544

12.2544.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 2544.1(1)(a) or purposes permitted by Exception 2544.1(2)(b) but not both sections and not any combination of both sections:

- .a Either:
  - .i A private school
  - .ii Purposes accessory to other permitted purposes
- .b Or:
  - .i Purposes permitted by the GE – 156 zone
  - .ii Purposes accessory to other permitted purposes

12.2544.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum total gross floor area of 1,400 square metres for classrooms Associated with uses permitted in Exception 2544.1(1)(a).

.2 Maximum building occupancy of 480 persons in association with private school.

.3 The requirements and restrictions of the GE -156 zone.

12.2544.3 for the purposes of Exception 2544:

.1 Notwithstanding Section 3.6 of this by-law, a private school and accessory day nursery shall be permitted within the area identified as the “Lester B. Pearson International Airport Operating Area” on Schedule I

12.2545 Exception 2545

12.2545.1 The lands shall only be used for the following purposes:

.1 An office;

.2 Only in conjunction with a Minimum Gross Floor Area of 950 square metres of office space:

- .a A gas bar;
- .b A motor vehicle washing establishment;
- .c A convenience store;
- .d A take-out restaurant;
- .e A bank, trust company or finance company;
- .f A retail establishment

12.2545.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum setback to the lot line abutting Regional Road No. 7 (Queen Street East): 2.1 metres;

.2 Minimum setback to the lot line abutting The Gore Road: 4.5 metres;

.3 The minimum setback to an interior side lot line shall be 2.0 metres except where the lot line abuts a Natural System (NS) zone, the minimum setback shall be 1.2 metres;

.4 Minimum Building Height: 2 storeys

.5 Maximum Building Height: 3 storeys

.6 The total Maximum Gross Floor Area for uses permitted in Exception 2545.1(b) shall not exceed 570 square metres;

.7 Except at approved driveway locations landscaped open space shall be provided as follows;

- .a A minimum 2.1 metre wide strip abutting Regional Road No. 7 (Queen Street East);
- .b A minimum 2.6 metre wide strip abutting The Gore Road; and
- .c A minimum of 25% of the lot area shall be landscaped open space.

.8 No outside storage shall be permitted;

.9 Drive-through facilities shall be only be permitted in association with the function of a motor vehicle washing establishment; and

.10 That all lands zoned OC-Exception 2545 shall be considered one lot for zoning purposes.

12.2546 Exception 2546

12.2546.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 17.5 metres for any portion of the dwelling unit.

.2 Minimum Building Height: 8.55 metres.

.3 Maximum Building Height: 9.14 metres

.4 Maximum Width of a Dwelling Unit shall be no greater than 70% of the lot width if the Maximum Building Height is 8.55 metres.

.5 Minimum Side Yard Setback if the Maximum Building Height is 8.55 metres: 5.0 metres

.6 Maximum Width of a Dwelling Unit shall be no greater than 50% of the lot width if the Maximum Building Height is 9.14 metres.

.7 Minimum Side Yard Setback if the Maximum Building Height is 9.14 metres: 7.5 metres

.8 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 347.46 square metres. Minimum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 284.27 square metres

.9 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2547 Exception 2547

12.2547.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 17.5 metres for any portion of the dwelling unit.

.2 Minimum Building Height: 8.55 metres. Maximum Building Height: 9.14 metres

.3 Maximum Width of a Dwelling Unit shall be no greater than 70% of the lot width if the Maximum Building Height is 8.55 metres.

.4 Minimum Side Yard Setback if the Maximum Building Height is 8.55 metres: 5.0 metres

.5 Maximum Width of a Dwelling Unit shall be no greater than 50% of the lot width if the Maximum Building Height is 9.14 metres.

.6 Minimum Side Yard Setback if the Maximum Building Height is 9.14 metres: 7.5 metres

.7 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures including a loft at the back of the dwelling unit that is not be visible from Creditview Road: 347.46 square metres. Minimum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 284.27 square metres

.8 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2548 Exception 2548

12.2548.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the MH Zone with the exception of the following, which shall be prohibited:

- .a convenience restaurant;
- .b garden centre sales establishment,
- .c tavern;
- .d taxi or bus station;
- .e motor vehicle or boat sales or leasing establishment;
- .f motor vehicle repair or body shop;
- .g laundromat;
- .h place of worship;
- .i commercial uses above the ground floor of a building within 25 metres of the rear yard.

12.2548.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this Exception:

- .a The lot line abutting Queen Street East shall be the front lot line;
- .b The lot line abutting Lynch Street shall be the exterior side lot line.

.2 Minimum Setbacks:

- .a Minimum Front Yard Setback: 3.0 metres
- .b Minimum Exterior Side Yard Setback: 2.0 metres
- .c Minimum Rear Yard Setback: 2.0 metres
- .d Minimum Interior Side Yard Width: 0.0 metres
- .e Minimum Setback from the Daylight Triangle or Rounding: 1.0 metres
- .f Minimum Setback for an Underground Parking Garage: 0.0 metres
- .g Notwithstanding Section 3.10, the Minimum Canopy Setback from all lot lines abutting a public street: 0.0 metres

.3 Maximum Setbacks:

- .a For buildings located within 31 metres of the front lot line:
  - .i Maximum Front Yard Setback: 5.0 metres

.ii Maximum Exterior Yard Setback: 5.0 metres

.b For buildings located within 26 metres of the rear lot line:

.i Maximum Rear Yard Setback: 5.0 metres

.ii Maximum Exterior Yard Setback 5.0 metres

.4 Building Height:

.a Minimum Building Height within 31 metres of the Front Yard Lot Line: 4 Storeys

.b Maximum Building Height within 31 metres of the Front Yard Lot Line: 5 Storeys

.c Minimum Building Height within 25 metres of the Rear Yard Lot Line: 20 Storeys

.d Maximum Building Height within 25 metres of the Rear Yard Lot Line: 25 Storeys

.5 Maximum floor area for any floor above 5 storeys: 750 square metres

.6 Minimum Landscaped Open Space: 15% of the lot area

.7 Gross Floor Area:

.a Minimum Gross Floor Area devoted to Commercial Uses excluding any office uses: 400 m^2

.b Minimum Gross Floor Area devoted to Office Uses: 2,000 m^2

.c Maximum Overall Floor Space Index (FSI) (Exclusive of below grade parking garage): 5.3

.d Minimum Overall FSI (Exclusive of below grade parking garage): 3.5

.e Maximum Number of Dwelling Units: 175

.8 Motor Vehicle Parking:

.a For commercial and retail uses not specifically referenced in Exception 2548.2(8)(b), 2548.2(8)(c) and 2548.2(8)(d), the first 150.0 m^2 of gross commercial floor area shall be exempt from the requirements of 4.1. Parking for the remaining gross commercial floor area shall be provided at a ratio of 1 parking space for each 20 m^2 of gross floor area or portion thereof.

.b For office uses, parking requirements shall be provided in accordance with the following:

.i Physician, dentist or drugless practitioner's office: 1 parking space for each 12 m^2 of gross commercial floor area or portion thereof.

.ii Real Estate Office: 1 parking space for each 20 m^2 of gross commercial floor area or portion thereof.

.iii Other Offices: 1 parking space for each 44 m^2 of gross commercial floor area or portion thereof.

.c For restaurant uses, the first 200 m^2 of gross floor area shall be exempt from the parking requirements of Section 4.1. Parking for the remaining gross floor area shall be provided at a ratio of 1 parking space for each 9 m^2 of gross floor area or portion thereof.

.d Residential: 1 space per residential unit

.e For mixed use developments, parking requirements shall be calculated using the following schedule:

PERCENT OF PEAK PERIOD

LAND USE	MORNING	NOON	AFTERNOON	EVENING
Office	100	N/A	95	15
Retail/Commercial	80	N/A	100	50
Restaurant	20	N/A	60	100
Residential	80	N/A	80	100

The initial step in determining parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if each use was contained in a freestanding building. The parking requirements for each use is then multiplied by the percent contained in the above schedule. Each column is totalled to determine the number of parking spaces required in each time period. Of the four time periods, the number of parking spaces that is the largest shall be the parking requirements for the mixed use development.

.f Below grade residential parking areas shall be separated from below grade commercial parking areas with a garage door.

.9 A minimum of one (1) Loading space shall be provided.

.10 Bicycle parking:

.a Bicycle parking must be located on the same lot as the use or building for which it is required.

.b A maximum of 50% of the required bicycle parking may be vertical spaces.

.c Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of the total required must be located within:

.i A building or structure;

.ii A secure area such as a supervised parking lot or enclosure; or

.iii Within bicycle lockers.

.d Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a bicycle rack that is securely anchored to the ground and attached to a heavy base such as concrete.

.e Dimensions:

.i If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;

.ii If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.

.f Rates:

.i For Residential uses: 0.50 spaces per dwelling unit;

.ii For Commercial uses: 1 parking space for each 500 m^2 of gross commercial floor area or portion thereof.

.11 Outside storage of waste or recyclable materials is prohibited;

12.2548.3 for the purposes of Exception 2548:

.1 For the purposes of the Zoning By-law, the entire land zoned MH- Exception 2548 shall be considered as one lot for zoning purposes.

12.2549 Exception 2549

12.2549.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone

12.2549.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth:

.a 27 metres;

.2 Minimum Interior Side Yard Width:

.a Where the minimum interior lot width is less than 12.5 metres:

.i 0.6 metres provided the combined total of the interior side yards on an interior lot is 1.8 metres;

.b Where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:

.i 1.2 metres and 1.2 metres for an interior lot;

.ii 0.6 metres for a corner lot abutting an interior lot; and,

.c Where the minimum interior lot width is 15.8 metres or greater: 1.2 metres;

.3 Minimum Rear Yard:

.a 7.0 metres; and,

.b A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;

.4 Maximum Building Height: 10.6 metres;

.5 Garage Control:

.a Where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling;

.b No garage shall face the flankage lot line:

.c The maximum cumulative garage door width for an attached garage shall be:

.i 3.7 metres if the lot width is less than 10.4 metres;

.ii 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;

.iii 5.0 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres only in conjunction with a lot area greater than 500 square metres;

.iv 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres;

.v 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres;

.d The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; and

.e On lots greater than 14 metres wide, the maximum interior garage width shall be 50% of the dwelling width;

.6 Encroachment:

.a A balcony or porch may project into the minimum front or exterior side yard by a maximum of 1.8 metres including eaves and cornices; and,

.b Setback from an open roof porch to a Daylight Rounding or Triangle: 2.5 metres;

.7 Maximum Lot Coverage: 55%, excluding permitted accessory structures;

.8 The following temporary uses shall be permitted until December 31, 2020, or extended at the discretion of the Commissioner of Planning & Development Services:

.a A temporary sales office;

.b A model home used for display purposes in accordance with Section 3.8 of this by-law, which may or may not include a sales office;

.c Notwithstanding any other provision of the By-law, a total of ten (10) model homes shall be permitted, across the lands subject to Exception 2549, Exception 2550, Exception 2551 and Exception 2552;

.d A temporary parking lot associated with a new home sales office; and,

.e A temporary parking lot associated with a model home used for display purpose, with or without a sales office;

12.2549.3 for the purposes of Exception 2549:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and the general provisions of the By-law not in conflict with those set out in Exception 2549.2 and 2549.3;

12.2550 Exception 2550

12.2550.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone;

12.2550.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width:

- .a Where the minimum interior lot width is less than 12.5 metres:
  - .i 0.6 metres provided the combined total of the interior side yards on an interior lot is 1.8 metres;
- .b Where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:
  - .i 1.2 metres and 1.2 metres for an interior lot;
  - .ii 0.6 metres for a corner lot abutting an interior lot; and,
- .c Where the minimum interior lot width is 15.8 metres or greater: 1.2 metres;

.2 Minimum Rear Yard Depth:

- .a 7.0 metres;
  - .i A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;

.3 Maximum Building Height:

- .a 10.6 metres;

.4 Garage Control:

- .a Where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling;
- .b No garage shall face the flankage lot line;
- .c The maximum cumulative garage door width for an attached garage shall be:
  - .i 3.7 metres if the lot width is less than 10.4 metres;
  - .ii 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;

.iii 5.0 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres only in conjunction with a lot area greater than 500 square metres;

.iv 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres;

.v 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres;

.d The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; and,

.e On lots greater than 14 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;

.5 Maximum Lot Coverage: 45%, excluding permitted accessory structures;

.6 The following temporary uses shall be permitted until December 31, 2020, or extended at the discretion of the Commissioner of Planning & Development Services:

.a A temporary sales office;

.b A model home used for display purposes in accordance with Section 3.8 of this by-law, which may or may not include a sales office;

.c Notwithstanding Section 3.8, a total of ten (10) model homes shall be permitted, across the lands zoned R1- Exception 2549, R1- Exception 2550, R1- Exception 2551, and R1-Exception 64;

.d A temporary parking lot associated with a new home sales office; and,

.e A temporary parking lot associated with a model home used for display purpose, with or without a sales office;

12.2550.3 for the purposes of Exception 2550:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and the general provisions of this by-law not in conflict with those set out in Exception 2550.2 and 2550.3;

12.2551 Exception 2551

12.2551.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone;

12.2551.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width:

- .a Where the minimum interior lot width is less than 12.5 metres:
  - .i 0.6 metres provided the combined total of the interior side yards on an interior lot is 1.8 metres;
- .b Where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:
  - .i 1.2 metres and 1.2 metres for an interior lot;
  - .ii 0.6 metres for a corner lot abutting an interior lot; and,
- .c Where the minimum interior lot width is 15.8 metres or greater: 1.2 metres;

.2 Minimum Rear Yard Depth:

- .a 7.0 metres; and,
- .b A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;

.3 Maximum Building Height: 10.6 metres;

.4 Garage Control:

- .a Where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling;
- .b No garage shall face the flankage lot line;
- .c The maximum cumulative garage door width for an attached garage shall be:
  - .i 3.7 metres if the lot width is less than 10.4 metres;
  - .ii 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;
  - .iii 5.0 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres only in conjunction with a lot area greater than 500 square metres;

.iv 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres;

.v 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres;

.d The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; and

.e On lots greater than 14 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;

.5 Maximum Lot Coverage:

.a For lots having a lot area less than 500 square metres: 55%, excluding permitted accessory structures; and,

.b For lots having a lot area equal to or greater than 500 square metres: 45% excluding permitted accessory structures;

.6 The following temporary uses shall be permitted until December 31, 2020, or extended at the discretion of the Commissioner of Planning & Development Services:

.a A temporary sales office;

.b A model home used for display purposes in accordance with Section 3.8 of this by-law, which may or may not include a sales office;

.c Notwithstanding any other provision of the By-law, a total of ten (10) model homes shall be permitted, across the lands subject to Exception 2549, Exception 2550, Exception 2551, and Exception 64;

.d A temporary parking lot associated with a new home sales office; and,

.e A temporary parking lot associated with a model home used for display purpose, with or without a sales office;

12.2551.3 for the purposes of Exception 2551:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and the general provisions of this by-law not in conflict with those set out in Exception 2551.2 and 2551.3;

12.2552 Exception 2552

12.2552.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 17.5 metres for any portion of the dwelling unit.

.2 Minimum Building Height: 8.55 metres. Maximum Building Height: 9.14 metres

.3 Maximum Width of a Dwelling Unit shall be no greater than 70% of the lot width if the Maximum Building Height is 8.55 metres.

.4 Minimum Side Yard Setback if the Maximum Building Height is 8.55 metres: 5.0 metres

.5 Maximum Width of a Dwelling Unit shall be no greater than 50% of the lot width if the Maximum Building Height is 9.14 metres.

.6 Minimum Side Yard Setback if the Maximum Building Height is 9.14 metres: 7.5 metres

.7 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 347.46 square metres. Minimum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 284.27 square metres

.8 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2553 Exception 2553

12.2553.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 18.0 metres for any portion of the dwelling. The minimum front yard depth to the front of a garage facing a street: 24.0 metres.

.2 Minimum Side Yard: 5.0 metres

.3 Maximum Building Height: 9.76 metres

.4 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 348.4 square metres

.5 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2554 Exception 2554

12.2554.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 14.0 metres for any portion of the dwelling. The minimum front yard depth to the front of a garage facing a street: 20.0 metres.

.2 Minimum Side Yard: 5.0 metres

.3 Maximum Building Height: 9.15 metres

.4 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 302 square metres

.5 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2555 Exception 2555

12.2555.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 10.0 metres for any portion of the dwelling. The minimum front yard depth to the front of a garage facing a street: 16 metres.

.2 Minimum Side Yard: 5.0 metres

.3 Maximum Building Height: 8.55 metres

.4 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 255.5 square metres

.5 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2556 Exception 2556

12.2556.1 The lands shall only be used for the following purposes:

.1 Two single detached dwellings

.2 Only in conjunction with a single detached dwelling, a landscaping business

12.2556.2 for the purposes of Exception 2556:

.1 Outdoor storage associated with the landscaping business, including the parking of oversized motor vehicles and storage of landscape materials, shall be limited to a maximum of 0.28 hectares (0.68 acres) of this property and located within 45m of the southern lot line of the property;

.2 Outdoor storage of equipment and landscaping materials used in association with the landscaping business shall be screened from view from a public road;

.3 The outdoor storage area to be used for the storage of landscaping materials used in association with the landscaping business shall be restricted to an approximate area not less than 56 metres from Creditview Road, 99 metres from the westerly property line, 81 metres from the northerly property line and 7.25 metres from the Highway 407 right-of-way and excluding vegetation shall be restricted in height to 9 feet (2.74 metres);

.4 The outdoor storage of landscape materials used in association with the landscaping business for use on a seasonal basis between April 1st and November 30th shall be restricted to an approximate area not less than 58.50 metres from Creditview Road, 97 metres from the westerly property line, 60.50 metres from the northerly property line and 28 metres from the Highway 407 right-of-way and excluding vegetation, shall be restricted in height to 9 feet (2.74 metres);

.5 Ancillary office uses associated with the landscaping business shall be permitted within the principal dwelling on the subject property to a maximum area of 20 square metres;

.6 Parking for a maximum of five (5) oversized motor vehicles used in connection with the landscaping business shall be permitted, subject to the limitations set out in 2556.2(1) and (2); and

.7 No public sale of landscaping materials shall be permitted on the subject property.

12.2557 Exception 2557

12.2557.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zo**ne**

12.2557.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area – 940 square metres

.2 Maximum Building Height – 8.75 metres

.3 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures – 255.5 square metres

12.2558 Exception 2558

12.2558.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.2558.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area – 940 square metres

.2 Minimum Front Yard Depth – 7.5 metres

.3 Maximum Building Height – 8.75 metres

.4 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures – 255.5 square metres

.5 Maximum width of Residential Driveway within the Churchville Road right-of-way – 4.0 metres

12.2559 Exception 2559

12.2559.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.2559.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area - 413 square metres

.2 Minimum Lot Depth - 23.5 metres

12.2560 Exception 2560

12.2560.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone

12.2560.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Rear Yard Depth – 10 metres

12.2561 Exception 2561

12.2561.1 The lands shall only be used for the following purposes:

.1 the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;

.2 a printing establishment;

.3 a warehouse, subject to the provisions of Exception 2561.2;

.4 a parking lot

.5 a bank, trust company and finance company;

.6 an office, excluding medical offices;

.7 a radio or television broadcasting and transmission establishment;

.8 a stormwater detention pond;

.9 an associated educational use;

.10 an associated office;

.11 motor vehicle repair only accessory to a warehouse or manufacturing use;

.12 a retail outlet operated in connection with a particular purpose permitted above provided that the gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular use;

.13 other purposes accessory to the other permitted purposes.

12.2561.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Landscaped Open Space:

- .a except for driveway locations, 9.0 metres abutting Airport Road and 3.0 metres abutting any other street;
- .b 3 metres abutting an agricultural or institutional zone;
- .c 5 metres abutting a cemetery use;
- .d 10 metres abutting a Natural System zone.

.2 Minimum Parking Space Requirements:

- .a Parking shall be provided at a rate of 0.345 spaces per 100 square metres for warehouse and distribution centre;
- .b Parking shall be provided in accordance with Section 4.1 of this by-law for other permitted uses not listed in Exception 2561.2.(2)(a);

.3 A warehouse as a principal use shall be permitted within 100 metres of Airport Road provided that it is associated with an office use that is a minimum of 10% of the total gross floor area;

.4 A warehouse as a principal use shall be permitted on the remainder of the site, including that portion of the property abutting Airport Road within 120 metres of the northern limit of the zone;

.5 Outside storage shall only be permitted in the rear and interior side yards.

12.2562 Exception 2562

12.2562.1 The lands shall only be used for the following purposes:

.1 the uses permitted in Exception 2700, excluding the uses in Exception 2700.1(3)(a);

.2 offices, including offices for doctors, dentists or drugless practitioners;

.3 a pharmacy; and,

.4 the following purposes shall not be permitted:

- .a an adult entertainment parlour
- .b an adult video store
- .c a massage or body rub parlour
- .d an amusement arcade

.5 supermarket and associated outdoor garden centre

12.2562.2 The lands shall be subject to the requirements and restrictions applicable under Exception 2700 and shall be subject to the following additional requirements and restrictions:

.1 Maximum Total Gross Floor Area to be devoted to offices for doctors, dentists or drugless practitioners shall not exceed 929 square metres.

.2 Maximum Total Gross Floor Area to be devoted to a pharmacy shall not exceed 1,858 square metres.

.3 Maximum Total Gross Floor Area to be devoted to offices for doctors, dentists or drugless practitioners and a pharmacy use, shall not exceed 2,787 square metres.

.4 Notwithstanding the definition of Retail Warehouse contained in PE-Exception 2700.3, a Maximum Total Gross Floor Area of 2,050 square metres may be occupied by individual retail warehouse uses that occupy a minimum gross floor area of 372 square metres for each single user.

.5 all lands zoned PE-Exception 2562 shall be treated as one property

.6 Maximum Gross Floor Area to be devoted to a Supermarket shall not exceed 3,325 square metres

.7 Notwithstanding the restrictions contained in Exception 2700, outside storage of goods or materials shall be permitted for an Outdoor Garden Centre approved in conjunction with a permitted supermarket use

.8 Parking — for all uses on site parking shall be provided at a rate of 1 space per 23 square metres of commercial gross floor area

12.2562.3 for the purposes of Exception 2562:

.1 PHARMACY shall mean a building or structure, or part thereof engaged in the business of the preparation and dispensing of medication prescribed by doctors and in the sale of non-prescribed medication that shall occupy at least twenty percent (20%) of the total gross commercial floor area and may also include non-pharmacy retail goods and services, such as groceries, cosmetics, a photo lab and a postal outlet.

12.2563 Exception 2563

12.2563.1 The lands shall only be used for the following purposes:

.1 the uses permitted in PE – Exception 2724

.2 the following purposes shall not be permitted:

- .a an adult entertainment parlour
- .b an adult video store
- .c a massage or body rub parlour
- .d an amusement arcade.

12.2563.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 9.0 metres

.2 Minimum Exterior Side Yard: 9.0 metres

.3 Minimum Lot Width: 30.0 metres

.4 Maximum Building Height: 17.5 metres

.5 Minimum Landscaped Open Space:

- .a a 3.0 metre wide landscaped open space area shall be provided abutting all roads except at approved access locations; and,
- .b a 9.0 metre wide landscaped open space area shall be provided abutting Airport Road except at approved access locations.

.6 the portion of the building facing Airport Road shall be used for office uses and shall have a minimum building height of 2 storeys and a minimum gross floor area of 1,394 square metres (15,0000 square feet) for such office uses.

.7 notwithstanding the provisions of Exception 2563.2(6), a minimum of 697 square metres (7,500 square feet) shall be occupied in conjunction with industrial uses.

12.2564 Exception 2564

12.2564.1 The lands shall only be used for the following purposes:

.1 Either

.a a townhouse dwelling;

.b purposes accessory to the other permitted purposes;

.2 Or:

.a an apartment dwelling;

.b purposes accessory to the other permitted purposes.

12.2564.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes permitted by Exception 2564.1(1) the requirements and restrictions of a R3H – Exception 2565 shall apply;

.2 The purposes permitted by Exception 2564.1(1) shall not be permitted until May 1, 2009.

.3 For the purposes permitted by Exception 2564.1(2) the following requirements and restrictions shall apply:

.a Maximum Building Height - 16 storeys

.b Minimum Building Setback to Highway 407, including the westbound on-ramp, shall be 14.0 metres

.c Maximum number of units: 366

.4 shall also be subject to the requirements and restrictions relating to the R3H zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 2564.2(3).

12.2565 Exception 2565

12.2565.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling; and,

.2 purposes accessory to the other permitted purposes.

12.2565.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Unit Width: 5.2 metres except for an end unit of a townhouse dwelling facing a public or private road the minimum unit width shall be 6.0 metres

.2 Minimum setback to Chinguacousy Road: 6.0 metres

.3 Minimum setback to all other lot lines: 7.0 metres

.4 Minimum setback to a front wall of a dwelling from a private road: 4.5 metres

.5 Minimum setback to the side wall of a dwelling from a private road: 2.1 metres

.6 Minimum setback to garage door from a private road: 6.0 metres

.7 Distance between buildings: minimum 3 metres shall be maintained between all buildings within the lot.

.8 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling unit.

.9 Minimum Building Setback to Mavis Road and Highway 407, including the westbound on-ramp, shall be 14.0 metres

.10 Maximum Building Height: 3 storeys except for an end unit of a townhouse dwelling facing a public or private road the maximum building height shall be two storeys

.11 Minimum Landscaped Open Space: 30% of the total lot area

.12 Maximum Lot Coverage: 35%

.13 Maximum number of units is 210

.14 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

.15 Parking: a minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage, plus an additional 0.3 parking spaces shall be provided in total for visitor/recreation purposes

12.2565.3 for the purposes of Exception 2565:

.16 The lands zoned R2 - Exception 2565 and R3H - Exception 2564 shall be treated as a single lot.

12.2566 Exception 2566

12.2566.1 The lands shall only be used for the following purposes:

.1 a street townhouse dwelling; and,

.2 purposes accessory to the other permitted purposes.

12.2566.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 156 square metres per dwelling unit
- .b Corner Lot: 234 square metres per dwelling unit

.2 Minimum Lot Depth: 26.0 metres;

.3 Maximum Building Height: 3 storeys;

.4 Minimum Landscaped Open Space: 35% of the front yard

.5 Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room;

.6 No more than 8 dwelling units shall be attached;

.7 The following provisions shall apply to garages:

- .a the maximum cumulative garage door width per dwelling unit shall be:
  - .i 2.5 metres if the lot width for a particular unit is less than 8.2 metres but greater than or equal 6.0 metres
- .b the maximum interior garage width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 8.2 metres but greater than or equal to 6.0 metres

.8 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling unit for the particular unit.

.9 The maximum driveway width shall not exceed the width of the garage.

.10 Porches and balconies may project a maximum of 1.5 metres into the front yard, exterior side yard or rear yard;

12.2566.3 for the purposes of Exception 2566:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 2566.2.

12.2567 Exception 2567

12.2567.1 The lands shall only be used for the following purposes:

.1 garden centre sales establishment;

.2 sale of farm implements, including the sale and service of tractors, lawn mowers, and other similar power equipment; and

.3 the sale and storage of fertilizer and farm control chemicals.

12.2567.2 The lands shall be subject to the following requirements and restrictions:

.1 all front, side and rear yards shall be as shown on Figure 1;

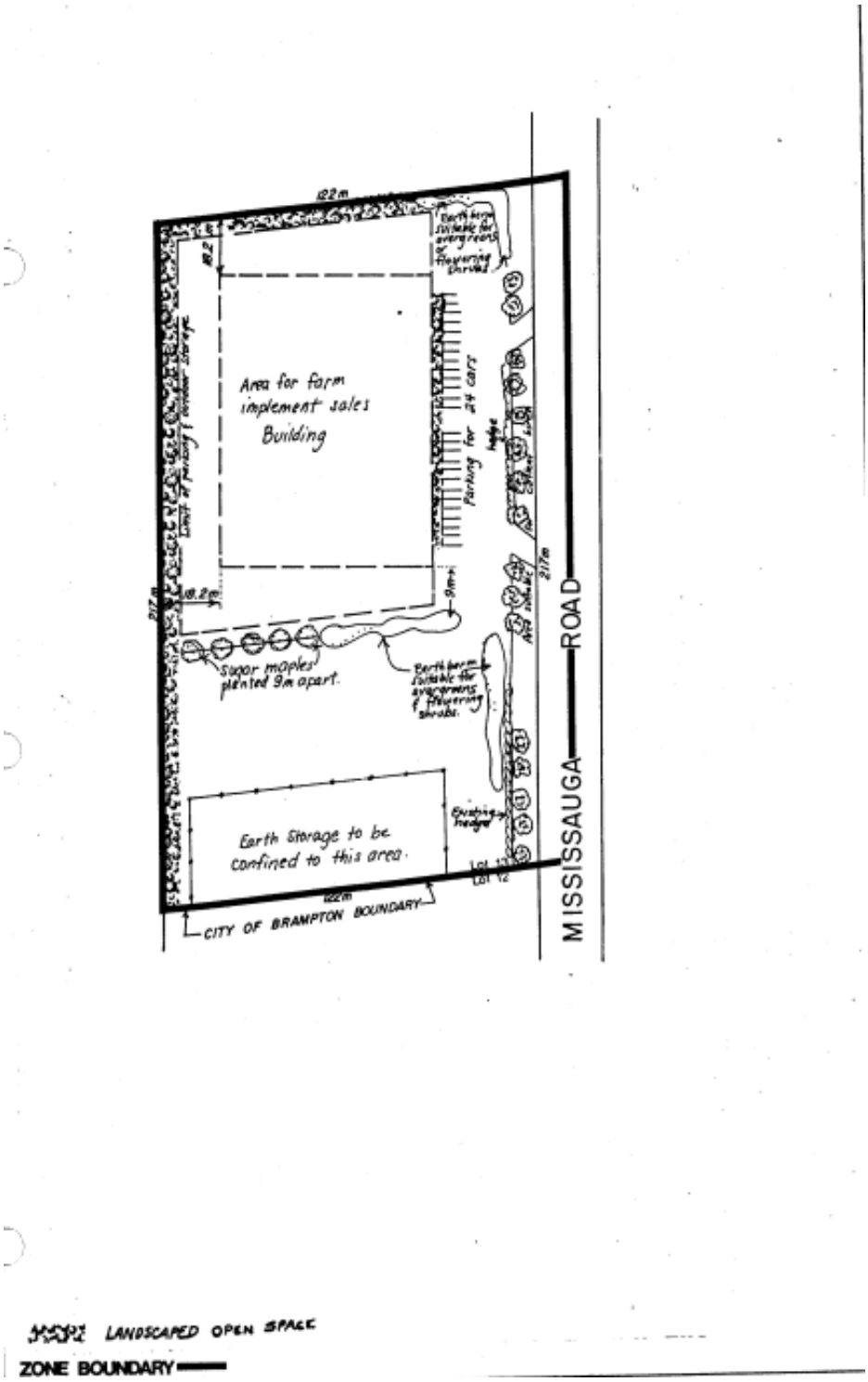
.2 a farm implement sales building shall be permitted in the area shown as "Area for farm implement sales building" on Figure 1;

.3 parking spaces shall be provided as and where shown on Figure 1;

.4 earth storage shall be confined to the area outlined for this purpose on Figure 1; and

.5 Landscaped Open Space shall be provided in areas shown as "Landscaped Areas" on Figure 1.

Figure 1


Area for farm implement sales Building
Parking for 24 cars
Sugar maples planted 9m apart.
Earth berm suitable for evergreens & flowering shrubs.
Earth storage to be confined to this area.
MISSISSAUGA ROAD
CITY OF BRAMPTON BOUNDARY
LANDSCAPED OPEN SPACE
ZONE BOUNDARY

12.2568 Exception 2568

12.2568.1 The lands shall only be used for the following purposes:

.1 a gas bar;

.2 a motor vehicle washing establishment;

.3 only in conjunction with a gas bar, a convenience store which may include the preparation of food to be offered for sale to the public and a drive-through facility;

.4 purposes accessory to the other permitted purposes

12.2568.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth (Mississauga Road): 15.0 metres, except for a community entry feature which may be located at zero metres along the visibility triangle;

.2 Minimum Exterior Side Yard Width (Hallstone Road): 15.0 metres, except for a community entry feature which may be located at zero metres along the visibility triangle;

.3 Minimum Rear Yard Depth: 1.5 metres;

.4 the Maximum Gross Floor Area for a convenience store shall be 270.0 square metres of which a food service area shall not exceed a floor area of 70 square metres;

.5 fuel pump islands and associated canopies shall be located a minimum of 11.5 metres from street lot lines;

.6 no underground or aboveground fuel tanks, intake valves or fume exhaust outlets shall be located in the required minimum front yard depth or the required minimum exterior side yard width;

.7 Minimum Landscaped Open Space:

- .a 4.5 metres abutting any lot line abutting a street, except at approved accesses;
- .b 6.0 metres abutting the visibility triangle;
- .c 1.5 metres abutting the rear property line;
- .d 3.0 metres abutting the interior side yard property line;

.8 Outside Storage: no outside storage shall be permitted

12.2569 Exception 2569

12.2569.1 The lands shall only be used for the following purposes:

.1 the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;

.2 retail sales, offices, and other purposes accessory to the purposes permitted by Exception 2569.1(1);

.3 offices other than offices for health care practitioners or realtors.

.4 motor vehicle repair; and,

.5 motor vehicle accessories installation.

12.2569.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Floor Area used for all accessory purposes shall not exceed 25% of the total gross floor area;

.2 the Gross Floor Area used for any accessory offices permitted by Exception 2569.1(2) in connection with another permitted purpose shall not exceed 10% of the gross floor area used for that permitted purpose;

.3 the Gross Floor Area used for all offices permitted by Exception 2569.1(3) shall not exceed 700 square metres;

.4 minimum parking facilities shall be provided as follows:

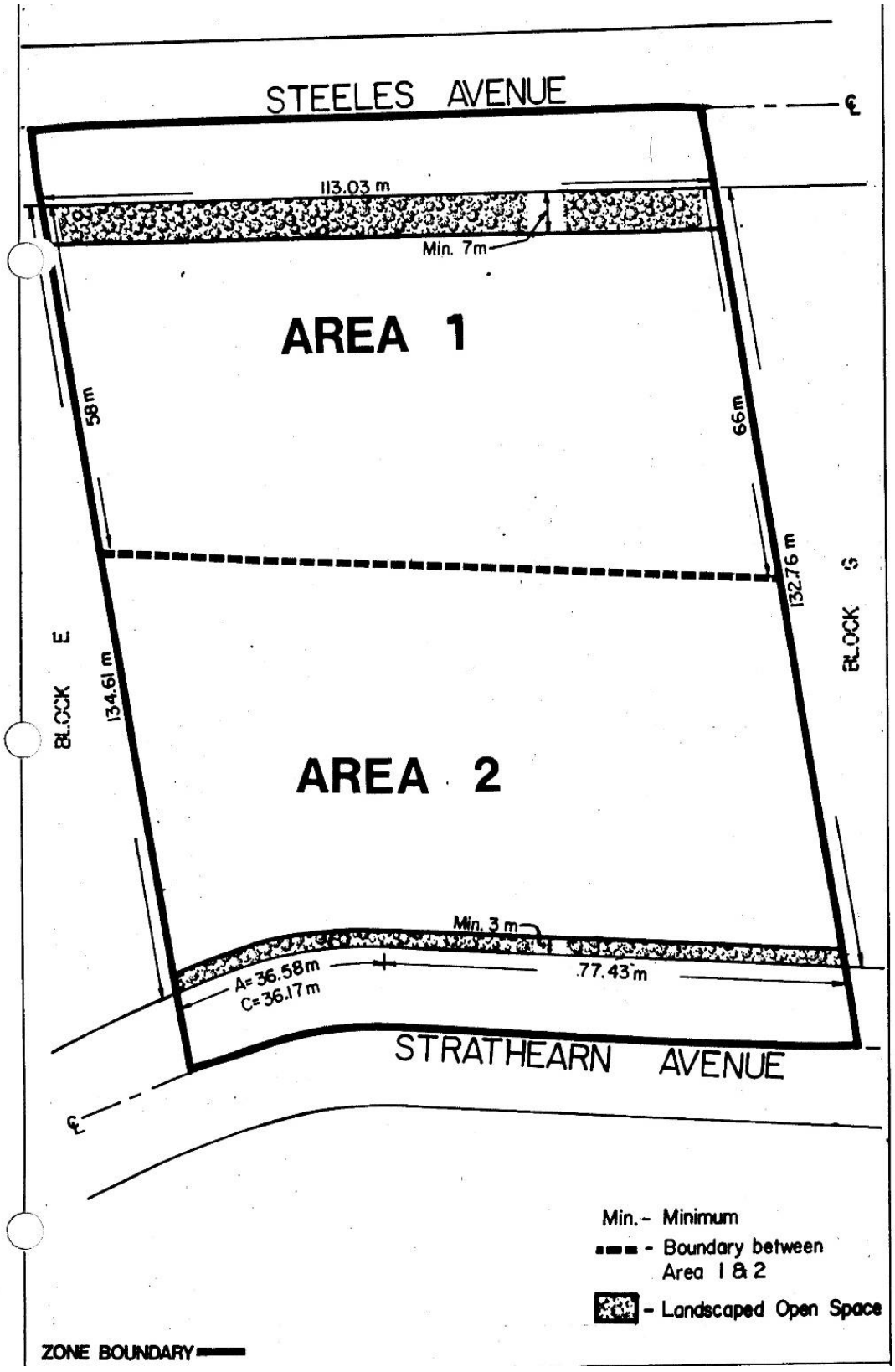
- .a for the purposes permitted by Exception 2569.1(1), one parking space for every 45 square metres of gross floor area;
- .b for the purposes permitted by Exception 2569.1(2), one parking space for every 19 square metres of gross floor area;
- .c for the purposes permitted by Exception 2569.1(3), one parking space for every 31 square metres of gross floor area.
- .d for the purposes permitted by Exceptions 2569.1(4) and (5), one parking space for every 18 square metres of gross floor area (50 percent of the required parking spaces may be tandem parking spaces).

.5 Landscaped Open Space, at least 7 metres in width, shall be provided and maintained in the rear yard, as shown on Figure 1 - Exception 2569.

.6 retail sales associated with the purposes permitted by Exceptions 2569.1(4) and (5) shall not exceed 25% of the total gross floor area;

.7 outdoor repair or outdoor installation of motor vehicle accessories shall not be permitted.

Figure 1


STEELES AVENUE
113.03 m
Min. 7m
AREA 1
58 m
66 m
132.76 m
BLOCK E
134.61 m
BLOCK G
AREA 2
Min. 3 m
A=36.58m
C=36.17m
77.43m
STRATHEARN AVENUE
Min.- Minimum
- Boundary between Area 1 & 2
- Landscaped Open Space
ZONE BOUNDARY

12.2570 Exception 2570

12.2570.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2570.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 8 metres

12.2571 Exception 2571

12.2571.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2571.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 525 square metres

.b Corner Lot: 630 square metres

.2 Minimum Lot Depth: 35 metres

.3 Minimum Interior Side Yard Width: 1.2 metres

12.2572 Exception 2572

12.2572.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2572.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 405 square metres
- .b Corner Lot: 495 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.5 metres
- .b Corner Lot: 16.5 metres

.3 Minimum Interior Side Yard Width: 1.2 metres

12.2573 Exception 2573

12.2573.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1.

12.2573.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 1.2 metres

12.2574 Exception 2574

12.2574.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R3L.

12.2574.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 4 storeys

.2 Maximum Lot Coverage: 25 percent

.3 Minimum Landscaped Open Space: 50 percent of the lot area.

12.2575 Exception 2575

12.2575.1 The lands shall only be used for the following purposes:

.1 the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop as a principle or accessory use;

.2 a printing establishment;

.3 a warehouse;

.4 a research and development facility;

.5 an office;

.6 a day nursery;

.7 a retail outlet operated in connection with a particular purpose permitted, provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,

.8 purposes accessory to the other permitted uses.

12.2575.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 9 metres;

.2 Minimum Rear Yard Depth: 6 metres;

.3 Minimum Setback to Natural System (NS) zone: 10 metres;

.4 Minimum Landscaped Open Space in the front yard: 50% of the required front yard depth;

.5 Minimum Lot Area: 4.5 hectares;

.6 Maximum Floor Area of an office not associate with another permitted use: 25,359 square metres;

.7 Loading Facilities shall be setback a minimum of 35 metres from the front lot line;

.8 Overhead Drive-in Doors shall be located a minimum of 20 metres from the front lot line.

12.2575.3 for the purposes of Exception 2575

.1 shall also be subject to the requirements and restrictions of the PE zone and the general provisions of this by-law not in conflict with those set out in Exception 2575.2.

12.2576 Exception 2576

12.2576.1 The lands shall only be used for the following purposes:

.1 one apartment dwelling only;

.2 townhouse dwellings; and

.3 purposes accessory to the other permitted purposes.

12.2576.2 The lands shall be subject to the following requirements and restrictions:

.1 For an apartment dwelling:

- .a Maximum Density: 100 units per hectare
- .b Maximum Lot Coverage: 25 percent
- .c Maximum Building Height: 18 storeys
- .d the Minimum Distance between a lot line and an apartment dwelling shall be 10 metres or 1/2 the height of the apartment dwelling, whichever is the greater
- .e the Minimum Distance between an apartment dwelling and a townhouse dwelling shall be half of the sum of the height of the apartment dwelling and the height of the townhouse dwelling
- .f Minimum Landscaped Open Space: 50 percent

.2 For townhouse dwellings:

- .a Maximum Number of Dwelling Units: 50 units per hectare
- .b Maximum Coverage: 25 percent
- .c Minimum Street Line Setback shall be 9 metres
- .d the Minimum Distance of a townhouse dwelling from a privately owned roadway shall be 4.6 metres, provided that the front of any garage or carport shall be at least 6 metres from a privately owned roadway
- .e Minimum Landscaped Open Space: 40 percent
- .f Maximum Building Height: 3 storeys
- .g the Minimum Distance between the townhouse dwellings shall be as follows:
  - .i between two exterior walls which contain no windows to habitable rooms: 3 metres
  - .ii between two exterior walls of which only one contains windows to habitable rooms: 7.6 metres

.iii between two exterior walls, both of which contain windows to habitable rooms: 15 metres

.iv where there is a driveway or privately owned roadway between two exterior walls, the minimum distance between the two exterior walls shall be increased by the width of any driveway or privately owned roadway running between such walls.

.3 the maximum number of dwelling units shall be 208 dwelling units.

12.2577 Exception 2577

12.2577.1 The lands shall only be used for the following purposes:

.1 those permitted purposes in Exception 2623.1 excluding 2623.1(5) and related restrictions on ancillary light manufacturing and repairing and assembly of finished goods;

.2 a warehouse;

.3 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding:

- .a a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- .b a transport terminal;
- .c a taxi or bus station;
- .d motor vehicle parts or boat parts sales establishment;
- .e a salvage, junk, scrap, or bulk storage yard;
- .f outdoor storage of intermodal containers on chassis;
- .g outdoor storage as a primary use;
- .h parking lot.

.4 Accessory:

- .a an associated educational use;
- .b an associated office;
- .c a retail outlet operated in connection with a particular purpose permitted by Exceptions 2577.1(2) and 2577.1(3), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,
- .d purposes accessory to the other permitted purposes.

12.2577.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.8 hectares;

.2 Minimum Lot Width: 60 metres;

.3 Minimum Front Yard Depth: 6.0 metres;

.4 Minimum Interior Side Yard Width: 3.0 metres;

.5 Minimum Exterior Side Yard Width: 6.0 metres;

.6 Minimum Rear Yard Depth: 6.0 metres;

.7 Minimum Lot Depth: 45 metres;

.8 minimum building setback to Highway 407 and transitway right-of-way shall be 14.0 metres;

.9 minimum building setback to a Natural System zone shall be 5 metres

.10 Maximum Building Height: none

.11 Minimum Building Height: 9.5 metres;

.12 Minimum Landscaped Open Space, except at approved driveway locations:

.a a width of 6.0 metres along Mississauga Road;

.b a width of 3.0 metres along a lot line abutting a public street; and,

.c no landscaped open space is required along a lot line that abuts an OC or PE zone boundary

.13 uses permitted in Exception 2623.1(6) shall be limited to a maximum of 20 percent of the office building's gross floor area;

.14 uses permitted in Exception 2623.1(1) not be less than the lesser of:

.a 10% of the gross floor area;

.b 50% of the Mississauga Road building frontage; or

.c 1,858 square metres;

.15 uses permitted in Exception 2623.1(8) shall be subject to the requirements and restrictions contained within the NS zone category;

.16 the openings for waste disposal, service and loading facilities of any buildings shall not face Mississauga Road, and otherwise, shall be screened from any other public street;

.17 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be screened with an enclosure constructed from materials that are compatible with the main building;

.18 no outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted accessory to or in association with any of the permitted uses;

.19 an adult entertainment parlour or an adult videotape store shall not be permitted;

12.2577.3 for the purposes of Exception 2577:

.1 shall also be subject to the requirements and restrictions of the OC zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2577.2.

.2 CONFERENCE CENTRE shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room

facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

.3 OUTDOOR STORAGE shall mean outside areas permitted for the purpose of storing goods and materials, but shall exclude the temporary parking of trucks and trailers not actively engaged in the process of loading and unloading goods and materials.

12.2578 Exception 2578

12.2578.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.2578.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 291 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 9.7 metres
- .b Corner Lot: 11.5 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 the following provisions apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 metres;
  - .ii 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
  - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.26 metres;

.iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;

.b the garage door width may be widened an extra 0.6 metres if the font of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.2580 Exception 2580

12.2580.1 The lands shall only be used for the following purposes:

.1 the manufacturing, cleaning, packaging, processing, repairing, distributing, and servicing of goods and materials within an enclosed building, but excluding a motor vehicle repair shop and motor vehicle body shop as a principal or accessory use;

.2 a warehouse;

.3 a parking lot;

.4 an associated educational purpose;

.5 an associated office; and,

.6 purposes accessory to the other permitted purposes.

12.2580.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback from Highway 407: 13.7 metres;

.2 a minimum 3.0 metre wide landscaped open space area shall be provided along the Highway 407 right-of-way;

.3 Minimum Lot Width: 0 metres

12.2581 Exception 2581

12.2581.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the OS zone.

12.2581.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Lot Coverage: 10 percent.

12.2582 Exception 2582

12.2582.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;

.b a parking lot;

.c a printing establishment; and

.d a warehouse.

.2 Non-Industrial:

.a a dining room restaurant, convenience restaurant or take-out restaurant;

.b a dry cleaning and laundry distribution station;

.c a printing or copying establishment;

.d a retail establishment having no outside storage;

.e a banquet facility; and

.f offices other than an office for any health care practitioner or realtor.

.3 Accessory:

.a an accessory building, provided that it is not used for human habitation;

.b an educational purpose accessory to a permitted industrial purpose; and

.c purposes accessory to the other permitted purposes.

12.2583 Exception 2583

12.2583.1 The lands shall only be used for the following purposes:

.1 gas bar;

.2 only in conjunction with a gas bar, a retail establishment having no outside storage;

.3 purposes accessory to the other permitted purposes.

12.2583.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 60.5 metres

.2 Minimum Lot Depth: 60.5 metres

.3 Maximum Height of building: 1 storey

.4 Maximum Gross Floor Area for a building other than for a garbage and refuse enclosure: 93 square metres

.5 Minimum Landscaped Open Space:

- .a front yard: 20 percent of the required yard area and a minimum depth of 3 metres
- .b exterior side yard: 50 percent of the required yard area and a minimum depth of 3 metres
- .c other yards: no minimum requirement

.6 garbage and refuse containers shall be located in a totally enclosed area or structure.

12.2584 Exception 2584

12.2584.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by section GC Zone;

12.2584.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Landscaped Open Space:

.a except at approved driveway locations, landscaped open space having a minimum width of 5 metres (16.4 feet) shall be provided and maintained abutting Steeles Avenue and Mavis Road;

.b except at approved driveway locations, landscaped open space having a minimum width of 5 metres (16.4 feet) shall be provided and maintained along all other public roads abutting or traversing the site;

.c landscaped open space having a minimum width of 3.0 metres (9.8 feet) shall be provided and maintained along the southerly property line abutting the R1 – Exception 2603 zone.

.2 all garbage and refuse storage areas including containers for recycling materials shall be located within a building.

.3 no outside storage of goods, materials or machinery shall be permitted.

12.2585 Exception 2585

12.2585.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.2585.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 291 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 9.7 metres
- .b Corner Lot: 11.5 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres

.6 Minimum Rear Yard Depth: 7.5 metres

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 the following provisions apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres if the lot width for a particular unit is less than 10 metres;
  - .ii 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
  - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.26 metres;

.iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;

.b the garage door width may be widened an extra 0.6 metres if the font of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.10 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.2586 Exception 2586

12.2586.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.2586.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 366 square metres

.2 Minimum Lot Width:

.a Interior Lot: 12.2 metres

.b Corner Lot: 14.0 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 the following provisions apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door width may be widened an extra 0.6 metres if the font of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.

.10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.

12.2587 Exception 2587

12.2587.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a group home;

.3 a home occupation;

.4 the keeping and training of horses;

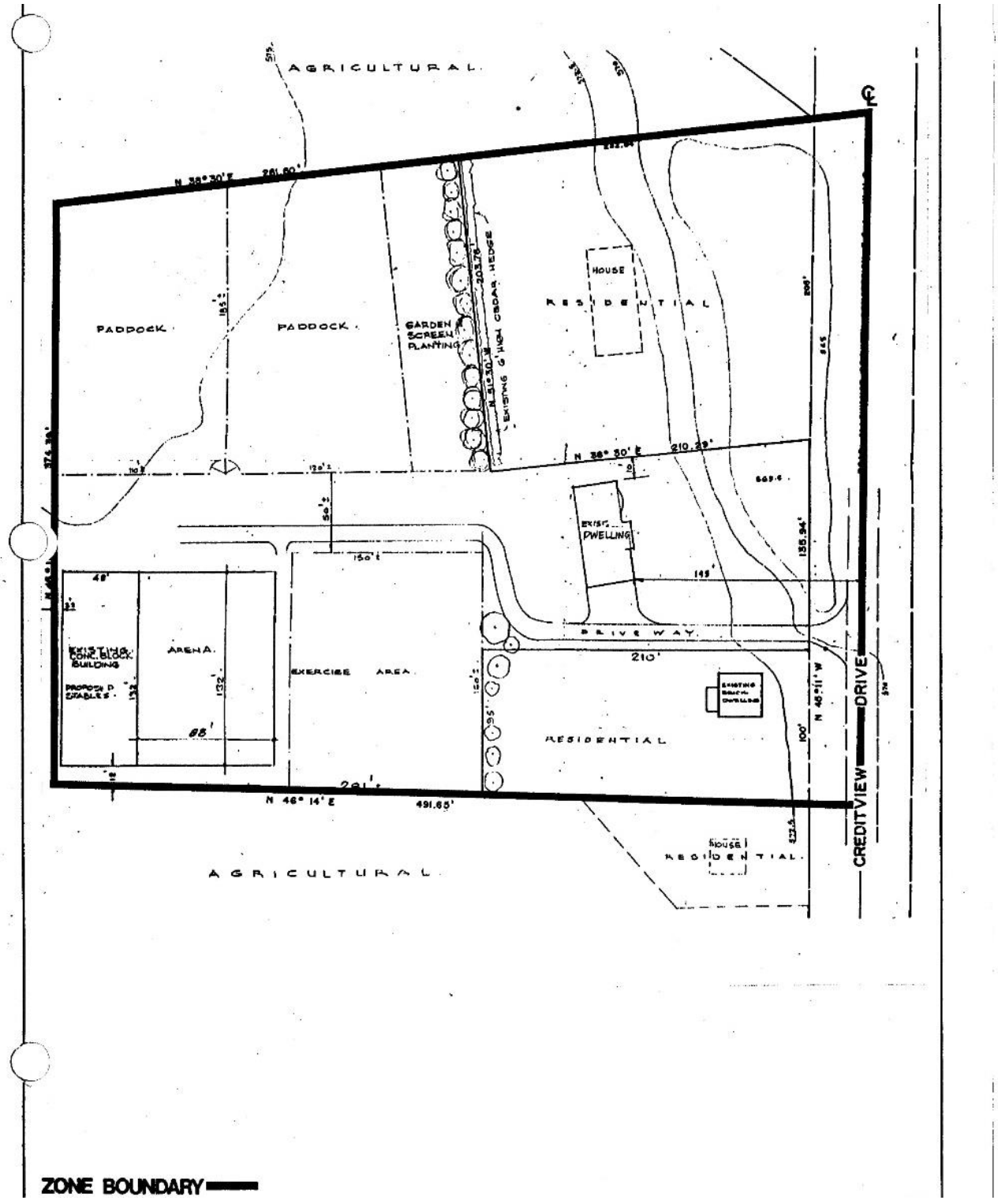
.5 a horse riding school or riding camp, and

.6 purposes accessory to the other permitted purposes.

12.2587.2 The lands shall be subject to the following requirements and restrictions:

.1 the buildings shown as "Existing Concrete Block Building", "Arena" and "Existing Dwelling" may only be located within the areas so identified on Figure 1 - Exception 2587.

Figure 1


AGRICULTURAL
PADDOCK
PADDOCK
GARDEN SCREEN PLANTING
EXISTING 6' HIGH CEDAR HEDGE
HOUSE
RESIDENTIAL
EXIST. DWELLING
DRIVEWAY
ARENA
EXERCISE AREA
EXIST. CONC. BLOCK BUILDING
PROPOSED STABLES
RESIDENTIAL
AGRICULTURAL
HOUSE
RESIDENTIAL
CREDITVIEW DRIVE
ZONE BOUNDARY

12.2588 Exception 2588

12.2588.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the RH zone.

12.2588.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Centre Line Setback: 19 metres

.2 Minimum Width for northerly side yard: 3 metres

12.2589 Exception 2589

12.2589.1 The lands shall only be used for the following purposes:

.1 a garden centre sales establishment;

.2 a sporting goods sales establishment;

.3 offices, and

.4 purposes accessory to the other permitted purposes.

12.2589.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 7.5 metres

.2 Maximum Gross Commercial Floor Area: 930 square metres

.3 Minimum Lot Width: 90 metres

.4 Minimum Front Yard Setback from the centre line of Dixie Road: 50 metres

.5 Minimum Side Yard Width: 10 metres, but the combined total width of both side yards shall not be less than 60 metres

.6 Minimum Landscaped Open Space: 50 percent of the lot area, including a strip at least 10 metres wide along the front lot line, except where the driveway is located

.7 Minimum Building Setback from the top-of-bank as defined by the Toronto and Region Conservation Authority: 10 metres

12.2590 Exception 2590

12.2590.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2590.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 25 metres

.2 Minimum Centre Line Setback: 32 metres

.3 Minimum Interior Side Yard Width: 1.2 metres

12.2591 Exception 2591

12.2591.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone:

12.2591.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a Interior Lot: 420 square metres
- .b Corner Lot: 500 square metres

.2 Minimum Lot Width

- .a Interior Lot: 14 metres
- .b Corner Lot: 17 metres

.3 Minimum Interior Side Yard Width: 1.2 metres

12.2592 Exception 2592

12.2592.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone:

12.2592.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- .a the width of the side yard abutting a walkway or an OS zone shall always be at least 1.2 metres
- .b the side yard with minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard (of an adjacent lot) which is 1.2 metres or greater in width.
- .c the minimum distance between two detached dwellings shall not be less than 1.2 metres
- .d where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall
- .e where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 3.10.1 may project into the yard shall not exceed 35 centimetres

12.2593 (ONTARIO REGULATION 357/24 – ZONING ORDER – CITY OF BRAMPTON)

1. The lands shall only be used for the following purposes:

.1 The residential uses permitted by section 18.1.1 of the former City of Brampton zoning by-law 270-2004, as amended.

.2 The commercial uses permitted by section 28.1.1 of the former City of Brampton zoning by-law 270-2004, as amended.

.3 The institutional uses permitted by section 43.2.1 of the former City of Brampton zoning by-law 270-2004, as amended.

.4 The temporary uses permitted by the general provisions of the zoning by-law.

.5 A public park.

.6 A privately-owned public space that is made publicly accessible by means of an agreement entered into between the property owner and the municipality under the Act.

2. The lands shall be subject to the following requirements and restrictions:

.1 The maximum floor space index is 5.16.

.2 The maximum number of dwelling units is 1,300 units.

.3 There is no minimum lot area requirement.

.4 McLaughlin Road is the front lot line.

.5 The minimum lot width is 200 metres.

.6 There is no minimum lot depth or lot coverage requirement.

.7 The maximum building height is 35 storeys.

.8 The maximum total gross floor area is 97,500 square metres.

.9 The minimum non-residential gross floor area is 2,500 square metres.

.10 The minimum distance between any portions of buildings above 8 storeys is 25 metres.

.11 Minimum setbacks from the northern lot line abutting Steeles Avenue West are the following:

- .a 3 metres for the first five storeys.
- .b 6 metres for any portion of the building above five storeys.

.12 Minimum setbacks from the eastern lot line abutting McLaughlin Road are the following:

- .a 3 metres for the first five storeys.
- .b 6 metres for any portion of the building above five storeys.

.13 Minimum setbacks from the western lot line are the following:

.a 7 metres for the first two storeys.

.b 7.5 metres for the first three storeys.

.c 10.5 metres for the first four storeys.

.d 13.5 metres for the first five storeys.

.e 16.5 metres for any portion of the building above six storeys.

.14 Minimum setbacks from the southern lot line are the following:

.a 7.5 metres for the first five storeys.

.b 9.5 metres for any portion of the building above six storeys.

.15 The maximum permitted encroachment of a balcony or patio into any required yard is 2 metres but not less than 0.6 metres to any lot line.

.16 Parking spaces shall be provided in accordance with the following:

.a A maximum of one parking space for each dwelling unit.

.b A minimum of 0.27 parking spaces for visitors and non-residential uses per dwelling unit.

.c A minimum of 0.5 long-term bicycle parking spaces for each dwelling unit.

.d A minimum of 0.1 short-term bicycle parking spaces per dwelling unit.

.17 There is no minimum landscaped open space requirement.

.18 The minimum public park area is 1,400 square metres.

.19 A minimum of three loading spaces shall be provided.

12.2594 Exception 2594

12.2594.1 The lands shall only be used for the following purposes:

.1 a religious institution;

.2 purposes accessory to the permitted use including educational purposes, a detached residential dwelling (manse) and a day nursery; or

.3 those purposes permitted in the R2 – Exception 2777 zone.

12.2594.2 The lands shall be subject to the following requirements and restrictions:

.1 for those purposes permitted in Exception 2594.1(1) and Exception 2594.1(2):

- .a Minimum Setback from Steeles Avenue West: 16.5 metres for the main building, and 7.6 metres for accessory structures;
- .b Minimum Setback from any Open Space (OS) zone: 5.0 metres;
- .c Minimum Setback from any Residential Zone: 7.6 metres, except a Residential Dwelling (Manse) may be setback a minimum of 3.0 metres;
- .d Maximum Building Height of a Residential Dwelling (Manse): 11.0 metres;
- .e Maximum Gross Floor Area, excluding the basement floor area, or a Residential Dwelling Unit (Manse): 190 square metres;
- .f Maximum Gross Floor Area of the main place of worship building: 600 square metres
- .g Maximum Lot Coverage: none
- .h Parking on site shall be provided as follows:
  - .i a minimum of 1 space for each 6.5 square metres of gross floor area of the main building
  - .ii a minimum of 1 space for the residential dwelling unit (Manse)

.2 for those purposes in Exception 2594.1(3):

- .a the requirements and restrictions of the R2 – Exception 2777 zone

12.2595 Exception 2595

12.2595.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone:

12.2595.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a interior lot: 540 square metres
- .b corner lot: 585 square metres

.2 Minimum Lot Width:

- .a interior lot: 18 metres
- .b corner lot: 19.5 metres

12.2596 Exception 2596

12.2596.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone:

12.2596.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a interior lot: 390 square metres
- .b corner lot 453 square metres

.2 Minimum Lot Width:

- .a interior lot: 13 metres
- .b corner lot: 15.1 metres

.3 Minimum Lot Depth:

- .a 25 metres for a lot with the front lot line abutting the turning circle of a cul-de-sac
- .b 30 metres in all other cases

.4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:

- .a the width of the side yard abutting a walkway, OS, P I1 or I2 Zone shall always be at least 1.2 metres
- .b the minimum distance between two detached dwellings shall not be less than 2.1 metres
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

12.2596.3 for the purposes of Exception 2596:

.1 Rear Lot Line shall mean the lot line furthest from the front lot line.

12.2597 Exception 2597

12.2597.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone:

12.2597.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a interior lot: 370 square metres
- .b corner lot: 430 square metres

.2 Minimum Lot Width:

- .a interior lot: 12 metres
- .b corner lot: 14.1 metres

.3 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that:

- .a the width of the side yard abutting a walkway shall always be at least 1.2 metres
- .b the minimum distance between two detached dwellings shall not be less than 2 metres
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

12.2598 Exception 2598

12.2598.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone:

12.2598.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a interior lot: 270 square metres
- .b corner lot: 333 square metres

.2 Minimum Lot Width:

- .a interior lot: 9 metres
- .b corner lot: 11.1 metres

12.2599 Exception 2599

12.2599.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R3H Zone

12.2599.2 Shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth for:

- .a main building: 20 metres
- .b gatehouse: 6 metres

.2 Minimum Rear Yard Depth: 13.72 metres or 1/2 the height of the building, whichever is greater

.3 Maximum Building Height: 18 storeys

.4 Maximum Density: 100 units per hectare

.5 Minimum Distance between an underground garage and a lot line:

- .a front lot line and side lot line: 3 metres
- .b rear lot line: 13.72 metres

.6 Minimum Distance between an underground garage ramp and a lot line

- .a front lot line and side lot line: 9 metres
- .b rear lot line: 13.72 metres

12.2600 Exception 2600

12.2600.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone:

12.2600.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 600 square metres

.2 Minimum Lot Width: 24 metres

.3 Minimum Lot Depth: 24 metres

12.2601 Exception 2601

12.2601.1 The lands shall only be used for the following purposes:

.1 only be used for the purposes permitted in an HC zone.

12.2601.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a Commercial zone, the minimum interior side yard width may be 0 metres.

.2 Minimum Rear Yard Depth: 6 metres, except that where the rear yard abuts a commercial zone, the minimum rear yard depth shall be 0 metres.

.3 shall be subject to the following requirements and restrictions for all uses permitted in GC Zone:

- .a Minimum Lot Width: 45 metres
- .b Minimum Lot Depth: 45 metres
- .c Minimum Front Yard Depth: 15 metres
- .d Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a commercial zone, the minimum interior side yard width shall be 0 metres.
- .e Minimum Exterior Side Yard Width: 6 metres
- .f Minimum Rear Yard Depth: 6 metres, except that where the rear yard abuts a commercial zone, the minimum rear yard depth shall be 0 metres.
- .g Maximum Building Height: 2 storeys
- .h all gasoline pump islands and related canopies shall be located a minimum of 6 metres from any street line and a minimum of 7.5 metres from any lot line adjoining a residential zone. In the case of a corner property, the gasoline pump islands shall be located at a minimum distance of 3 metres back from a straight line between two points, each on a lot line abutting a street, and each such point being 15 metres back from the actual or projected intersection of the said lot lines.
- .i entrance and exit ramps shall be a minimum of 7.5 metres in width, measured perpendicular to the centre line of the ramp, and all entrance and exit ramps shall be located a minimum of 15 metres from any intersecting road right-of-way. The minimum distance between ramps shall be 10.5 metres.
- .j on-site waiting spaces behind the fuelling area shall be provided in the ratio of 1 waiting space for every 2 fuelling hoses, and in any event a minimum of 4 waiting spaces shall be provided. All waiting spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leaves the lot.

.k for each motor vehicle washing establishment there shall be provided 10 waiting spaces arranged on the lot so as to provide continuous access to the entrance of the motor vehicle washing establishment.

.l the minimum size of a waiting space shall be 2.75 metres by 6 metres.

.m open areas of land located between ramps or between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs, flower beds or a combination thereof, to produce an ornamental surface treatment, provided no such plantings shall obstruct the view of automobile drivers traveling on adjacent streets or entering or leaving the lot.

.n where the lot adjoins any residential zone or existing residential areas, opaque fencing, not less than 1.8 metres in height, shall be provided and maintained.

.o no underground or above-ground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to any residential zones.

.p Minimum Landscaped Open Space:

.i except at approved driveway locations, landscaped open space having a minimum width of 5 metres (16.4 feet) shall be provided and maintained abutting Steeles Avenue and Mavis Road;

12.2602 Exception 2602

12.2602.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone.

12.2602.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 201 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 20.1 metres per lot, and 6.7 metres per dwelling unit
- .b Corner Lot: 21.9 metres per lot, and 8.5 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 meters to the front of the garage door.

.5 Minimum Rear Yard Depth: 10.0 metres where the rear year is adjacent to the Orangeville-Brampton Railway rightof-way; and,

.6 Minimum Interior Side Yard Width: 1.2 metres, except along a common wall lot line where the setback may be 0.0 metres;

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage door faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres.

.8 Maximum Lot Coverage: none;

.9 the following provision shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be
  - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres;
  - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 7 metres;
  - .iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.
- .b the maximum garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- .d no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.10 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

12.2603 Exception 2603

12.2603.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.2603.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 201 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 16.8 metres per lot, and 8.4 metres per dwelling unit
- .b Corner Lot: 18.6 metres per lot, and 10.2 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 meters to the front of the garage door.

.5 Minimum Rear Yard Depth:

- .a 7.5 where the rear property line abuts a GC Zone;
- .b 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provision shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be 3.7 metres;

.b the maximum garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres.

12.2604 Exception 2604

12.2604.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by PE Zone of this by-law.

12.2604.2 The lands shall be subject to the following requirements and restrictions:

.1 a Landscaped Open Space Area, a minimum of 3 metres in width, shall be provided along the rear lot line.

12.2605 Exception 2605

12.2605.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R3H Zone

.2 a gatehouse

12.2605.2 That the following uses be prohibited:

.1 Minimum Lot Area: 1.7 hectares

.2 Minimum Front Yard Depth: 30 metres

.3 Minimum Side Yard Width: 30 metres

.4 Minimum Rear Yard Depth: 30 metres

.5 Maximum Density: 113.15 units per hectare or 198 dwelling units, whichever is the greater

.6 Maximum Building Height: 20 storeys

.7 Maximum Lot Coverage: 20%

.8 Minimum Landscaped Open Space: 60%

.9 Minimum Street Line Setback for underground garage structure: 3 metres

.10 Minimum Distance between a ramp and a side or rear lot line: 6 metres

.11 Minimum Number of Parking Spaces: as determined in accordance with section 4.1, of which a maximum of 51 spaces may be tandem parking spaces.

.12 a gatehouse:

- .a may not exceed one storey in height
- .b may not be used for human habitation, and
- .c shall be at least 8 metres from any lot line.

12.2606 Exception 2606

12.2606.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.2606.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 264 square metres

.b Corner Lot: 307 square metres

.2 Minimum Lot Width:

.a Interior Lot: 11 metres

.b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

.a 0.6 metres, provided that the combined total of the interior side yards is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

.a 40 percent of the minimum front yard area;

.b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5;

.b the maximum garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit; `

.c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

12.2607 Exception 2607

12.2607.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone:

12.2607.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a interior lot: 540 square metres

.i corner lot: 630 square metres

.2 Minimum Lot Width:

.a interior lot: 18 metres

.b corner lot: 21.0 metres

12.2608 Exception 2608

12.2608.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone:

12.2608.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a interior lot: 420 square metres

.b corner lot: 510 square metres

.2 Minimum Lot Width:

.a interior lot: 13 metres

.b corner lot: 16 metres

.3 Minimum Interior Side Yard Width: 1.2 metres

12.2608.3 for the purposes of Exception 2608:

.1 Rear Lot Line shall mean the lot line opposite to and furthest from the front lot line.

12.2609 Exception 2609

12.2609.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by LC Zone:

12.2609.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 1 storey

.2 Minimum Landscaped Open Space:

- .a 15% of the lot area
- .b 20% of the minimum required front yard area
- .c Minimum Width abutting a residential zone: 3 metres, and
- .d Minimum Width abutting a road allowance or a 0.3 metre reserve: 3 metres

.3 a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone;

.4 Minimum Distance Separation between a restaurant and a residential zone: 50 metres

.5 garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building

.6 garbage and refuse containers for all other uses shall be completely enclosed and shall not be located closer than 9 metres to any residential zone,

.7 no amusement devices shall be permitted, and,

.8 no outside storage or display of goods shall be permitted

12.2610 Exception 2610

12.2610.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.2610.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 307 square metres

.2 Minimum Lot Width:

.a Interior Lot: 12.8 metres

.b Corner Lot: 14.6 metres

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

.a 0.6 metres, provided that the combined total of the interior side yards is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

.a 40 percent of the minimum front yard area;

.b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

.a the maximum garage door width shall be 5.5 metres;

.b the garage door may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.2611 Exception 2611

12.2611.1 The lands shall only be used for the following purposes:

.1 a gas bar;

.2 a service station;

.3 a dining room restaurant, a convenience restaurant, a take-out restaurant;

.4 a community club;

.5 a tool equipment and rental establishment;

.6 only in conjunction with a service station, a retail establishment having no outside storage; a convenience store, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company;

.7 an animal hospital; and,

.8 purposes accessory to the permitted purposes.

12.2611.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 42 metres

.2 Maximum Building Height: 1 storey

.3 Total Maximum Gross Floor Area for convenience restaurants: 520 square metres

.4 Minimum Number of Parking Spaces for convenience restaurants: 73 spaces

.5 all restaurant refuse containers shall be enclosed in a climate-controlled area within a building.

.6 notwithstanding any other provision of the Zoning By-law to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

12.2612 Exception 2612

12.2612.1 The lands shall only be used for the following purposes:

.1 a retail establishment.

.2 a service shop.

.3 a personal service shop.

.4 a bank, trust company, finance company.

.5 an office, but excluding the office of a physician, dentist or drugless practitioner and a real estate office.

.6 a printing or copying establishment.

.7 an art gallery or museum.

.8 a radio or television broadcasting establishment.

.9 a health centre.

.10 a custom workshop.

.11 a day nursery.

.12 a single detached dwelling.

.13 purposes accessory to the other permitted purposes.

12.2612.2 The lands shall be subject to the following requirements and restrictions:

.1 for the purposes permitted by Exception 2612.1(12) and 2612.1(13), the requirements and restrictions of an R1 zone.

.2 for the purposes permitted by Exception 2612.1(1) to 2612.1(10) and 2612.1(11) the following:

- .a the following purposes shall not be permitted:
  - .i adult entertainment parlours;
  - .ii adult video stores;
  - .iii pool halls;
  - .iv amusement arcades;
  - .v temporary open air markets;
- .b Minimum Lot Width: 30 metres.
- .c Minimum Front Yard Depth: 5.0 metres.

.d Minimum Interior Side Yard Width: 0.5 metres

.e Minimum Rear Yard Depth: 1.2 metres.

.f Minimum Exterior Side Yard Width: 5.5 metres.

.g Maximum Building Height: 2 storeys.

.h Minimum Number of Parking Spaces: 10

.i Landscaped Open Space: except at approved driveway locations, a

.j landscaped open space strip having a minimum width of 5.0 metres shall be provided along the front lot line.

.k no outside storage, or display of goods and materials for sale, shall be permitted.

.l waste disposal shall be located in a main building.

12.2612.3 for the purposes of Exception 2612:

.3 a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street;

.4 where a dwelling unit or building in an LC – Section 2612 zone abuts a Natural System zone, a 5.0 metre wide portion of the front yard, rear yard and interior side yard, measured from the boundary of a Natural System zone, shall only be used as an unoccupied private area of land which is used for the growth, maintenance, conservation of grass, flowers, trees shrubs or similar visual amenities and private recreational purposes, and no buildings or structures, including swimming pools, decks, patios, sheds and gazebos, paved areas, excavations or grading shall be permitted.

.5 as of the date of the passing of this by-law, a portion of the existing building shall be permitted to encroach within the 5.0 metre wide unoccupied private area, however any alterations or additions to this building shall not be permitted to encroach into the 5.0 metre wide unoccupied private area.

12.2613 Exception 2613

12.2613.1 The lands shall only be used for the following purposes:

.1 either:

.a the purposes permitted by an R2 – Exception 2617 zone; and,

.b purposes accessory to the other permitted purposes.

.2 or:

.a an apartment dwelling; and,

.b purposes accessory to the other permitted purposes.

12.2613.2 That the following uses be prohibited:

.1 for the purposes permitted by Exception 2613.1(1), the requirements and restrictions of an R2 – Exception 2617 zone;

.2 the purposes permitted by Exception 2613.1.(1) shall not permitted until March 1, 2006.

.3 for the purposes permitted by Exception 2613.1(2) the following:

.a Minimum Lot Width: 40 metres;

.b Minimum Building Setbacks: 15 metres from the front lot line, and 10 metres from the interior, exterior and rear lot lines;

.c Minimum Distance between buildings: 30 metres.

.d Maximum Lot Coverage: 25%

.e Maximum Floor Space Index: 4.5

.f Maximum Building Height: 25 storeys

.g Minimum Open Space: 40% of the lot area.

.h Parking: a minimum of two parking spaces per apartment dwelling unit, plus a minimum of 0.25 parking spaces per apartment dwelling unit devoted to visitor parking.

12.2613.3 for the purposes of this Exception:

.1 a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street.

12.2614 Exception 2614

12.2614.1 The lands shall only be used for the following purposes:

.1 the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;

.2 an office;

.3 a research and development facility;

.4 a recreation facility or structure;

.5 a day nursery;

.6 a retail outlet operated in conjunction with a particular purpose permitted by Exception 2614.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and

.7 purposes accessory to the other permitted purposes.

12.2614.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback to all Streets: 15.0 metres, except Steeles Avenue East where the minimum requirement shall be 35.0 metres;

.2 Minimum Rear Yard Depth: 7.0 metres, except that where it abuts a street, a 0.3 metre reserve or a lot in a residential or institutional zone, the minimum requirement shall be 15.0 metres;

.3 Minimum Interior Side Yard Width: 4.0 metres, except that where it abuts a residential or institutional zone, the minimum requirement shall be 9.0 metres;

.4 Minimum Lot Width: 60.0 metres;

.5 Minimum Lot Area: 7.6 hectares;

.6 Maximum Lot Coverage: 45 percent;

.7 Maximum Building Height: 13.7 metres;

.8 Maximum Floor Space Index for an office: 0.5;

.9 Minimum Landscaped Open Space:

.a a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Steeles Avenue East, and

.b a 3.0 metre wide landscaped area shall be provided and maintained where it abuts any other street, excluding driveway locations.

.10 all garbage and refuse containers for a restaurant shall be located within a climate-controlled area within a building.

12.2614.3 for the purposes of Exception 2614:

.1 Research And Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure in an office-like environment.

12.2615 Exception 2615

12.2615.1 The lands shall only be used for the following purposes:

.1 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building but not any use which is obnoxious by reason of noise or vibration created or the emission of dust, dirt, objectionable odours or gases;

.2 offices;

.3 warehouse;

.4 health and fitness club;

.5 golf course;

.6 community club, and

.7 purposes accessory to the other permitted purposes.

12.2615.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Gross Floor Area: 50% of the total lot area

.2 Minimum Front Yard Depth: 15 metres

.3 Minimum Lot Area: 5.0 hectares

.4 Minimum Exterior Side Yard Width: abutting Steeles Avenue: 46 metres abutting any other road: 15 metres

.5 Maximum Lot Coverage by all buildings and structures: 25% of the lot area

.6 Maximum Building Height: 13.7 metres

.7 Minimum Landscaped Open Space:

- .a 60 percent of the space minimum required front yard area
- .b 60 percent of the minimum required exterior side yard

.8 all buildings and structures shall be set back a minimum of 55 metres from the boundary of any lot zoned or used for residential purposes;

.9 no buildings or structures shall be located on the lands shown as Landscaped Open Space on Figure 1 - Exception 2615, and

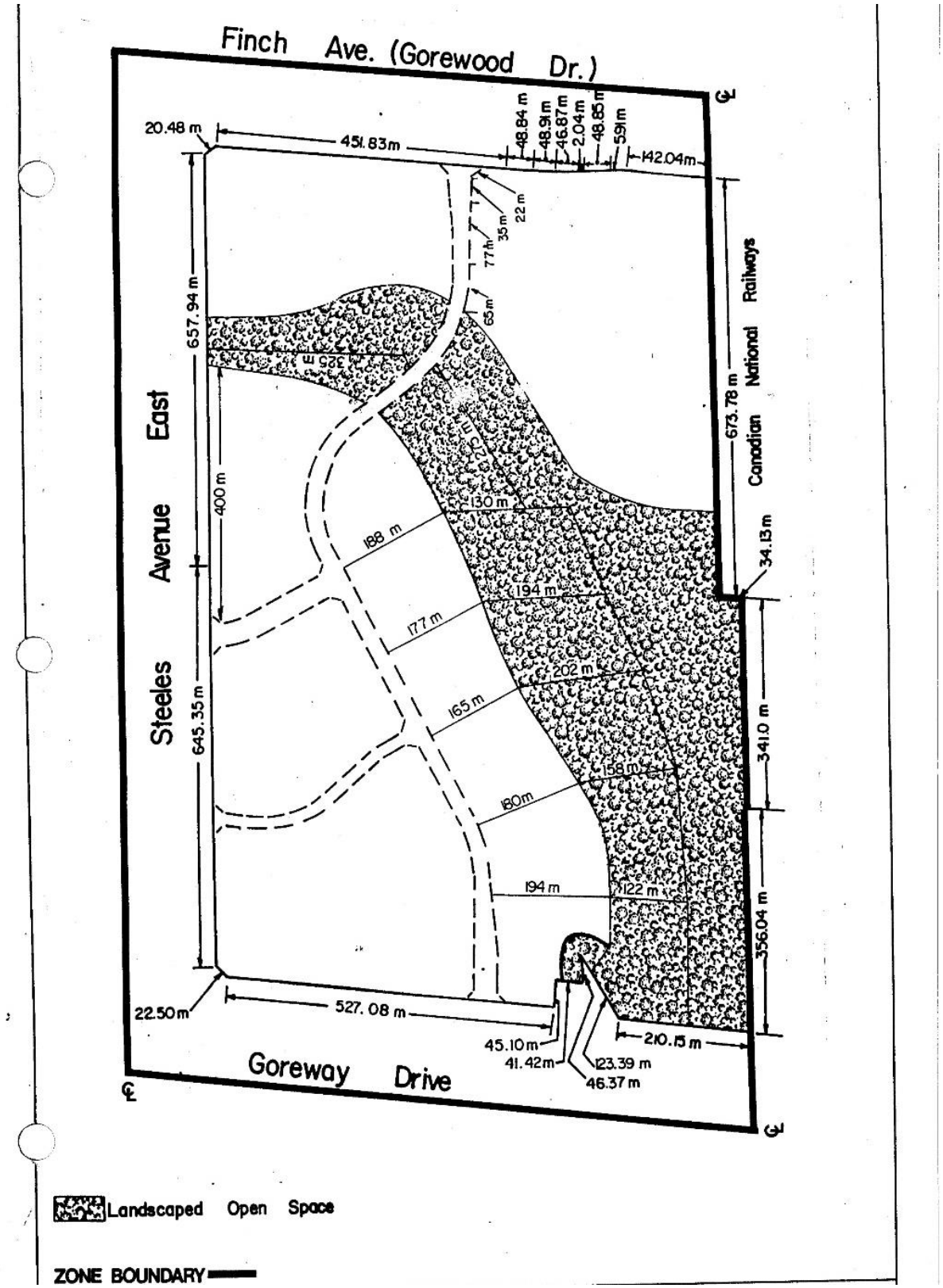
.10 no outside storage of goods, materials or machinery shall be permitted.

.11 Minimum Interior Side Yard Width: 4 metres, except that where it abuts a railway line or utility corridor, the minimum requirement is 15 metres.

12.2615.3 for the purposes of Exception 2615:

.1 Health And Fitness Club shall mean a building or place used for sport, recreational and social purposes.

Figure 1


Finch Ave. (Gorewood Dr.)
20.48 m
451.83m
48.84 m
48.91m
46.87m
2.04m
48.85 m
5.91m
142.04m
22 m
35 m
77 m
65 m
657.94 m
326 m
673.78 m
Canadian National Railways
Steeles Avenue East
400 m
130 m
188 m
194 m
177 m
202 m
165 m
158 m
180m
194 m
122 m
34.13m
341.0 m
356.04 m
645.35 m
22.50m
527.08 m
45.10m
41.42m
123.39 m
46.37 m
210.15 m
Goreway Drive
Landscaped Open Space
ZONE BOUNDARY

12.2616 Exception 2616

12.2616.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the PE Zone

12.2616.2 The lands shall be subject to the following requirements and restrictions

.1 a Minimum Landscaped Open Space Buffer Strip of 10.0 metres shall be provided and maintained abutting lands shown as Landscaped Open Space on Figure 1 - Exception 2615;

.2 Minimum Exterior Side Yard:

.a abutting Steeles Avenue: 32.0 metres

.b abutting any other road: 15.0 metres

.3 Minimum Lot Area: 3.8 hectares

.4 no building or structures shall be located on the lands shown as Landscaped Open Space on Figure 1 - Exception 2615

.5 a Landscaped Open Space Strip having a minimum width of 9.0 metres and 4.5 metres shall be provided and maintained abutting Steeles Avenue and Kenview Boulevard respectively, except at approved driveway locations.

12.2617 Exception 2617

12.2617.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling; and,

.2 purposes accessory to the other permitted purposes.

12.2617.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a for an end unit of a townhouse dwelling on a corner lot: 164 square metres;
- .b for an end unit of a townhouse dwelling that is not on a corner lot: 154 square metres;
- .c for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 126 square metres;

.2 Minimum Lot Width:

- .a for an end unit of a townhouse dwelling on a corner lot: 7.0 metres;
- .b for an end unit of a townhouse dwelling that is not on a corner lot: 6.7 metres;
- .c for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 5.5 metres;

.3 Minimum Lot Depth: 23.0 metres;

.4 Minimum Setback to Steeles Avenue West: 5.0 metres;

.5 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required rear yard lot area for the particular unit;

.7 Minimum Exterior Side Yard Width: 0.5 metres;

.8 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres;

.9 Maximum Building Height: 3 storeys;

.10 Maximum Lot Coverage by main building: none;

.11 Minimum Landscaped Open Space:

- .a other than approved driveway, porch and stair locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;

.b each dwelling unit shall have a minimum rear yard area of 33 square metres;

.12 Minimum Distance between buildings: none;

.13 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

.14 no more than 8 dwelling units shall be attached;

.15 the following provisions shall apply to garages:

.a maximum garage door width:

.i for a dwelling unit where the main entrance is located in an exterior side wall: 5.2 metres;

.ii in all other instances: 2.5 metres;

.b the garage shall not project beyond the front wall of the dwelling unit;

.c no more than 5% of the total number of dwelling units shall have maximum garage door widths of 5.2 metres.

.16 Porches and Balconies may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.17 bay windows, chimney elements, projecting cornices and roof eaves may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;

.18 Parking: a minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage, plus an additional 0.3 parking spaces shall be provided in total for visitor/recreation equipment purposes.

12.2617.3 for the purposes of Exception 2617:

.1 a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street;

.2 a Corner Lot shall mean a lot pertaining to an end unit of a townhouse dwelling where the exterior side wall of the particular end unit faces an adjacent public street or any lands forming part of a common elements condominium;

.3 a Townhouse Dwelling shall mean a building that is divided vertically above established grade into 3 or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than 10 square metre in area from the ground level to the roofline of the wall; and where each dwelling has independent entrances to a rear yard and a front or exterior side yard immediately abutting the rear wall and front or exterior side wall of each unit; and,

.4 where a dwelling unit lot abuts a Natural System zone, a 5.0 metres wide portion of the rear yard for that particular dwelling unit lot, measured from the rear lot line, shall only be used as an unoccupied private area of land which is used for the growth, maintenance, conservation of grass, flowers, trees shrubs or similar visual amenities and private recreational purposes, and no buildings or structures, including swimming pools, decks, patios, sheds and gazebos, paved areas, excavations or grading shall be permitted.

12.2618 Exception 2618

12.2618.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by UT Zone but not a cemetery

.2 a driving range

.3 a miniature golf course

.4 a putting, chipping or pitching green

.5 a ball batting facility

.6 a picnic area

.7 purposes accessory to the other permitted purposes

12.2618.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 7.8 hectares

.2 Minimum Lot Width: 50 metres

.3 Maximum Building Height: one storey

.4 minimum number of off-street parking spaces: 62

12.2618.3 for the purposes of Exception 2618:

.1 shall also be subject to the requirements and restrictions relating to the Parkway Belt West contained in the General Provisions for All Zones and UT.

12.2619 Exception 2619

12.2619.1 The lands shall only be used for the following purposes:

.1 those purposes permitted in the PE Zone; and

.2 a retail establishment having no outside storage

.3 an office (excluding medical and dental)

.4 a commercial, technical, recreational school

.5 a banquet hall

.6 a bank, trust company or finance company

.7 a service shop

.8 a personal service shop

.9 a dining room restaurant, take out restaurant

.10 a laundromat, dry cleaning and laundry

.11 distribution station, dry cleaning and laundry establishment

.12 a health or fitness centre

12.2619.2 The lands shall be subject to the following requirements and restrictions:

.1 Landscaped Open Space area shall be provided, with the exception of approved driveways, in the locations and having the minimum widths shown on Figure 1 - Exception 2619

.2 Minimum required parking spaces: 577

.3 Maximum building height: 1 storey

.4 Maximum gross floor area, exclusive of any mezzanine floor area used only for storage purposes: 18,500 square metres

.5 Maximum gross floor area devoted to body rub parlours as follows:

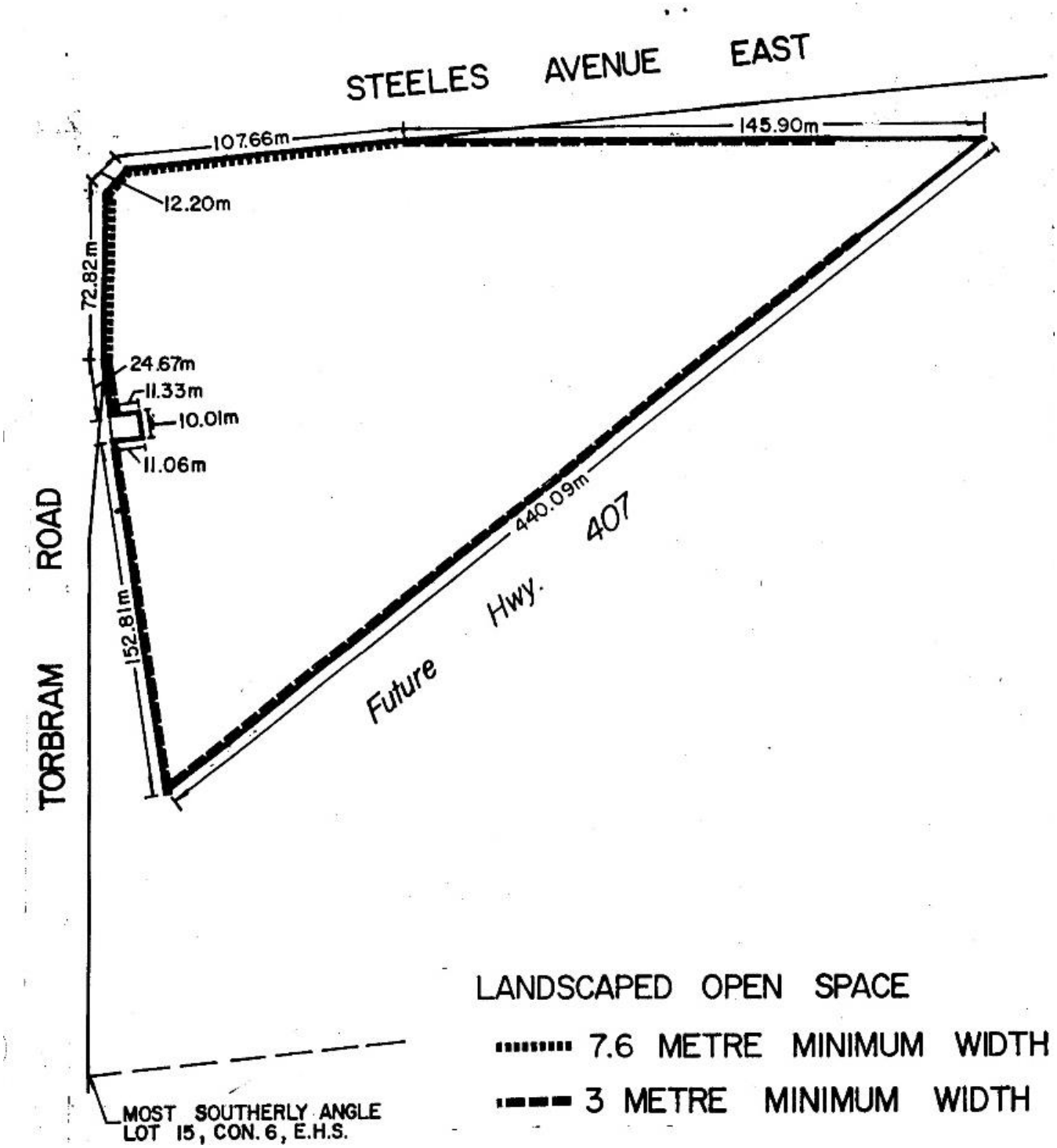
.a 380 square metres restricted to units legally described as “Units 36 and 37, Level 1, Peel Condominium Plan No. 473” (2565 Steeles Avenue East); and

.b 205 square metres restricted to units legally described as “Units 1 and 2, Level 1, Peel Condominium Plan No. 399” (7955 Torbram Road).

12.2619.3 for the purposes of Exception 2619:

.1 all lands zoned PE-Exception 2619 shall be considered one lot for zoning purposes.

Figure 1


STEELES AVENUE EAST
107.66m
145.90m
12.20m
72.82m
24.67m
11.33m
10.01m
11.06m
440.09m
152.81m
TORBRAM ROAD
Future Hwy. 407
LANDSCAPED OPEN SPACE
7.6 METRE MINIMUM WIDTH
3 METRE MINIMUM WIDTH
MOST SOUTHERLY ANGLE
LOT 15, CON. 6, E.H.S.

12.2620 Exception 2620

12.2620.1 The lands shall only be used for the following purposes:

.1 a golf course

.2 purposes accessory to the other permitted purpose.

12.2620.2 The lands shall be subject to the following requirements and restrictions

.1 minimum front yard depth, rear yard depth and side yard width: 25 metres

.2 Minimum Setback distance to boundary of NS zone: 7.5 metres

.3 Maximum Building Height:

.a for a club house or pro shop: 2 storeys

.b for either a maintenance building or an accessory building: 1 storey

12.2621 Exception 2621

12.2621.1 The lands shall only be used for the following purposes:

.1 public recreational purposes comprising a public area of land which is used for a public walkway and trail system, and for the growth, maintenance, conservation of grass, flowers, tress, shrubs or similar visual amenities;

.2 flood and erosion control;

.3 conservation area or purpose;

.4 purposes accessory to other permitted purposes.

12.2621.2 The lands shall be subject to the following requirements and restrictions:

.1 no buildings or structures shall be permitted, except that which is required for flood and erosion control, and for excavations and grading required to accommodate a paved or similar type of walkway path.

12.2622 Exception 2622

12.2622.1 The lands shall only be used for the following purposes:

.1 a community college,

.2 only in conjunction with a community college, a day nursery,

.3 a public or private school, and

.4 purposes accessory to the other permitted purposes.

12.2622.2 The lands shall be subject to the following requirements and restrictions

.1 shall be subject to the requirements and restrictions relating to the I2 zone.

12.2623 Exception 2623

12.2623.1 The lands shall only be used for the following purposes:

.1 an office;

.2 research and development facilities in conjunction with an office;

.3 a hotel;

.4 a conference centre;

.5 only in conjunction with the uses and ancillary to the uses permitted in Exceptions 2623.1(1) and 2623.1(2), limited light manufacturing and repairing and assembly of finished goods but shall not include the following purposes:

- .a a warehouse;
- .b a distribution facility or operation;
- .c the processing of raw foods or by-products;
- .d a motor vehicle repair shop and motor vehicle body shop;
- .e a transport terminal;
- .f a taxi or bus station;
- .g a motor vehicle parts or boat parts sales establishment;
- .h a salvage, junk, scrap or bulk storage yard;
- .i outdoor storage including Intermodal containers on chassis;
- .j a parking lot;
- .k the cleaning of goods or products;

.6 only in conjunction with the uses permitted in Exceptions 2623.1(1), 2623.1(2), 2623.1(3) and 2623.1(4), the following purposes:

- .a a bank, trust company or financial institution;
- .b a retail establishment;
- .c a convenience store;
- .d a banquet hall;
- .e a dry cleaning and laundry establishment;
- .f a dining room restaurant, a take-out restaurant, a convenience restaurant;
- .g a service shop;

.h a personal service shop, but excluding a massage or body rub parlour;

.i a printing or copying establishment;

.j a commercial school;

.k a community club;

.l a fitness club;

.m a health centre;

.n a day nursery;

.7 a park, playground, recreational facility;

.8 the purposes permitted by the NS zone;

.9 purposes accessory to the other permitted purposes.

12.2623.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.8 hectares;

.2 Minimum Lot Width: 60 metres;

.3 Minimum Front Yard Depth: 6.0 metres;

.4 Minimum Interior Side Yard Width: 3.0 metres;

.5 Minimum Exterior Side Yard Width: 6.0 metres;

.6 Minimum Rear Yard Depth: 6.0 metres;

.7 Minimum Lot Depth: 45 metres;

.8 Minimum Building Setback to Highway 407/Transitway right-of-way: 14.0 metres;

.9 Minimum Building Setback to a Natural System zone shall be 5 metres;

.10 Maximum Building Height: none;

.11 Minimum Building Height: 9.5 metres;

.12 Minimum Landscaped Open Space, except at approved driveway locations:

.a a width of 6.0 metres along Mississauga Road and Steeles Avenue West;

.b a width of 3.0 metres along a lot line abutting any other public street; and,

.c no landscaped open space is required along a lot line that abuts an OC zone boundary;

.13 uses permitted in Exception 2623.1(5) shall be limited to a maximum of 30 per cent of the gross floor area and shall not be located within a freestanding building;

.14 uses permitted in Exception 2623.1(6) shall be limited to a maximum of 20 percent of the main building's gross floor area;

.15 uses permitted in Exception 2623.1(8) shall be subject to the requirements and restrictions contained within the NS zone category;

.16 the openings for waste disposal and loading facilities of any buildings shall face away from a public street or be screened;

.17 no outdoor storage or outdoor display or outdoor sales of goods and materials shall be permitted;

.18 all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within a building;

.19 an adult entertainment parlour or an adult videotape store shall not be permitted.

12.2623.3 for the purposes of Exception 2623:

.1 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

12.2624 Exception 2624

12.2624.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a a motor vehicle sales establishment; and,

.b a warehouse;

.c the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding:

.i a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

.ii a transport terminal;

.iii a taxi or bus station;

.iv a motor vehicle parts or boat parts sales establishment;

.v a salvage, junk, scrap, or bulk storage yard;

.vi outdoor storage of intermodal containers on chassis;

.vii outdoor storage as a primary use; and,

.viii a parking lot.

.2 Non-Industrial:

.a an office;

.b a hotel;

.c a conference centre;

.d only in conjunction with the uses permitted in Exceptions 2624.1(2)(a),(b) and (c) the following purposes:

.i a bank, trust company or financial institution;

.ii a retail establishment;

.iii a convenience store;

.iv a banquet hall;

.v a dry cleaning and laundry establishment;

.vi a dining room restaurant, a take-out restaurant, a convenience restaurant;

.vii a service shop;

.viii a personal service shop, but excluding a massage or body rub parlour;

.ix a printing or copying establishment;

.x a commercial school;

.xi a community club;

.xii a fitness club;

.xiii a health centre; and,

.xiv a day nursery;

.e a park, playground, recreational facility;

.f the purposes permitted by the NS zone;

.g purposes accessory to other permitted purposes.

.h a radio or television broadcasting and transmission establishment;

.i the following uses as freestanding commercial development, provided that the following uses are located within 170 metres from Steeles Avenue West and a public street intersection:

.i an office;

.ii a service shop;

.iii a personal service shop, but excluding a massage or body rub parlour;

.iv a retail establishment, having no outside storage (excluding food/grocery stores in excess of 557 square metres);

.v a retail warehouse;

.vi a bank, trust company and finance company;

.vii a laundromat;

.viii a dining room restaurant, a take-out restaurant, and a convenience restaurant;

.ix a printing or copying establishment;

.x a commercial school;

.xi a garden centre sales establishment;

.xii a place of commercial recreation;

.xiii community club;

.xiv a health centre;

.3 Accessory:

.a an associated educational use;

.b an associated office;

.c a retail outlet operated in connection with a particular purpose permitted by Exceptions 2624.1(1)(b)and (c), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,

.d purposes accessory to the other permitted purposes.

12.2624.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area shall be 0.4 hectares, except for those uses permitted in Exception 2624.1(1) and 2624.1(2)(a),(b) and (c) located within 100 metres of Steeles Avenue West, and within 150 metres of Highway 407 right-of-way/Transitway right-of-way and/or from an OC - Exception 2623 zone category, in which case the minimum lot area shall be 0.8 hectares;

.2 Minimum Lot Width shall be 40 metres, except for those uses permitted in Exception 2624.1(1) and 2624.1(2)(a),(b) and (c) located within 100 metres of Steeles Avenue West and within 150 metres of the Highway 407 right-ofway/Transitway right-of-way, and/or from an OC – Exception 2623 zone category, in which case the minimum lot width shall be 60.0 metres;

.3 Minimum Front Yard Depth: 6.0 metres

.4 Minimum Interior Side Yard: 3.0 metres

.5 Minimum Exterior Side Yard: 6.0 metres

.6 Minimum Rear Yard Depth: 6.0 metres

.7 Minimum Lot Depth: 45 metres

.8 Minimum Building Setback to Highway 407/Transitway right-of-way: 14.0 metres

.9 Minimum Building Setback to a TransCanada Pipe Line easement or right-of-way shall be 10.0 metres;

.10 Maximum Building Height: none;

.11 Minimum Landscaped Open Space, except at approved driveway locations:

.a a width of 6.0 metres along Mississauga Road and Steeles Avenue West;

.b a width of 6.0 metres abutting the Highway 407 and/or Transitway right-of-way, which may be reduced to 3 metres when separated by a public street;

.c a width of 3.0 metres along a lot line abutting any other public street; and,

.d no landscaped open space is required along a lot line that abuts an industrial zone or an OC zone boundary, or an OS - Exception 2804 zone boundary;

.12 uses permitted in Exception 2624.1(2)(d) shall be limited to a maximum of 20 percent of the main building's gross floor area;

.13 uses permitted in Exception 2624.1(2)(f)shall be subject to the requirements and restrictions contained within the NS zone category;

.14 the openings for waste disposal and loading facilities of any buildings shall face away from a public street and Highway 407/Transitway right-of-way, or shall be screened;

.15 Outdoor Storage shall only be permitted as an accessory use in the rear and interior side yards, subject to the following criteria:

.a outdoor storage of goods and materials shall be restricted to areas not required for parking or landscaping.

.b outdoor storage of goods and materials shall not exceed the lesser of 5% of the lot or 10% of the building area,

.c outdoor storage of truck and trailer parking may exceed the lesser of 5% of the lot or 10% of the building area, when located, or will be located between buildings in accordance with the Master Site Plan Agreement, and/or screened from a public street;

.d outdoor storage shall be screened from public view by architectural screening, landscaped buffer, building placement, berms, or a combination of such treatments;

.e outdoor Storage, shall not be located within 100 metres from Steeles Avenue, and/or Highway 407/Transitway right-of-way;

.16 all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

.17 an adult entertainment parlour or an adult videotape store shall not be permitted;

12.2624.3 for the purposes of Exception 2624:

.1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

.2 Outdoor Storage shall mean areas permitted for the purpose of storing goods and materials within a limited area and location, and which shall include truck and trailer parking that is not actively engaged in the process of loading and unloading.

.3 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

12.2625 Exception 2625

12.2625.1 The lands shall only be used for the following purposes:

.1 an office;

.2 a hotel;

.3 a conference centre;

.4 only in conjunction with the uses permitted in Exceptions 2625.1(1), (2) and (3) the following purposes:

- .a a bank, trust company or financial institution;
- .b a retail establishment;
- .c a convenience store;
- .d a banquet hall;
- .e a dry cleaning and laundry establishment
- .f a dining room restaurant, a take-out restaurant, a convenience restaurant;
- .g a service shop;
- .h a personal service shop;
- .i a printing or copying establishment;
- .j a commercial school;
- .k a community club;
- .l a fitness club;
- .m a health centre;
- .n a day nursery;
- .o a park, playground, and recreational facility;

.5 the purposes permitted by the NS zone

.6 purposes accessory to the other permitted purposes.

.7 Industrial:

- .a a motor vehicle sales establishment; and,
- .b a warehouse;
- .c the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding:

.i a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

.ii a transport terminal;

.iii a taxi or bus station;

.iv a motor vehicle parts or boat parts sales establishment;

.v a salvage, junk, scrap, or bulk storage yard;

.vi outdoor storage of intermodal containers on chassis;

.vii outdoor storage as a primary use; and,

.viii a parking lot.

.8 Accessory:

.a an accessory educational use;

.b an associated office;

.c a retail outlet operated in connection with a particular purpose permitted by Exceptions 2625.1(7)(b) and (c), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,

.d purposes accessory to the other permitted purposes

12.2625.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.8 hectares

.2 Minimum Lot Width: 60 metres

.3 Minimum Front Yard Depth: 6.0 metres

.4 Minimum Interior Side Yard Width: 3.0 metres

.5 Minimum Exterior Side Yard Width: 6.0 metres

.6 Minimum Rear Yard Depth: 6.0 metres

.7 Minimum Lot Depth: 45 metres

.8 Minimum Building Setback to Highway 407 and transitway right-of-way shall be 14.0 metres.

.9 Minimum Building Setback to a Natural System zone and to a TransCanada Pipe Line easement or right-of-way shall be 10 metres;

.10 Maximum Building Height: none;

.11 Minimum Landscaped Open Space, except at approved driveway locations:

.a a width of 6.0 metres abutting the highway 407 and/or Transitway right-of-way, which may be reduced to 3.0 metres when separated by a public street;

.b a width of 3.0 metres along a lot line abutting a public street; and,

.c no landscaped open space is required along a lot line that abuts an OC zone boundary or an PE zone boundary.

.12 uses permitted in Exception 2625.1(4) shall be limited to a maximum of 20 per cent of the main building's gross floor area;

.13 the openings for waste disposal and loading facilities of any buildings shall face away from a public street, or be effectively screened;

.14 Outdoor Storage shall only be permitted as an accessory use in the rear and interior side yards, subject to the following criteria:

.a outdoor storage of goods and materials shall be restricted to areas not required for parking or landscaping.

.b outdoor storage of goods and materials shall not exceed the lesser of 5% of the lot or 10% of the building area,

.c outdoor storage of truck and trailer parking may exceed the lesser of 5% of the lot or 10% of the building area, when located, or will be located between buildings in accordance with the Master Site Plan Agreement, and/or is screened from a public street;

.d outdoor storage shall be screened form public view by architectural screening, landscaped buffer, building placement, berms, or a combination of such treatments;

.e outdoor Storage, shall not be located within 100 metres from Steeles Avenue, and/or Highway 407/Transitway right-of-way;

.15 all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

.16 an adult entertainment parlour, an adult videotape store or an adult bookstore shall not be permitted;

.17 notwithstanding any other zoning provisions, within this by-law, to the contrary, the lands zoned by this zone category shall be treated as a single lot for zoning purposes.

2625.4 for the purposes of Exception 2625:

.1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

.2 Outdoor Storage shall mean areas permitted for the purpose of storing goods and materials within a limited area and location, and which shall include truck and trailer parking that is not actively engaged in the process of loading and unloading.

12.2626 Exception 2626

12.2626.1 The lands shall only be used for the following purposes:

.1 shall only be used as a buffer area.

12.2626.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum the Buffer Area shall have a minimum width of 25 metres, and

.2 the Buffer Area shall be landscaped and bermed to screen the adjacent lands used for residential purposes from the lands used for industrial purposes.

12.2627 Exception 2627

12.2627.1 The lands shall only be used for the following purposes:

.1 gas bar;

.2 convenience store, and

.3 purposes accessory to the other permitted purposes.

12.2627.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 75 metres;

.2 Minimum Lot Area: 0.75 hectares;

.3 the Gross Commercial Floor Area of BUILDING AREA "A" shown on Figure 1 - Exception 2627 shall not exceed 112 square metres;

.4 the Gross Floor Area devoted to the convenience store shall not exceed 84 square metres;

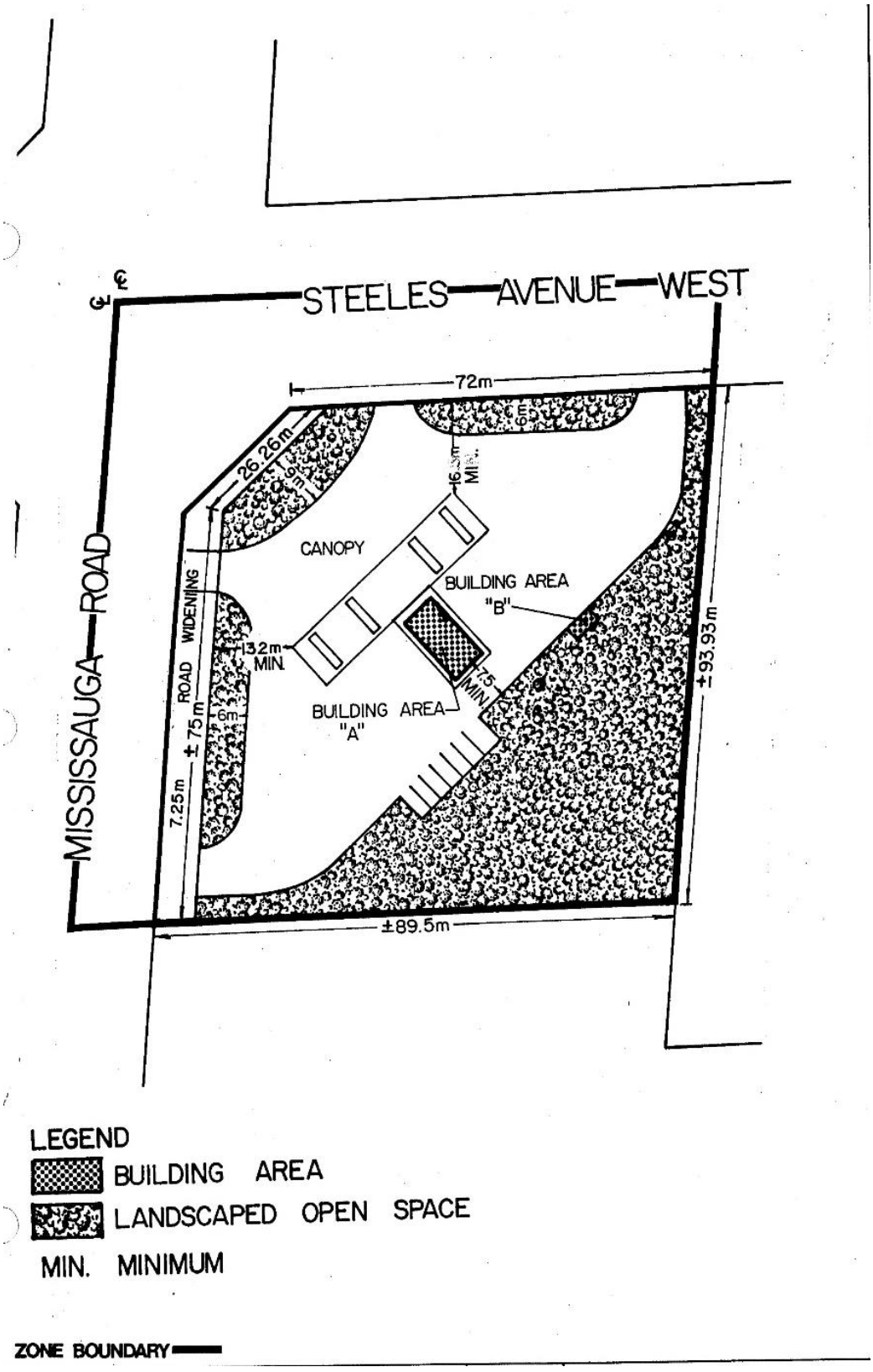
.5 all buildings shall be located within the areas identified as Building Area on Figure 1-Exception 2627;

.6 the Maximum Building Height shall not exceed 1 storey;

.7 Landscaped Open Space shall be provided and maintained within the area identified as Landscaped Open Space on Figure 1 -Exception 2627, and

.8 all garbage and refuse containers shall be totally enclosed and located within BUILDING AREA "B" shown on Figure 1 - Exception 2627.

Figure 1


STEELES AVENUE WEST
MISSISSAUGA ROAD
72m
26.26m
6m
16.3m MIN.
CANOPY
BUILDING AREA "B"
BUILDING AREA "A"
ROAD WIDENING
13.2m MIN.
7.5 MIN.
6m
± 75m
7.25m
±93.93m
±89.5m
LEGEND
BUILDING AREA
LANDSCAPED OPEN SPACE
MIN. MINIMUM
ZONE BOUNDARY

12.2628 Exception 2628

12.2628.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage, but not including a beer, liquor or wine store, retail establishments selling goods that appeal to erotic tastes, a record store or a novelty store;

.2 a convenience store, or a variety store;

.3 a bank, trust company, or financial institution;

.4 an office;

.5 a personal service shop excluding a hairdressing salon and a barber shop;

.6 a service shop;

.7 a laundromat;

.8 a dining room restaurant or a convenience restaurant, and

.9 purposes accessory to the other permitted purposes.

12.2628.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.56 hectares;

.2 Minimum Lot Width: 88.0 metres;

.3 Minimum Lot Depth: 62.0 metres;

.4 Minimum Rear Yard Depth: 5.5 metres;

.5 Minimum Interior Side Yard: 9.0 metres;

.6 Maximum Building Height: one storey;

.7 Maximum Gross Commercial Floor Area: 1,219.0 square metres;

.8 video or amusement arcades, pool and billiard halls, and bowling alleys shall not be permitted;

.9 the total Gross Commercial Floor Area to be devoted to restaurant uses and medical office uses shall not exceed 122.0 square metres;

.10 video games and amusement devices shall not be permitted within a variety store;

.11 an adult entertainment parlour shall not be permitted;

.12 food related refuse storage and restaurant refuse storage shall be located within a climate controlled area within a building;

.13 a Landscaped Open Space Area, not less than 7.5 metres wide, shall be provided and maintained along the Kennedy Road South frontage, exclusive of the driveway location, and along the

hypotenuse of the daylight triangle located at the intersection of Steeles Avenue East and Kennedy Road South;

.14 a Landscaped Open Space Area, not less than 9.0 metres wide, shall be provided and maintained along the Steeles Avenue East flankage, exclusive of the driveway location.

.15 garbage and refuse storage facilities, including any storage of recyclable materials, shall be enclosed and roofed and located within a building, and

.16 a solid masonry wall having a minimum height of 1.8 metres shall be provided and maintained along the west and south site limits where abutting a residential zone.

12.2628.3 for the purposes of Exception 2628:

.1 Variety Store shall mean a retail establishment engaged in the business of selling food and convenience goods to the general public which may include the sale of prepared food without seating for the consumption of food on the premises and having a gross commercial floor area of less than 300 square metres..

12.2629 Exception 2629

12.2629.1 The lands shall only be used for the following purposes:

.1 shall only be used for purposes permitted in the R2 Zone;

12.2629.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 1.69 hectares;

.2 Minimum Building Setbacks from property limits shall be as shown on Figure 1;

.3 Maximum Building Setback from Hurontario Street: 6.0 metres

.4 Maximum Building Height: 10.5 metres

.5 Maximum Number of Dwelling Units: 76

.6 Maximum Dwelling Unit Width: 5.49 metres;

.7 Maximum Lot Coverage by buildings: 35% of lot area.

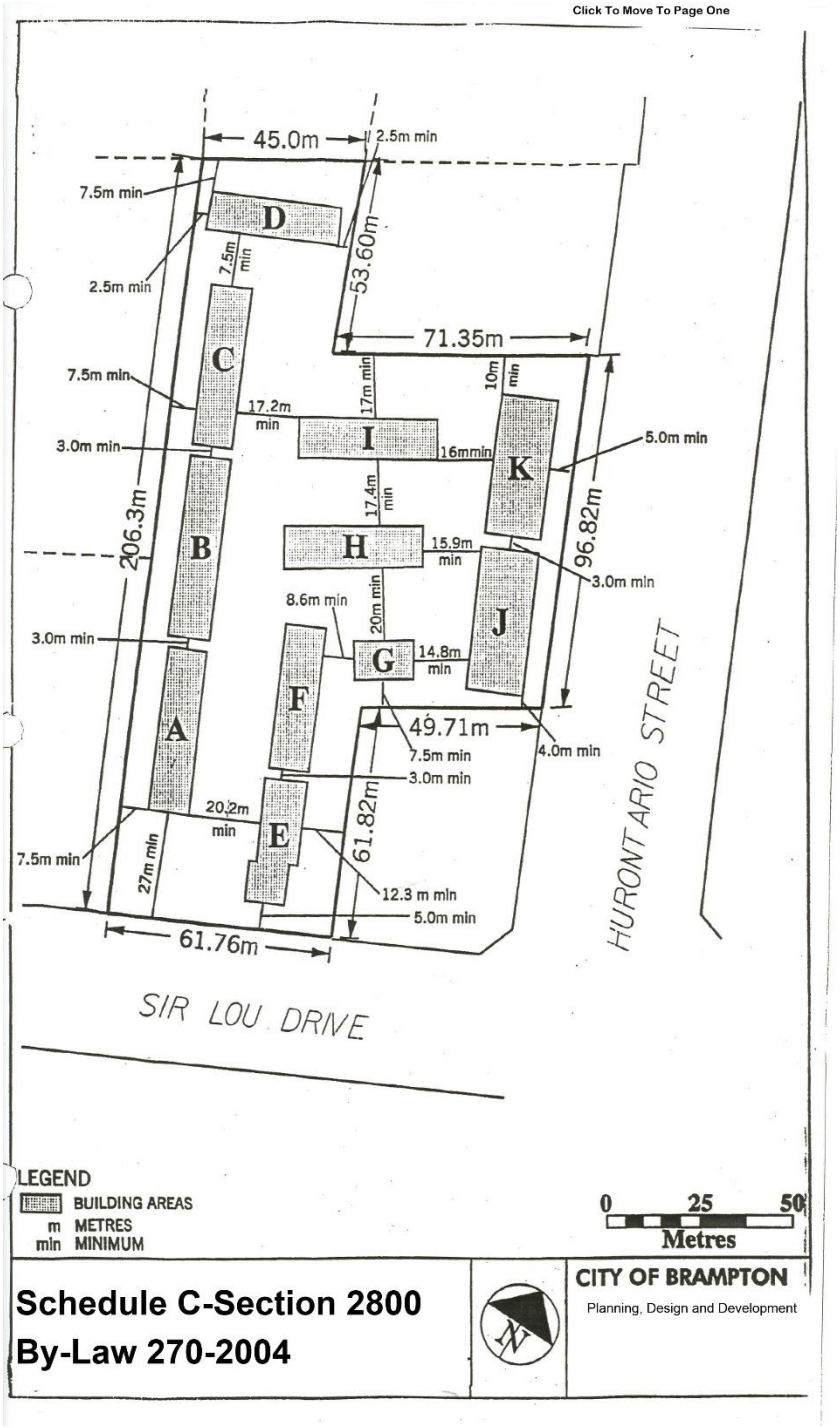
.8 all buildings shall be located within the areas outlined as BUILDING AREAS on Figure 1;

.9 Maximum Number of Dwelling Units Per Dwelling: eight (8) except for BUILDING AREA B as outlined on Figure 1; wherein a maximum of nine (9) dwelling units shall be permitted;

.10 Parking shall be provided in accordance with the standards for Condominium Townhouses as set out in Section 4.1 to this by-law; and,

.11 Minimum Distance between buildings shall be as shown on Figure 1.

Figure 1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3.0m min
8.6m min
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By-Law 270-2004
N
CITY OF BRAMPTON
Planning, Design and Development

12.2630 Exception 2630

12.2630.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2630.2 The lands shall be subject to the following requirements and restrictions

.1 Minimum Lot Area:

.a Interior Lot: 390 square metres

.b Corner Lot: 453 square metres

.2 Minimum Lot Width:

.a Interior Lot: 12.2 metres

.b Corner Lot: 14.3 metres

.3 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:

.a the width of the side yard abutting a walkway shall always be at least 1.2 metres;

.b the minimum distance between two detached dwellings shall not be less than 2.1 metres;

.c where the distance between the wall of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

12.2631 Exception 2631

12.2631.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2631.2 The lands shall be subject to the following requirements and restrictions

.1 Minimum Lot Area:

.a Interior Lot: 270 square metres

.b Corner Lot: 333 square metres

.2 Minimum Lot Width:

.a Interior Lot: 9 metres

.b Corner Lot: 11.1 metres

.3 Minimum Lot Depth

.a 25 metres for a lot with the front lot line abutting the turning circle of a cul-de-sac

.b 30 metres in all other cases

.4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:

.a the width of the side yard abutting a walkway, OS, P, I1 or I2 zone shall always be at least 1.2 metres;

.b the minimum distance between two detached dwellings shall not be less than 2.1 metres;

.c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

12.2631.3 for the purposes of Exception 2631:

.1 Rear Lot Line shall mean the lot line opposite to and furthest from the front lot line.

12.2632 Exception 2632

12.2632.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling;

.2 linked duplex dwelling;

.3 a linked triplex dwelling, and

.4 purposes accessory to the other permitted purposes.

12.2632.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Lot Width shall be 20 metres;

.2 the Minimum Lot Area per dwelling unit shall be 200 square metres;

.3 the number of townhouse dwelling units shall not exceed 18;

.4 the number of linked duplex dwelling units shall not exceed 40;

.5 the number of linked triplex dwelling units shall not exceed 6;

.6 Parking shall be provided in accordance with Section 4.1;

.7 each townhouse dwelling unit shall provide 2 parking spaces, one in a private garage attached to the unit and one in a private drive;

.8 an underground parking garage shall be provided containing a minimum of 69 parking spaces;

.9 all visitor parking spaces shall be located on grade;

.10 the Maximum Height of all structures shall be two storeys, except for that portion of a building containing linked triplex dwelling units which shall be a maximum of 3 storeys;

.11 no building or structure, including an underground parking garage, shall be located closer to any property boundary than 7.5 metres except for an end wall of a townhouse dwelling containing no windows to a habitable room, which shall be a minimum of 4 metres from any property boundary;

.12 the maximum number of dwelling units per dwelling shall be 24 except in the case of townhouse dwellings which shall be 6;

.13 no balcony shall be located on the rear wall of any dwelling, and

.14 a linked duplex dwelling may be attached to a linked triplex dwelling.

12.2632.3 for the purposes of Exception 2632:

.1 Dwelling, Townhouse shall mean a building that is divided vertically above established grade into 2 or more dwelling units, with at least 50 percent of the above grade area of each main wall of

interior dwelling units attached to the main wall of the abutting dwelling unit, and with at least 50 percent of the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting unit, and where each dwelling unit has independent entrances to a front and rear yard immediately abutting the front and rear wall of each unit.

.2 Dwelling, Linked Duplex shall mean a building that consists of two or more duplex dwellings attached to each other above established grade, with the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling units, and with the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling units, and where each dwelling unit has an independent entrance either directly, or through common vestibules.

.3 Dwelling, Linked Triplex shall mean a building that consists of two or more triplex dwellings attached to each other above established grade, with the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling units, and with the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling units, and where each dwelling unit has an independent entrance either directly, or though common vestibules.

12.2633 Exception 2633

12.2633.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by LC Zone.

12.2633.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 1 storey

.2 Minimum Landscaped Open Space:

- .a 15 percent of the lot area
- .b 20 percent of the minimum required front yard area
- .c Minimum Width abutting a residential zone: 3 metres
- .d Minimum Width abutting a road allowance or a 0.3 metre reserve: 3 metres

.3 a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone

.4 Minimum Distance separation between a restaurant and a residential zone: 50 metres

.5 garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building

.6 garbage and refuse containers for all other uses shall be completely enclosed and shall not be located closer than 9 metres to any residential zone

.7 no amusement devices shall be permitted

.8 no outside storage or display of goods shall be permitted

12.2634 Exception 2634

12.2634.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a A motor vehicle sales establishment, and only in conjunction with a motor vehicle sales establishment, a motor vehicle repair shop, a motor vehicle body shop, and a motor vehicle washing establishment;

.b A warehouse; and,

.c The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;

.d An accessory retail outlet provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use.

.2 Non-Industrial:

.a An office;

.b A hotel;

.c A conference centre;

.d Only in conjunction with the uses permitted in Exceptions 2634.1(2)(a), (b) and (c), to a maximum of 20 per cent of the floor area of those principle uses, one or more of the following purposes:

.i A bank, trust company or financial institution;

.ii A retail establishment;

.iii A convenience store;

.iv A banquet hall;

.v A dry cleaning and laundry establishment;

.vi A dining room restaurant, a take-out restaurant, a convenience restaurant;

.vii A service shop;

.viii A personal service shop, but excluding a massage or body rub parlour;

.ix A printing or copying establishment;

.x A commercial school;

.xi A community club;

.xii A health centre; and,

.xiii A day nursery;

.e A park, playground, recreational facility or structure;

.f The purpose permitted in a NS Zone;

.g A radio or television broadcasting and transmission establishment;

.h The following commercial uses only within 195 metres of Steeles Avenue West and 240 metres east of the TransCanada Pipeline right-of-way:

.i A service shop;

.ii A personal service shop, but excluding a massage or body rub parlour;

.iii A retail establishment, excluding food/grocery stores in excess of 557 square metres, and having no outside storage;

.iv A retail warehouse;

.v A bank, trust company and finance company;

.vi A dry cleaning and laundry distribution station;

.vii A dining room restaurant, a take-out restaurant, and a convenience restaurant;

.viii A printing or copying establishment;

.ix A commercial, technical and recreational school;

.x A garden centre sales establishment;

.xi A place of commercial recreation;

.xii Community club;

.xiii A health centre;

.i The following commercial uses only within 170 metres of Heritage Road and within 88 metres of a NS Zone:

.i A kennel;

.ii An animal hospital; and,

.iii An administrative office or facility of a public authority;

.j Purposes accessory to other permitted purposes, including

.i An associated educational use; and,

.ii An associated office.

12.2634.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area shall be 0.4 hectares, except for lands located within 100 metres of Steeles Avenue West or Winston Churchill Boulevard, or Highway 407 right-of-way/Transitway right-of-way, in which case the minimum lot area shall be 0.8 hectares;

.2 Minimum Lot Width shall be 40 metres, except for lands located within 100 metres of Steeles Avenue West or Winston Churchill Boulevard, or Highway 407 right-of-way/Transitway right-of-way, in which case the minimum lot width shall be 60.0 metres;

.3 Minimum Front Yard Depth: 6.0 metres

.4 Minimum Interior Side Yard: 3.0 metres

.5 Minimum Exterior Side Yard: 6.0 metres

.6 Minimum Rear Yard Depth: 6.0 metres

.7 Minimum Lot Depth: 45 metres

.8 Minimum Building Setback to Highway 407/Transitway right-of-way: 14.0 metres

.9 Minimum Building Setback to a TransCanada Pipe Line right-of-way shall be 7.0 metres;

.10 Maximum Building Height: none;

.11 Minimum Landscaped Open Space, except at approved driveway locations only as follows:

- .a A width of 6.0 metres abutting Steeles Avenue West, Winston Churchill Boulevard and Bramwest Parkway;
- .b A width of 6.0 metres abutting the Highway 407/Transitway right-of-way, which may be reduced to 3 metres when separated by a public street;
- .c A width of 3.0 metres abutting any other public street; and,
- .d A width of 3.0 metres abutting a NS Zone, which may be reduced to 0 metres within 195 metres of Heritage Road.

.12 Notwithstanding the requirements and restrictions contained within Exception 2634, the uses permitted in a NS Zone shall be subject to only the requirements and restrictions of the NS Zone;

.13 Notwithstanding the requirements and restrictions contained within Exception 2634, the commercial uses permitted in Exception 2634.1(2)(h) shall be subject to only the requirements and restrictions of the SC zone and a minimum building setback of 7 metres to a TransCanada Pipe Line right-of-way;

.14 Notwithstanding the requirements and restrictions contained within Exception 2634, the uses permitted in Exception 2634.1(2)(i) shall be subject to only a front, side and rear yard setback of 3.0 metres, except along a lot line abutting a NS Zone which shall require a minimum setback of 5.0 metres;

.15 The openings for waste disposal and loading facilities of any buildings shall face away from a public street and Highway 407/Transitway right-of-way, or shall be screened;

.16 Outside Storage shall only be permitted as an accessory use in the rear and interior side yards, subject to the following criteria:

.a Outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;

.b Outside storage of goods and materials shall not exceed the lesser of 5% of the lot or 10% of the building area;

.c Outside storage shall be screened from public view by architectural screening, landscaped buffer, building placement, berms, or a combination of such treatments; and,

.d Outside Storage, shall not be located within 100 metres from Steeles Avenue, Winston Churchill Boulevard, Bramwest Parkway, and Highway 407/Transitway right-of-way;

.17 All garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

.18 An adult entertainment parlour or an adult videotape store shall not be permitted;

12.2634.3 for the purposes of Exception 2634:

.1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

.2 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

12.2635 Exception 2635

12.2635.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a an office; and

.2 Accessory:

.a purposes accessory to the other permitted purposes.

12.2635.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Gross Commercial Floor Area shall not exceed 28,630 square metres;

.2 the Maximum Building Height shall not exceed 10 storeys;

.3 an underground parking structure shall not be located any closer than 3.0 metres to a lot line;

.4 the Minimum Setback from a street for any access ramp to an underground parking structure shall be 15 metres;

.5 garbage, refuse and waste containers shall be located within a main building and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted;

.6 the Minimum Distance between buildings shall be equal to half of the sum of the heights of the two applicable buildings;

.7 the Minimum Building Setback from a street shall be 10 metres;

.8 the Minimum Interior Side Yard Width shall be 3.0 metres;

.9 the Minimum Rear Yard Depth shall be 6.0 metres; and

.10 a Landscaped Open Space area with a minimum depth or width of 3.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting a street.

12.2636 Exception 2636

12.2636.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the I2 – Exception 2665 zone;

.2 a residential apartment building;

.3 purposes accessory to the other permitted purposes.

12.2636.2 That the following uses be prohibited:

.1 the purposes permitted in Exception 2636.1(1), shall be subject to the requirements and restrictions of the Exception 2665.2 of this by-law;

.2 the purposes permitted by Exception 2636.1(2) and Exception 2636.1(3) shall be subject to the following requirements and restrictions:

- .a Minimum Lot Width: 80 metres.
- .b Minimum Lot Depth: 50 metres.
- .c Minimum Interior Side Yard: 8 metres.
- .d Minimum Front Yard Setback: 25 metres from the centreline of Ray Lawson Boulevard for a residential apartment building.
- .e Minimum Number of Parking Spaces shall be provided as follows:
  - .i For dwelling units 65 square metres or less in size: 1.06 spaces per unit;
  - .ii For dwelling units greater than 65 square metres in size, parking shall be provided in accordance with Section 4.1 of this by-law.
- .f Maximum Building Height shall be 5 storeys, except within a distance of 35 metres from the most easterly property line, when the maximum building height shall be 7 storeys.
- .g Minimum Landscaped Open Space: 50 percent of the lot area.

12.2637 Exception 2637

12.2637.1 The lands shall only be used for the following purposes:

.1 the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;

.2 an office;

.3 a research and development facility

.4 a recreational facility or structure;

.5 a day nursery;

.6 a retail outlet operated in conjunction with a particular purpose permitted by Exception 2637.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,

.7 purposes accessory to the other permitted purposes.

12.2637.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback to all streets: 15.0 metres, except Finch Avenue where the minimum requirement shall be 30.0 metres;

.2 Minimum Lot Width: 60.0 metres;

.3 Minimum Lot Area: 1.2 hectares;

.4 Maximum Lot Coverage: 45 percent;

.5 Maximum Building Height: 13.7 metres;

.6 Maximum Floor Space Index for an office: 0.5

.7 Minimum Landscaped Open Space:

.a 20 percent of the minimum 15.0 metre setback to all streets, other than Finch Avenue, shall be landscaped open space; and

.b a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Finch Avenue.

.8 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building; and,

.9 Loading and Parking shall be provided in accordance with sections 4.1 and 4.6 of the By-law.

12.2637.3 for the purposes of Exception 2637:

.1 Research And Development Facility shall mean a building or place where investigation of or experimentation with goods and materials take place within an enclosed building or structure.

.2 Recreational Facility Or Structure shall mean an area, surface, place, installation or device which is designed and used for active recreational pursuits of persons during their leisure time. A recreational facility of structure may include, but shall not be limited to, a tennis court, ice skating rink, horseshoe pit, bocci court, lawn bowling court, croquet pitch and shuffleboard court. A recreational facility or structure shall not include a billiard hall or amusement arcade.

12.2638 Exception 2638

12.2638.1 The lands shall only be used for the following purposes:

.1 an office;

.2 a bank, trust company or financial institution;

.3 a retail establishment;

.4 a personal service shop;

.5 a dry cleaning and laundry distribution station;

.6 a dining room restaurant, a convenience restaurant or a take-out restaurant;

.7 a convenience store;

.8 a recreational facility or structure;

.9 a hotel or motel;

.10 a banquet hall; and,

.11 purposes accessory to the other permitted purposes.

12.2638.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback to Steeles Avenue East: 35.0 metres;

.2 Minimum Setback to Finch Avenue: 30.0 metres;

.3 Minimum Lot Area: 5.0 hectares;

.4 Minimum Landscaped Open Space: a continuous 12.0 m wide landscaped area shall be provided and maintained abutting Steeles Avenue East and Finch Avenue, excluding driveway locations;

.5 the area shown identified as OFFICE AREA on Figure 1 - Exception 2638 shall only be used for the purposes permitted by Exception 2638.1(1) and (11);

.6 the Maximum Building Height shall not exceed 8 storeys;

.7 the Maximum Floor Space Index for an office, excluding a parking structure, shall not exceed 1.0;

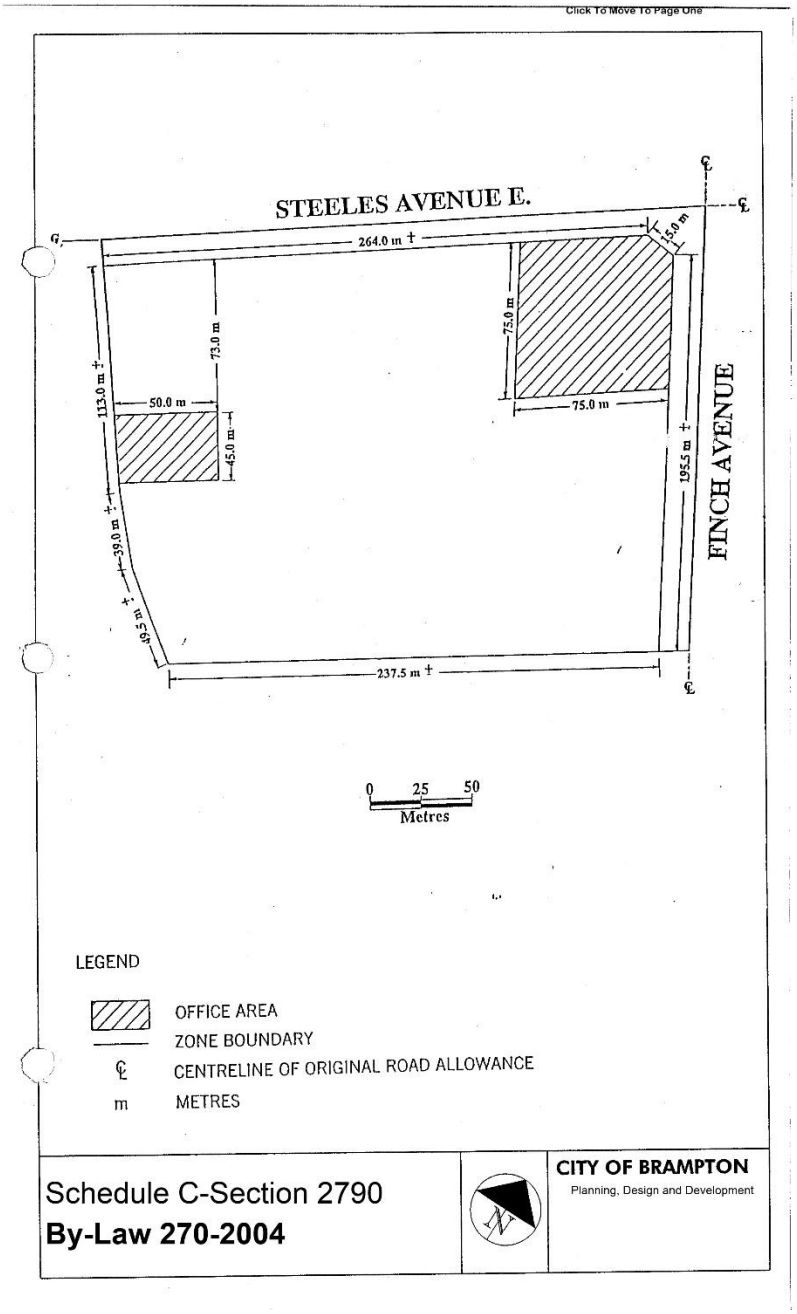
.8 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building;

.9 any underground parking area shall have a minimum 3.0 metre setback from any street right-of-way and 0 metres from an interior side yard;

.10 for buildings located within 75.0 metres of Finch Avenue, the distance between each building shall be either less than 3.0 metres or more than 30.0 metres; and,

.11 Loading and Parking shall be provided in accordance with section 4.1 and 4.6 of the By-law.

Figure 1



12.2639 Exception 2639

12.2639.1 The lands shall only be used for the following purposes:

.1 a quadruplex dwelling unit;

.2 purposes accessory to the other permitted purposes.

12.2639.2 That the following uses be prohibited:

.1 Building envelopes, landscaped areas, minimum lot dimensions, and parking areas shall be as shown on Figure 1 - Exception 2639;

.2 Minimum Lot Area - Parcel A: 433 square metres

.3 Minimum Lot Area - Parcel B: 249 square metres;

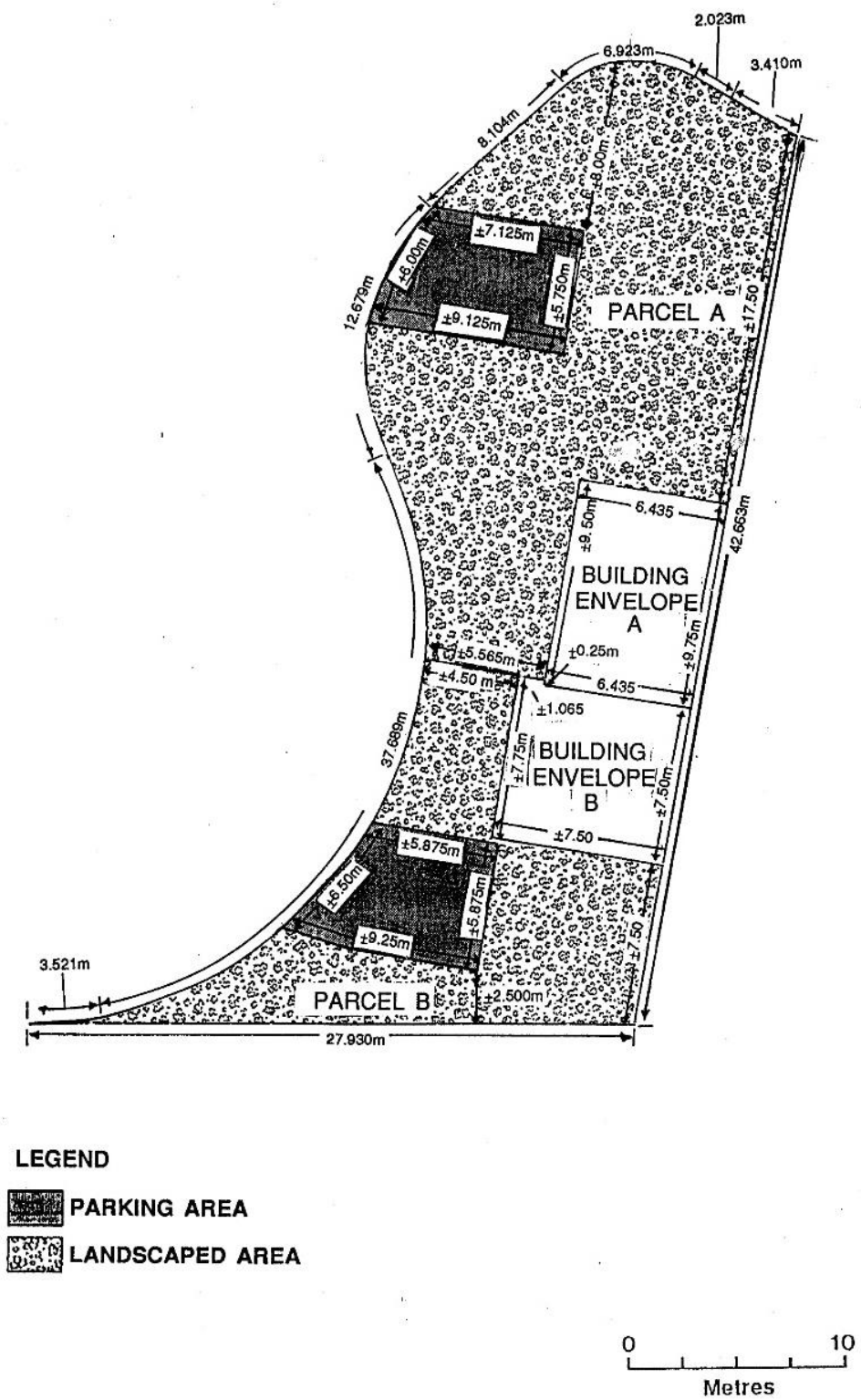
.4 Uncovered Parking Spaces are permitted in the front yard of a quadruplex dwelling unit;

.5 the maximum width of a driveway for a quadruplex dwelling unit shall be 6 metres;

.6 no accessory buildings shall be permitted;

.7 no swimming pools shall be permitted;

Figure 1


2.023m
6.923m
3.410m
8.104m
±8.00m
±7.125m
±6.00m
±5.750m
12.679m
±9.125m
PARCEL A
±17.50
6.435
±9.50m
42.663m
BUILDING ENVELOPE A
±0.25m
±5.565m
±4.50 m
6.435
±9.75m
±1.065
37.689m
±7.75m
BUILDING ENVELOPE B
±7.50m
±7.50
±5.875m
±6.50m
±5.875m
±9.25m
3.521m
PARCEL B
±2.500m
±7.50
27.930m
LEGEND
PARKING AREA
LANDSCAPED AREA
0
10
Metres

12.2640 Exception 2640

12.2640.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R2 Zone

12.2640.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area for Street Townhouse Dwelling,

- .a Interior lot, excluding end lot of a townhouse dwelling: 173 square metres
- .b End lot of an interior townhouse dwelling: 235 square metres.
- .c Corner Lot: 228 square metres.

.2 Minimum Lot Width for Street Townhouse Dwelling:

- .a Interior lot, excluding end lot of a townhouse dwelling: 5.64 metres
- .b End lot of an interior townhouse dwelling: 7.67 metres
- .c Corner lot: 7.67 metres

.3 Minimum Interior Side Yard Width for Street Townhouse Dwelling:

- .a for an interior dwelling unit, other than an end dwelling unit: 0.9 metres, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres.
- .b for an end dwelling unit, other than a corner dwelling unit: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres.

.4 Minimum Exterior Side Yard Width for Street Townhouse Dwelling: 3 metres

.5 Minimum Rear Yard Depth: 8.5 metres

.6 Maximum Number of Attached Dwelling Units: 4

12.2641 Exception 2641

12.2641.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted by R1 Zone.

12.2641.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 1.2 metres

12.2642 Exception 2642

12.2642.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2642.2 The lands shall be subject to the following requirements and restrictions

.1 Minimum Interior Side Yard Width: 1.2 metres

12.2643 Exception 2643

12.2643.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by RE Zone;

.2 uses accessory to a place of worship located on the adjacent property (7580 Kennedy Road South) including parking and faith-based instruction or teaching and administrative offices.

12.2643.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.338 hectares

.2 Minimum Lot Width: 62 metres

12.2644 Exception 2644

12.2644.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2644.2 The lands shall be subject to the following requirements and restrictions

.1 accessory building and swimming pools

.a for Lots 1 through 13, accessory buildings and swimming pools shall be no closer than 3.0 metres to the boundary of an NS Zone.

12.2645 Exception 2645

12.2645.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2645.2 The lands shall be subject to the following requirements and restrictions

.1 Minimum Lot Area:

.a Interior Lot: 330 square metres.

.b Corner Lot: 420 square metres.

.2 Minimum Lot Width:

.a Interior Lot: 11.0 metres.

.b Corner Lot: 14.0 metres.

12.2646 Exception 2646 - DELETED

12.2647 Exception 2647

12.2647.1 The lands shall only be used for the following purposes:

.1 nursing home

.2 retirement home

.3 purposes accessory to the other permitted purposes.

12.2647.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.6457 hectares

.2 Minimum Front Yard Depth: 30.0 metres

.3 Minimum Side Yard Width: 14 metres or 1/2 height of the dwelling whichever is greater

.4 Minimum Rear Yard Depth: 10.0 metres

.5 Maximum Density: 140 beds per hectare

.6 Maximum Building Height: 5 storeys

.7 Minimum Landscaped Open Space: 50%

.8 Parking shall be provided and maintained in accordance with the following requirements:

- .a 0.20 spaces per bed
- .b 0.25 visitor spaces per bed, plus
- .c 1 space per employee of largest shift

12.2647.3 for the purposes of Exception 2647:

.1 Lot Line, Front shall mean the property line closest to Sir Lou Drive and the front lot line is not required to divide the lot from a street.

12.2648 Exception 2648

12.2648.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R2 Zone.

12.2648.2 for the purposes of Exception 2648:

.1 Dwelling Unit, Street Townhouse shall mean a dwelling unit with an attached private garage in a street townhouse dwelling, which dwelling unit and attached private garage is located on its own lot.

.2 Dwelling, Street Townhouse shall mean a building that is divided vertically above established grade into 3 or more dwelling units, and in the case of an interior dwelling unit shall have at least 90% of the above grade area of the main wall attached to the main wall of the abutting dwelling unit and shall have at least 90% of the above grade common wall area of the attached private garage attached to the above grade common wall area of the abutting private garage and in the case of an exterior dwelling unit shall have at least 90% of the above grade area of the main wall attached to the main wall of the abutting dwelling unit, or at least 90% of the above grade common wall area of the attached private garage attached to the above grade common wall area of the abutting attached private garage.

.3 Main Wall shall mean the wall on the side lot line between two fully attached dwelling units excluding private garages

12.2649 Exception 2649

12.2649.1 The lands shall only be used for the following purposes:

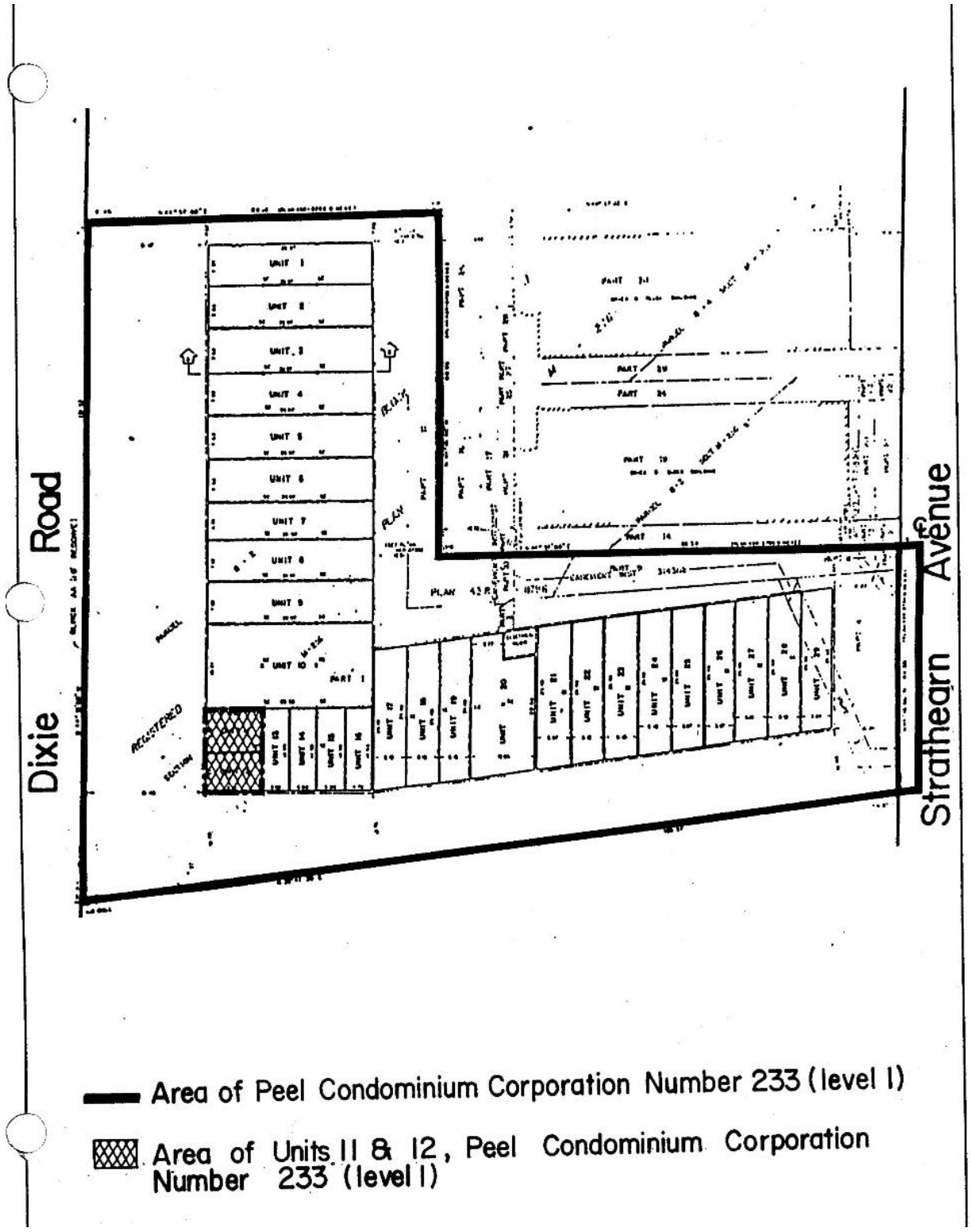
.1 purposes permitted by PE Zone, and

.2 a law office

12.2649.2 The lands shall be subject to the following requirements and restrictions:

.1 the law office shall be located within the area shown as Area of Units 11 and 12, Peel Condominium Corporation Number 233 (level 1) on Figure 1 -Exception 2649.

Figure 1


Dixie Road
Strathearn Avenue
Area of Peel Condominium Corporation Number 233 (level 1)
Area of Units 11 & 12, Peel Condominium Corporation Number 233 (level 1)

12.2650 Exception 2650

12.2650.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 a quadruplex dwelling, and

.3 purposes accessory to the other permitted purposes.

12.2650.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a semi-detached dwelling:
  - .i Interior Lot: 350 square metres per lot and 175 square metres per dwelling unit.
  - .ii Corner Lot: 400 square metres per lot and 230 square metres for the dwelling closest to the flankage lot line.
- .b quadruplex dwelling:
  - .i Interior Lot: 800 square metres per lot and 110 square metres per dwelling unit.
  - .ii Corner Lot: 920 square metres per lot and 260 square metres per dwelling unit closest to the flankage lot line.

.2 Minimum Lot Width:

- .a semi-detached dwelling:
  - .i Interior Lot: 18 metres and 9 metres per dwelling unit.
- .b quadruplex dwelling:
  - .i Interior Lot: 20 metres and 10 metres for a dwelling unit.
  - .ii Corner Lot: 23 metres and 13 metres for a dwelling unit closest to the flankage lot line.

.3 Minimum Lot Depth:

- .a semi-detached dwelling: 19 metres
- .b quadruplex dwelling: 39 metres

.4 Minimum Front Yard Depth:

- .a semi-detached dwelling: 4.5 metres
- .b quadruplex dwelling: 15.5 metres

.5 Minimum Rear Yard Depth: 6 metres

.6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey, except that where the common wall of semi-detached dwelling units or dwelling unit coincides with a side lot line, the side yard may be 0 metres.

.7 Maximum Building Height: 2 storeys

.8 Minimum Landscaped Open Space:

.a quadruplex dwelling: 10 percent of the front yard

.b each dwelling unit of a quadruplex dwelling unit shall be provided with a minimum landscaped open space area suitable as a private amenity area with an area of not less than 30 square metres.

.9 Each dwelling unit in a quadruplex dwelling shall be provided with a minimum of 2 parking spaces.

.10 Uncovered Parking Spaces are permitted in the front yard of a quadruplex dwelling.

12.2650.3 for the purposes of Exception 2650:

.1 Private Amenity Area shall mean a landscaped open space area abutting a dwelling unit, which private amenity area may be located in the front yard provided it is not part of the front yard minimum landscaped open space, and is located a minimum distance of 9 metres from the front lot line.

12.2651 Exception 2651

12.2651.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.2651.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 180 square metres
- .b Corner Lot: 245 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 10 metres
- .b Corner Lot: 13 metres

.3 Minimum Lot Depth: 15 metres

.4 Minimum Interior Side Yard Width:

- .a for a side yard flanking an Ontario Hydro - Electric Power Commission electric power line transmission corridor: 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b for all other interior side yards: 0 metres, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.2 metres;
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall, and
  - .iii the total width of side yards on any lot is not less than 1.2 metres.

.5 Minimum Exterior Side Yard Width: 3 metres, provided that the distance to the front of the garage is not less than 6 metres.

.6 Minimum Rear Yard Depth:

- .a for a rear yard abutting the rear main wall of an attached garage: 6 metres,
- .b for all other rear yards: 0 metres provided that:
  - .i minimum width of the rear yard is not less than 4 metres, and
  - .ii minimum area of the rear yard is not less than 35 square metres;

.7 Maximum Building Height: 2 storeys provided that where the dwelling abuts a rear yard with a depth of zero metres to 3.5 metres, the maximum height shall not exceed one storey.

.8 the Rear Yard shall be enclosed by a visual screen comprising the walls of dwellings and attached garage and a visual screen fence with a minimum height of 1.8 metres.

.9 no door, window or other opening shall be permitted in the wall of a dwelling abutting the rear yard of abutting dwellings.

.10 no accessory buildings shall be permitted

12.2651.3 for the purposes of Exception 2651:

.1 Lot Depth shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the furthest rear lot line of the same lot.

12.2652 Exception 2652

12.2652.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2652.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 25 metres

.2 Minimum Centre Line Setback to Steeles Avenue: 32 metres

.3 Minimum Gross Floor Area per dwelling unit: 185.8 square metres

.4 Minimum Interior Side Yard Width:

- .a adjacent to another detached dwelling: 0.9 metres with the minimum distance between detached dwellings not to be less than 2.1 metres
- .b when the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

12.2653 Exception 2653

12.2653.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2653.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 14 metres

.2 Minimum Gross Floor Area per dwelling unit: 185.8 square metres

.3 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted

12.2654 Exception 2654

12.2654.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2654.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 14 metres

.2 Minimum Gross Floor Area per dwelling unit: 185.8 square metres

.3 Minimum Interior Side Yard Width:

.a abutting an P zone: 1.2 metres

.b 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres

.c where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted

12.2654.3 for the purposes of Exception 2654:

.1 Rear, Lot Line shall mean the lot line opposite to and furthest from the front lot line.

12.2655 Exception 2655

12.2655.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2655.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 14 metres

.2 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres

.b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted

12.2656 Exception 2656

12.2656.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2656.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 17 metres

.2 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted

12.2657 Exception 2657

12.2657.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2657.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Gross Floor Area per dwelling unit: 185.8 square metres

12.2658 Exception 2658

12.2658.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2658.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 14.0 metres

12.2659 Exception 2659

12.2659.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2659.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 13 metres

.2 Minimum Interior Side Yard Width:

- .a abutting an OS or P zone: 1.2 metres
- .b adjacent to another detached dwelling: 0.9 metres with the minimum distance between detached dwellings not to be less than 2.1 metres
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

12.2659.3 for the purposes of Exception 2659:

.1 Rear Lot Line shall mean the lot line opposite to and furthest from the front lot line.

12.2660 Exception 2660

12.2660.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2660.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Gross Floor Area per dwelling unit: 185.8 square metres

12.2660.3 for the purposes of Exception 2660:

.1 Rear Lot Line shall mean the lot line opposite to and furthest from the front lot line.

12.2661 Exception 2661

12.2661.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2661.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width:

- .a abutting a walkway zoned P: 1.2 metres
- .b adjacent to another detached dwelling: 0.9 metres with the minimum distance between detached dwellings not to be less than 2.1 metres
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall

12.2662 Exception 2662

12.2662.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2662.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 14.0 metres

.2 Minimum Gross Floor Area per dwelling unit: 185.8 square metres

12.2663 Exception 2663

12.2663.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2663.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 18 metres

.2 Minimum Lot Depth: 27 metres

.3 Minimum Lot Area: 480 square metres

12.2664 Exception 2664

12.2664.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2664.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 11 metres

12.2665 Exception 2665

12.2665.1 The lands shall only be used for the following purposes:

.1 a retirement home;

.2 a nursing home;

.3 only in conjunction with a retirement home:

- .a tuck shop;
- .b hairdressing salon

.4 purposes accessory to other permitted purposes.

12.2665.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 185 metres;

.2 Minimum Lot Depth: 130 metres;

.3 Minimum Setback from centre line of roadway: 35 metres;

.4 Minimum Setback from:

- .a Interior lot line: 8.4 metres;
- .b Open Space zone: 9.0 metres;

.5 Maximum Building Height : 2 storeys;

.6 Maximum Number of buildings: 2

.7 the Maximum Gross Floor Area of all buildings shall not exceed 11,500 square metres;

.8 the facilities shall permit:

- .a if only one building is built,
  - .i either,
    1. a maximum 148 unit retirement home and 40 bed nursing home,
  - .ii or
    1. a maximum 168 unit retirement home and a 0 bed nursing home,
  - .iii or
    1. a maximum 134 unit retirement home and 100 bed nursing home.
- .b if two buildings are built,

.i either,

1. a maximum 114 unit retirement home and 140 bed nursing home.

.ii or

1. a maximum 134 unit retirement home, and 100 bed nursing home.

.9 if two buildings are built, the retirement home units and nursing home beds may be distributed between the buildings, provided the number of units or beds does not exceed those shown in Exception 2665.2(8)(b).

.10 Minimum Number of Parking Spaces shall be provided as follows:

.a a retirement home: 0.45 spaces for each bed,

.b a nursing home: 0.50 spaces for each bed.

.11 all garbage and refuse storage containers shall be located within the buildings;

.12 the Gross Leasable Commercial Floor Area of the tuck shop shall not exceed 40 square metres;

.13 the Gross Leasable Commercial Floor Area of the hairdressing salon shall not exceed 30 square metres;

.14 the purposes permitted by Exception 2665.1(3)(a) and 2665.1(3)(b) shall be restricted to the use of the residents, their guests and employees only.

12.2665.3 for the purposes of Exception 2665:

.1 Private Amenity Area shall mean a landscaped open space area abutting a dwelling unit, which private amenity area may be located in the front yard provided it is not part of the front yard minimum landscaped open space, and is located a minimum distance of 9 metres from the front lot line.

12.2666 Exception 2666

12.2666.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone

12.2666.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a Interior Lot: 420 square metres
- .b Corner Lot: 500 square metres

.2 Minimum Lot Width

- .a Interior Lot: 14 metres
- .b Corner Lot: 17 metres

.3 Minimum Interior Side Yard Width: 1.2 metres

12.2667 Exception 2667

12.2667.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2667.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Depth: the length of the westerly lot boundary shall not be less than 36.0 metres

.2 Minimum Lot Area: 590 square metres.

12.2667.3 for the purposes of Exception 2667:

.1 Lot 13, shall be considered a corner lot with the lot line abutting the turning circle of the cul-de-sac an exterior side lot line.

12.2668 Exception 2668

12.2668.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2668.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 390 square metres

.2 Minimum Lot Width: 13.5 metres

.3 Minimum Lot Depth: 29 metres

.4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:

- .a the width of the side yard abutting P zone shall always be at least 1.2 metres
- .b the minimum distance between two detached dwellings shall not be less than 2.1 metres
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

12.2669 Exception 2669

12.2669.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2669.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 340 square metres

.2 Minimum Lot Width: 12 metres

.3 Minimum Lot Depth: 28 metres

.4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:

- .a the width of the side yard abutting P zone shall always be at least 1.2 metres
- .b the minimum distance between two detached dwellings shall not be less than 2.1 metres
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

12.2670 Exception 2670

12.2670.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone

12.2670.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.6 metres on the other side, provided that:

.a the width of the side yard abutting a walkway or an OS or P zone shall always be at least 1.2 metres;

.b the side yard with minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard (of an adjacent lot) which is 1.2 metres or greater in width;

.c the minimum distance between two detached dwellings shall not be less than 1.2 metres;

.d where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and

.e where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 3.10.1 may project into the yard shall not exceed 35 centimetres.

12.2671 Exception 2671

12.2671.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.2671.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 204.0 square metres per dwelling unit;

.2 Minimum Lot Width:

- .a Interior Lot: 13.6 metres per lot, and 6.8 metres per dwelling unit;
- .b Corner Lot: 15.4 metres per lot, and 8.6 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 30.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 the following provisions shall apply to garages:

- .a the maximum garage door width per dwelling unit shall be:
  - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7.0 metres; and,
  - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres;

.iii 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

.11 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

.12 for the purposes of this Exception, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;

.13 the number of dwelling units erected for display purposes shall not exceed 1 dwelling unit for every 2.5 hectares or part thereof of the land within the subject plan of subdivision draft approved within the meaning of the Planning Act, to a maximum of 8 dwelling units;

12.2672 Exception 2672

12.2672.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R2 Zone.

12.2672.2 The lands shall be subject to the following requirements and restrictions:

.1 Landscaped Open Space shall be provided abutting the rear wall of each dwelling unit with a minimum width equal to the width of the dwelling unit and a minimum depth of 7.5 metres.

12.2673 Exception 2673

12.2673.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2673.2 The lands shall be subject to the following requirements and restrictions:

.1 any accessory building or structure, including a swimming pool, shall not be located any closer than 3.0 metres to the boundary of a Natural System (NS) zone.

12.2674 Exception 2674

12.2674.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2674.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the requirements and restrictions of R1 Zone.

12.2674.3 for the purposes of section 2674:

.1 Lot Line, Rear shall mean the lot line furthest and opposite the front lot line.

12.2675 Exception 2675

12.2675.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by the R1 Zone.

12.2675.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 425 square metres.

.2 Minimum Lot Depth: 21.0 metres.

.3 Minimum Rear Yard Depth: nil

12.2675.3 for the purposes of Exception 2675:

.4 Lot Depth shall mean the straight line distance from the mid-point of the front lot line to the intersection of the two side lot lines.

12.2676 Exception 2676

12.2676.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by PE Zone of this by-law.

12.2676.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 65 metres;

.2 Minimum Lot Area: 1 hectare

.3 Minimum Exterior Side Yard: 6.0 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 12.0 metres, and

.4 Minimum Landscaped Open Space area shall be provided and maintained as follows:

- .a abutting the Highway Number 410 road allowance or 0.3 metre reserve: 12 metres
- .b where a rear yard abuts a Natural System (NS) Zone: 3 metres
- .c 30 percent of the minimum required front yard area, and
- .d 50 percent of the minimum required exterior side yard.

12.2677 Exception 2677

12.2677.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by GE Zone of this by-law.

12.2677.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 40 metres.

12.2678 Exception 2678

12.2678.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by PE Zone of this by-law; and

.2 a drive test / driving school use is a permitted use on any lot where the use was legally existing as of the date of passing of this By-law.

12.2678.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 3 storeys

12.2679 Exception 2679

12.2679.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by PE Zone of this by-law

12.2679.2 The lands shall be subject to the following requirements and restrictions:

.1 Landscaped Open Space Area shall be provided and maintained abutting Highway Number 410 and abutting a Natural System zone with a width as follows:

.a abutting Highway Number 410: 12 metres

.b abutting a Natural System zone: 3 metres

12.2680 Exception 2680

12.2680.1 The lands shall only be used for the following purposes:

.1 an indoor and outdoor recreation facility;

.2 any conservation area or purpose, and

.3 purposes accessory to other permitted purposes.

12.2680.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Lot Coverage: 10 percent;

.2 minimum front yard depth, rear yard depth and side yard width: 30 metres.

12.2681 Exception 2681

12.2681.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by PE Zone of this by-law

12.2681.2 The lands shall be subject to the following requirements and restrictions:

.1 Landscaped Open Space shall be provided and maintained abutting Highway Number 410 with a minimum width of 12 metres

.2 a setback abutting an Open Space zone of 15.24 metres shall be provided.

12.2682 Exception 2682

12.2682.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2682.2 The lands shall be subject to the following requirements and restrictions:

.2 Minimum Lot Width:

- .a Interior Lot: 11.7 metres
- .b Corner Lot: 13.9 metres

12.2683 Exception 2683

12.2683.1 The lands shall only be used for the following purposes:

.1 the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building;

.2 an office;

.3 a utility installation;

.4 a research and development facility;

.5 a recreational facility or structure;

.6 a day nursery;

.7 a banquet hall;

.8 a retail outlet operated in connection with a particular purpose permitted by Exception 2683.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and

.9 purposes accessory to the other permitted purposes.

12.2683.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 15 metres

.2 Minimum Lot Area: 1.2 hectares

.3 Maximum Lot Coverage: 45 percent of the lot area

.4 Minimum Lot Width: 60 metres

.5 the Maximum Building Height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys

.6 the Maximum Floor Space Index for office use shall not exceed 1.0

.7 the Minimum Exterior Side Yard Width shall be 15 metres

.8 the Minimum Landscaped Open Space shall be 20 percent of the minimum required exterior side yard

.9 the Minimum Landscaped Open Space shall be 20 percent of the minimum required front yard depth, except that where it abuts Kenview Boulevard, a minimum landscaped open space strip of 6 metres is required.

12.2683.3 for the purposes of Exception 2683:

.1 Research And Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure.

12.2684 Exception 2684

12.2684.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in LC Zone;

or

.2 the purposes permitted in PE Zone.

12.2684.2 The lands shall be subject to the following requirements and restrictions:

.1 the Minimum Lot Area shall be 1.5 hectares

.2 the Minimum Rear Yard Depth shall be 30.0 metres

.3 the Minimum Exterior Side Yard Depth shall be 24.0 metres

.4 a minimum 5 metre wide landscaped open space strip shall be provided where it abuts a utility corridor or rail line

.5 a minimum 6 metre wide landscaped open space strip shall be provided abutting the exterior side yard lot line

.6 a minimum 12 metre wide landscaped open space strip shall be provided abutting the rear lot line

12.2684.3 for the purposes of Exception 2684:

.1 the uses in 2684.1(1) shall also be subject to the requirements and restrictions of the LC zone are not in conflict with those set out in Exception 2684.2.

.2 the uses in 2684.1(2) shall also be subject to the requirements and restrictions of the PE zone and the general provisions of this by-law which are not in conflict with those set out in Exception 2684.2.

12.2685 Exception 2685

12.2685.1 The lands shall only be used for the following purposes:

.1 a motor vehicle washing establishment

.2 a motor vehicle repair shop

.3 purposes accessory to the other permitted purposes

12.2685.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 15 metres

.2 the minimum front yard depth, minimum side yard width and minimum rear yard depth should be as shown on Figure 1 - Exception 2685

.3 all buildings and garbage enclosure shall be located within the areas shown as BUILDING AREA and GARBAGE ENCLOSURE on Figure 1- Exception 2685

.4 the Maximum Gross Commercial Floor Area of all buildings and garbage enclosure shall not exceed 650 square metres

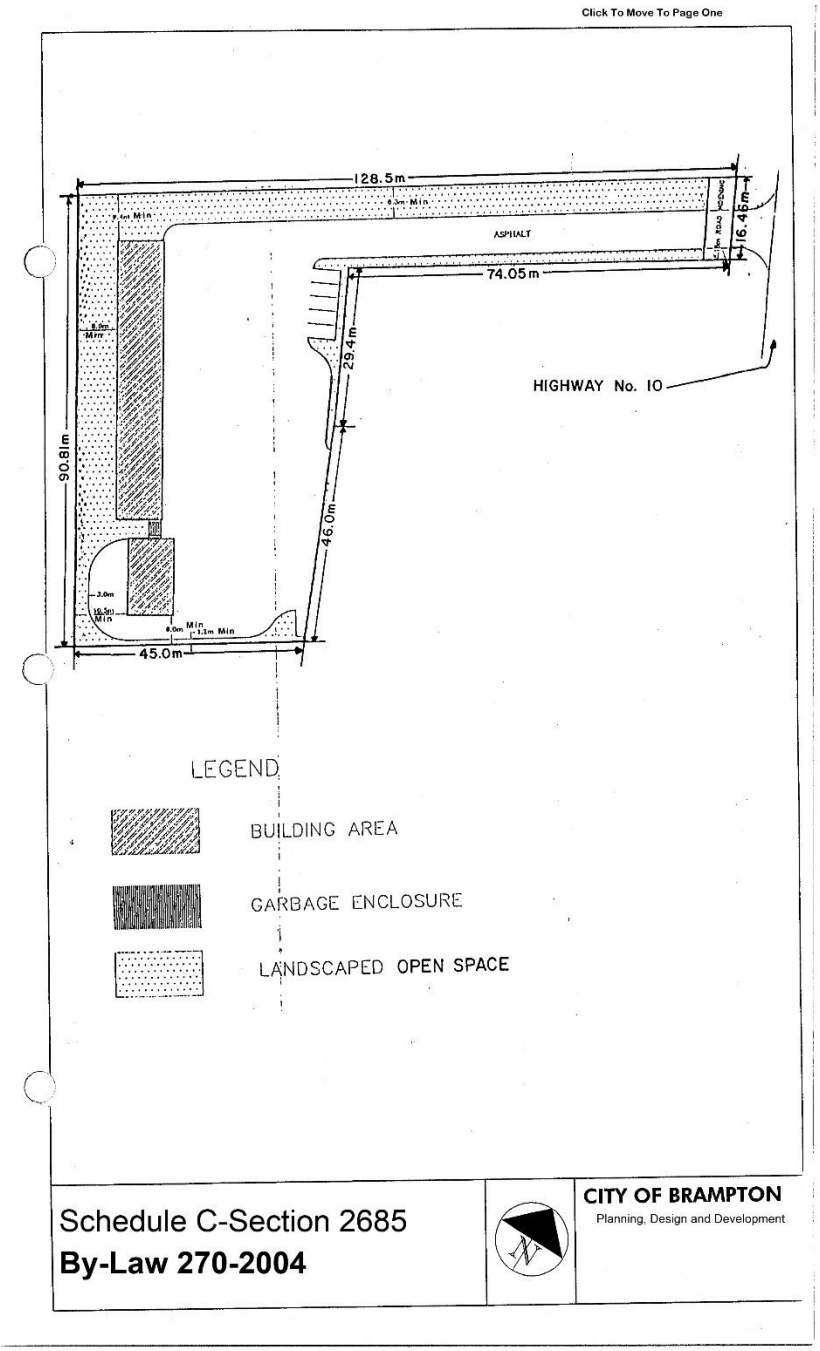
.5 all garbage and refuse containers shall be located within an enclosure

.6 the Maximum Height of all buildings and garbage enclosure shall not exceed one storey

.7 no outside storage of goods or materials shall be permitted

.8 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1- Exception 2685.

Figure 1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128.5m
ASPHALT
16.45m
74.05m
29.4m
HIGHWAY No. 10
90.81m
46.0m
45.0m
LEGEND
BUILDING AREA
GARBAGE ENCLOSURE
LANDSCAPED OPEN SPACE
Schedule C-Section 2685
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development

12.2686 Exception 2686

12.2686.1 The lands shall only be used for the following purposes:

.1 a gas bar

.2 purposes accessory to the other permitted purposes

12.2686.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 43 metres

.2 Minimum Lot Depth: 59 metres

.3 Minimum Interior Side Yard Width: 15 metres

.4 Minimum Exterior Side Yard Width: 23 metres

.5 Maximum Building Height: 1 storey

.6 a minimum 6.0 metre wide landscaped strip shall be provided along the 0.3 metre reserves except at driveway locations

.7 a minimum 3.0 metre wide continuous landscaped strip shall be provided abutting the interior side yard and rear yard lot lines

.8 all garbage and refuse containers shall be enclosed

.9 the Maximum Gross Floor Area of the kiosks shall not exceed 47 square metres

12.2686.3 for the purposes of Exception 2686:

.1 Front Yard shall mean a yard extending across the full width of a lot abutting Castleview Drive between the front lot line and the nearest wall of any building or structure on the lot.

12.2687 Exception 2687

12.2687.1 The lands shall only be used for the following purposes:

.1 the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building;

.2 an office;

.3 a utility installation;

.4 a research and development facility;

.5 a recreational facility or structure;

.6 a day nursery;

.7 a banquet hall;

.8 a retail outlet operated in connection with a particular purpose permitted by Exception 2687.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and

.9 purposes accessory to the other permitted purposes.

12.2687.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 15 metres

.2 Minimum Lot Area: 2.0 hectares

.3 Maximum Lot Coverage: 45 percent of the lot area

.4 Minimum Lot Width: 50 metres

.5 Minimum Rear Yard Depth: 15 metres

.6 the Maximum Building Height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys

.7 the Maximum Floor Space Index for office use shall not exceed 0.9

.8 a minimum 5 metre wide landscaped open space strip shall be provided abutting the rear lot line

.9 the Minimum Landscaped Open Space shall be 20 percent of the minimum required front yard depth

12.2687.3 for the purposes of Exception 2687:

.1 Research And Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure.

12.2688 Exception 2688

12.2688.1 The lands shall only be used for the following purposes:

.1 the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building;

.2 an office;

.3 a utility installation;

.4 a research and development facility;

.5 a recreational facility or structure;

.6 a day nursery;

.7 a banquet hall;

.8 a retail outlet operated in connection with a particular purpose permitted by Exception 2688.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and

.9 purposes accessory to the other permitted purposes.

12.2688.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 15 metres

.2 Minimum Lot Area: 1.2 hectares

.3 Maximum Lot Coverage: 45 percent of the lot area

.4 Minimum Lot Width: 60 metres

.5 Minimum Rear Yard Depth: 15 metres

.6 the Maximum Building Height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys

.7 the Maximum Floor Space Index for office use shall not exceed 0.9

.8 a minimum 5 metre wide landscaped open space strip shall be provided abutting the rear lot line;

12.2688.3 for the purposes of Exception 2688:

.1 Research And Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure

12.2689 Exception 2689

12.2689.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in an R3H zone;

.2 a nursing home;

.3 only in conjunction with an apartment dwelling, and only to a maximum of 15% of the total gross floor area of the apartment dwelling:

.a an office, excluding a real estate office;

.b a bank;

.c a personal service shop; and,

.d a convenience store.

.4 purposes accessory to the other permitted purposes.

12.2689.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 100.0 metres;

.2 Minimum Rear Yard Depth:

.a 9.0 metres to any building or particular portion of a building which serves as a nursing home; and,

.b 15 metres or half the overall building height, whichever is greater, to any building or particular portion of a building which serves any purpose other than a nursing home;

.3 Maximum Building Height:

.a 3 storeys for any building or particular portion of a building which serves as a nursing home; and,

.b 18 storeys for any building or particular portion of a building which serves any purpose other than a nursing home;

.4 Minimum Landscaped Open Space: 50 percent of the lot area

.5 a maximum of 210 apartment dwelling units, of which 63 percent of the units shall have a maximum unit size of less than 93 square metres;

.6 a 3.0 metre wide landscaped open space strip shall be provided abutting the lands zoned R1 – Exception 2592 and along all street frontages except at approved access locations;

.7 Parking shall be provided in accordance with the following requirements:

.a for a nursing home, parking shall be provided at the rate of 0.5 spaces per bed;

.b for an apartment dwelling, a minimum of 0.75 parking spaces shall be provided per dwelling unit, of which a minimum of 0.25 spaces per unit shall be above ground;

.8 Parking Spaces shall be set back a minimum distance of 9.0 metres from the westerly property line

12.2690 Exception 2690

12.2690.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 an auxiliary group home; and,

.3 purposes accessory to the other permitted purposes.

12.2690.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 204.0 square metres per dwelling unit;

.2 Minimum Lot Width:

.a Interior Lot: 17.0 metres per lot, and 8.5 metres per dwelling unit;

.b Corner Lot: 18.8 metres per lot, and 10.3 metres for the dwelling unit closest to the flankage lot line;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth:

.a 10.0 metres where the rear yard is adjacent to the Orangeville-Brampton Railway right-of-way; and,

.b 7.5 metres in all other instances, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 the following provisions shall apply to garages:

.a maximum garage door width per dwelling unit: 3.7 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

.11 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

12.2691 Exception 2691

12.2691.1 The lands shall only be used for the following purposes:

.1 shall be used only for those purposes permitted by PE Zone of this by-law.

12.2691.2 The lands shall be subject to the following requirements and restrictions:

.1 the Gross Commercial Floor Area used for a dining room restaurant shall not exceed 364 square metres;

.2 the Gross Commercial Floor Area used for a community club shall not exceed 360 square metres;

.3 an adult entertainment parlour shall not be permitted in connection with or accessory to a dining room restaurant or a community club.

12.2692 Exception 2692

12.2692.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2692.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 540 square metres

.2 Minimum Lot Width: 18 metres

12.2693 Exception 2693

12.2693.1 The lands shall only be used for the following purposes:

.1 a retail establishment having no outside storage

.2 a convenience store

.3 a service shop

.4 a personal service shop

.5 a bank, trust company, finance company

.6 an office

.7 a dry cleaning and laundry distribution station

.8 a laundromat

.9 a parking lot

.10 a dining room restaurant, a convenience restaurant

.11 purposes accessory to the other permitted purposes.

12.2693.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 70 metres

.2 Maximum Lot Area: 0.80 hectares

.3 Maximum Building Height: 1 storey

.4 a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone

.5 no outside storage or display of goods shall be permitted.

.6 all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building and shall not be located closer than 9 metres to any residential zone

.7 Minimum Landscaped Open Space shall be provided and maintained as follows:

.a not less than 8 metres in width along the future extension of Mavis Road

.b not less than 3 metres in width along the north and east property lines abutting a residential zone, and along Ray Lawson Boulevard except in the location of a driveway

.c not less than 5 metres in width along the hypotenuse of the daylight triangle located at the corner of the intersection of Ray Lawson Boulevard and the future extension of Mavis Road.

12.2694 Exception 2694

12.2694.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.2694.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 11.0 metres;

.b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 the following provisions shall apply to garages:

.a maximum garage door width: 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

.13 for the purposes of this Exception, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;

.14 the number of dwelling units erected for display purposes shall not exceed 1 dwelling unit for every 2.5 hectares or part thereof of the land within the subject plan of subdivision draft approved within the meaning of the Planning Act, to a maximum of 8 dwelling units;

12.2695 Exception 2695

12.2695.1 The lands shall only be used for the following purposes:

.1 an office;

.2 a research and development facility;

.3 a recreational facility or structure;

.4 a day nursery;

.5 the following uses operated in conjunction with and within the same building as the purpose permitted by Exception 2695.1(1), provided that the total gross floor area of the following uses combined is not more than 15 percent of the total gross floor area of the office building:

- .a a bank, trust company or financial institution;
- .b a retail establishment;
- .c a personal service shop;
- .d a dry cleaning and laundry distribution station;
- .e a dining room restaurant;
- .f a convenience store;

.6 the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop, and

.7 purposes accessory to the other permitted purposes.

12.2695.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback to all streets: 15.0 metres, except Steeles Avenue East where the minimum requirement shall be 35.0 metres;

.2 Minimum Rear Yard Depth: 7.0 metres, except that where it abuts a street, a 0.3 metre reserve or a lot in a residential or institutional zone, the minimum requirement shall be 15.0 metres;

.3 Minimum Interior Side Yard Width: 4.0 metres, except that where it abuts a residential or institutional zone, the minimum requirement shall be 9.0 metres;

.4 Minimum Lot Width: 100.0 metres;

.5 Minimum Lot Area: 4.7 hectares;

.6 Maximum Lot Coverage, excluding a parking lot: 25 percent

.7 Maximum Building Height: 8 storeys;

.8 Minimum Landscaped Open Space:

.a a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Steeles Avenue East, and

.b a 3.0 metre wide landscaped area shall be provided and maintained where it abuts any other street, excluding driveway locations.

.9 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building;

.10 Maximum Floor Space Index for an office excluding a parking structure: 1.0;

.11 the Maximum Floor Space Index for an office shall be 0.5 until the "H" designation has been removed;

.12 the holding "H" symbol shall not be removed until the Council of the Regional Municipality of Peel is satisfied that a comprehensive transportation study has demonstrated that the surrounding road network can accommodate the office development at a floor space index of 1.0;

.13 any underground parking area shall have a minimum 3.0 metre setback from any street right-of-way and 0 metres from an interior side yard; and

.14 an accessory building or structure shall:

.a be used only for the purposes of parking motor vehicles, or the storage or disposal of garbage;

.b have a minimum setback of 15.0 metres from any street right-of-way, except Steeles Avenue East where the minimum requirement shall be 150.0 metres and 0 metres from an interior side yard;

.c not exceed 2 storeys in height; and

.d if used for the purposes of parking motor vehicles, shall not have a gross floor area of less than 500 square metres.

12.2695.3 for the purposes of Exception 2695:

.1 Research and Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure in an office-like environment.

12.2696 Exception 2696

12.2696.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.2696.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 312.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 13.0 metres;
- .b Corner Lot: 14.8 metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 the following provisions shall apply to garages:

- .a maximum garage door width: 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

12.2697 Exception 2697

12.2697.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.2697.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 11.0 metres;

.b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth:

.a 10.0 metres where the rear yard is adjacent to the Orangeville-Brampton Railway right-of-way; and,

.b 7.5 metres in all other instances, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 the following provisions shall apply to garages:

.a maximum garage door width: 5.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;

12.2698 Exception 2698

12.2698.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2698.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 312.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 13.0 metres;
- .b Corner Lot: 14.8 metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 the following provisions shall apply to garages:

- .a maximum garage door width: 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;

12.2699 Exception 2699

12.2699.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2699.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 439.0 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 18.3 metres;

.b Corner Lot: 20.1 metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth: 7.5 metres, except in instances where a portion of the rear yard is zoned OS – Exception 2738, in which case the minimum rear yard depth shall be 12.0 metres;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width: 1.2 metres;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 Maximum Building Height: 8.75 metres;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;

12.2700 Exception 2700

12.2700.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

.b a printing establishment;

.c a warehouse; and

.d a parking lot.

.2 Non-Industrial:

.a a radio or television broadcasting and transmission establishment;

.b a recreational facility or structure operated by a public authority; and

.c a community club.

.3 Commercial:

.a offices, not including offices for doctors, dentists or drugless practitioners;

.b a service shop;

.c a bank, trust company, finance company;

.d a dry cleaning and laundry distribution station;

.e a dining room restaurant, a convenience restaurant

.f a printing or copying establishment;

.g a garden centre sales establishment;

.h a custom workshop;

.i a hotel or motel;

.j banquet facilities;

.k a tool and equipment rental establishment;

.l a motor vehicle or boat sales, rental, leasing or service establishment, and a motor vehicle or boat parts and accessories sales establishment, but excluding a motor vehicle repair shop which is not an accessory use and a motor vehicle body shop;

.m a motor vehicle parts retail outlet or combination motor vehicle parts/motor vehicle repair/accessories/sporting goods/hardware store;

.n a furniture and appliance store; and,

.o a retail warehouse.

.4 Accessory:

.a an associated educational use;

.b an associated office;

.c a retail outlet operated in connection with a particular purpose permitted by Exceptions 2700.1(1)(a) and 2700.1(1)(b), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and

.d purposes accessory to the other permitted purposes.

12.2700.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Total Gross Floor Area to be devoted to retail warehouse uses, excluding furniture and appliance store, shall not exceed 14,167 square metres;

.2 all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building;

.3 except for driveway locations, landscaped open spaces shall be provided as follows:

.a a minimum 12.0 metre wide strip abutting Steeles Avenue East, and

.b a minimum 9.0 metre wide strip abutting Kennedy Road South;

.4 the Maximum Aggregate Gross Floor Area shall not exceed 32,550 square metres for all uses;

.5 no outside storage of goods or materials or machinery shall be permitted;

.6 Minimum Front Yard Depths: 9 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres; and,

.7 Minimum Rear Yard Depth: 7 metres, except that where it abuts a street, 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15 metres.

12.2700.3 for the purposes of Exception 2700:

.1 Retail Warehouse shall mean a building or structure, or a part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres and shall not exceed a maximum gross floor area of 8360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

.2 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include

furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

12.2701 Exception 2701

12.2701.1 The lands shall only be used for the following purposes:

.1 Industrial:

.a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

.b a printing establishment;

.c a warehouse; and

.d a parking lot.

.2 Non-Industrial:

.a a radio or television broadcasting and transmission establishment;

.b a recreational facility or structure operated by a public authority; and

.c a community club.

.3 Commercial:

.a offices, not including offices for doctors, dentists or drugless practitioners;

.b a service shop

.c a bank, trust company, finance company;

.d a dry cleaning and laundry distribution station;

.e a dining room restaurant, a convenience restaurant;

.f a printing or copying establishment;

.g a garden centre sales establishment;

.h a custom workshop;

.i a hotel or motel;

.j banquet facilities;

.k a tool and equipment rental establishment;

.l a motor vehicle or boat sales, rental, leasing or service establishment, and a motor vehicle or boat parts and accessories sales establishment, but excluding a motor vehicle repair shop which is not an accessory use and a motor vehicle body shop;

.m a motor vehicle parts retail outlet or combination motor vehicle parts/motor vehicle repair/accessories/sporting goods/hardware store;

.n a home furnishings and home improvement retail warehouse;

.o only one large retail warehouse, and

.p a retail warehouse.

.4 Accessory:

.a an associated educational use;

.b an associated office;

.c a retail outlet operated in connection with a particular purpose permitted by Exception 2701.1(1)(a) and 2701.1(1)(b), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use;

.d purposes accessory to the other permitted purposes.

12.2701.2 The lands shall be subject to the following requirements and restrictions:

.1 the Maximum Total Gross Floor Area to be devoted to retail warehouse uses, excluding the large retail warehouse and home furnishings and home improvement retail warehouses, shall not exceed 14,167.0 square metres.

.2 all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building;

.3 all restaurant refuse storage shall be enclosed in a climate controlled area within the building;

.4 except for driveway locations, Landscaped Open Space shall be provided as follows:

.a a minimum 12.0 metre wide strip abutting Steeles Avenue East, and

.b a minimum 12.0 metre wide strip abutting either the Highway Number 410 right-of-way or lands zoned for Open Space purposes;

.5 the Maximum Aggregate Gross Floor Area permitted shall not exceed 26,770 square metres for all uses;

.6 no outside storage of goods, materials or machinery shall be permitted;

.7 Minimum Front Yard Depth: 9 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres;

.8 Minimum Rear Yard Depth: 7 metres, except that where it abuts a street, 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15 metres; and,

.9 Parking for the purposes of the large retail warehouse shall be provided on the basis of a minimum of 1 space per 17.2 square metres of gross floor area.

12.2701.3 for the purposes of Exception 2701:

.1 Large Retail Warehouse shall mean a building or structure occupied by a single user and having a minimum gross floor area of 9,290 square metres. The predominant use permitted shall be for the sale of food and non-food products displayed and stored in a warehouse format. The total gross floor area devoted to the preparation, storage and display of food products shall not exceed 45 percent of the total gross floor area of the entire building to a maximum of 5,017 square metres.

.2 Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres, and shall not exceed a maximum gross floor area of 8360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

.3 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

12.2702 Exception 2702

12.2702.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a group home type 1, an auxiliary group home and a supportive lodging house.

.3 a home occupation; and,

.4 purposes accessory to the other permitted purposes.

12.2702.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 540 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres
- .b Corner Lot: 19.8 metres

.3 Minimum Lot Depth 30.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

- .a 50 percent of the minimum front yard area
- .b 60 percent of the minimum front yard area of a corner lot
- .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Building Height: 7.5 metres

.10 Garage Setback: the front of the garage shall be setback a minimum of 3.64 metres from the front of the porch or the front wall of the dwelling.

.11 the Maximum Gross Floor Area of the dwelling shall be 256 square metres

.12 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

12.2703 Exception 2703

12.2703.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in RH Zone;

.2 only in conjunction with a single detached dwelling, one only accessory building with a maximum gross floor area of 461 square metres;

.3 purposes accessory to the other permitted purposes:

12.2703.2 The lands shall be subject to the following requirements and restrictions:

.1 the Peaked Roof Height shall not exceed 7.0 metres;

.2 the Garage Door Height shall not exceed 4.45 metres;

.3 Street Line and Lot Line Setbacks shall be as shown on Figure 1- Exception 2703;

.4 the accessory building shall be located only within BUILDING AREA A as shown on Figure 1- Exception 2703;

.5 planted Landscaped Open Space areas shall be provided and maintained in the location and width as shown on Figure 1- Exception 2703;

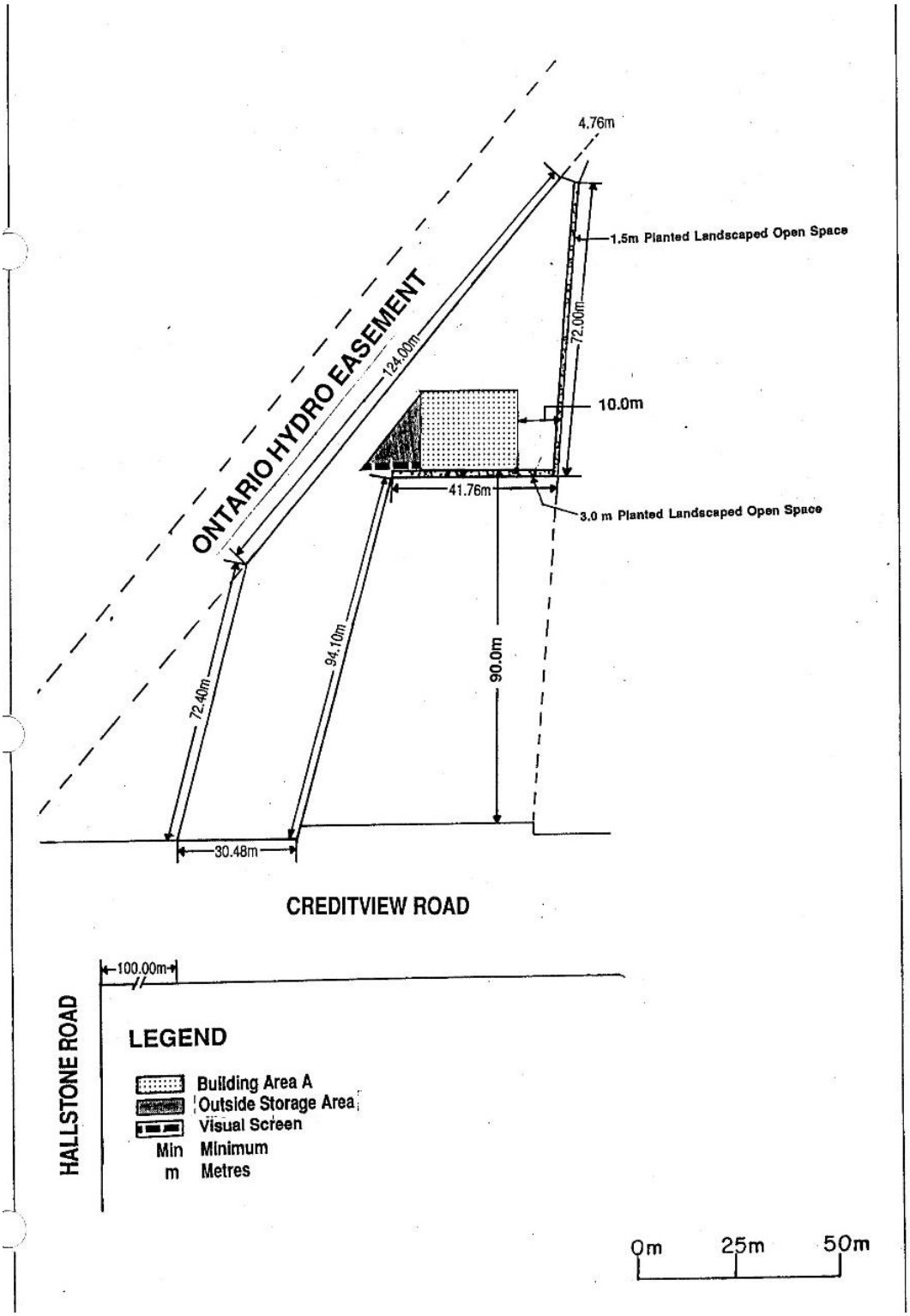
.6 outside storage having a maximum area of 112 square metres shall be located within the area shown as OUTSIDE STORAGE AREA on Figure 1- Exception 2703;

.7 no outside storage shall be permitted until a visual screen, encloses part of the OUTSIDE STORAGE AREA, which visual screen shall comprise a solid wood fence having a height of 2.4 metres, to be located and maintained as shown as VISUAL SCREEN on Figure 1- Exception 2703;

.8 the height of outside storage shall not exceed the height of the visual screen;

.9 the building shall not be used for retail, commercial and industrial purposes as defined in this by-law;

Figure 1


4.76m
1.5m Planted Landscaped Open Space
ONTARIO HYDRO EASEMENT
124.00m
72.00m
10.0m
41.76m
3.0 m Planted Landscaped Open Space
94.10m
72.40m
90.0m
30.48m
CREDITVIEW ROAD
100.00m
HALLSTONE ROAD
LEGEND
Building Area A
Outside Storage Area
Visual Screen
Min Minimum
m Metres
0m
25m
50m

12.2704 Exception 2704

12.2704.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a group home type 1, an auxiliary group home and a supportive lodging house.

.3 a home occupation; and,

.4 purposes accessory to the other permitted purposes.

12.2704.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 384 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 16.0 metres
- .b Corner Lot: 17.8 metres (c)

.3 Minimum Lot Depth 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

- .a 50 percent of the minimum front yard area
- .b 60 percent of the minimum front yard area of a corner lot
- .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Building Height: 10.5 metres

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.11 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

12.2705 Exception 2705

12.2705.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a group home type 1, an auxiliary group home and a supportive lodging house.

.3 a home occupation; and,

.4 purposes accessory to the other permitted purposes.

12.2705.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 480 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 16.0 metres
- .b Corner Lot: 17.8 metres

.3 Minimum Lot Depth 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.

.8 Minimum Landscaped Open Space

- .a 50 percent of the minimum front yard area
- .b 60 percent of the minimum front yard area of a corner lot
- .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Building Height: 10.5 metres

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

.11 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

12.2706 Exception 2706

12.2706.1 The lands shall only be used for the following purposes:

.1 Residential:

.a a semi-detached dwelling.

.2 Non-Residential:

.a purposes accessory to the other permitted purposes.

12.2706.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Semi-Detached Dwelling

.i Interior Lot: 410 square metres per lot, and 205 square metres per dwelling unit;

.ii Corner Lot: 500 square metres per lot with 300 square metres for the dwelling unit closest to the flankage lot line;

.2 Minimum Lot Width:

.a Semi-Detached Dwelling

.i Interior Lot: 13.7 metres per lot, and 6.8 metres per dwelling unit; and

.ii Corner Lot: 16.7 metres per lot, with 9.8 metres for the dwelling unit closest to the flankage lot line.

.3 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be 0 metres.

12.2707 Exception 2707

12.2707.1 The lands shall only be used for the following purposes:

.1 either:

.a those purposes permitted by the PE zone;

.2 or:

.a a hotel, and;

.b purposes accessory to the other permitted purposes.

12.2707.2 The lands shall be subject to the following requirements and restrictions:

.1 those purposes permitted in Exception 2707.1(2)(a) shall be subject to the following requirements and restrictions:

.a Minimum Building Height: 4 storeys

.b Minimum Interior Side Yard: 3.0 metres

.c Minimum Landscaped Open Space:

.d 9.0 metres along the rear property line; and,

.e 3.0 metres along the front lot line, except at approved access locations.

12.2709 Exception 2709

12.2709.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a group home type 1, an auxiliary group home and a supportive lodging house;

.3 a home occupation; and,

.4 purposes accessory to the other permitted purposes

12.2709.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 525 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 15 metres
- .b Corner Lot: 16.8 metres

.3 Minimum Lot Depth: 35 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

.5 Minimum Rear Yard Depth: 10 metres

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
- .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres

.8 Minimum Landscaped Open Space:

- .a 50 percent of the minimum front yard area;
- .b 60 percent of the minimum front yard area of a corner lot; and
- .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Building Height: 7.4 metres.

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 the Maximum Gross Floor Area of the dwelling shall be 256 square metres.

12.2710 Exception 2710

12.2710.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R2 zone.

12.2710.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 70

.2 Minimum Front Yard Depth: 4.5 metres;

.3 Minimum Interior Side Yard: 4.5 metres;

.4 Maximum Lot Coverage: 36 percent;

.5 Minimum Landscaped Open Space: 38 percent of lot area;

.6 Parking Spaces shall be provided as follows:

- .a Resident Spaces: 2.00 spaces per dwelling unit;
- .b Visitor Spaces: 0.25 of a space per dwelling unit;
- .c Recreation Equipment Space: 0.05 of a space per dwelling unit;

.7 Minimum Distance between buildings: no restriction.

12.2711 Exception 2711

12.2711.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 a group home; and

.3 purposes accessory to the other permitted purposes.

12.2711.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Interior Lot: 420 square metres per lot, and 210 square metres per dwelling unit

.b Corner Lot: 510 square metres per lot, and 300 square metres for the dwelling unit closest to the flankage lot line

.2 Minimum Lot Width:

.a Interior Lot: 14 metres per lot, and 7 metres per dwelling unit

.b Corner Lot: 17 metres per lot, and 10 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Front Yard Depth: 4.5 metres

.4 Minimum Interior Side Yard Width: 1.2 metres

.5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres

12.2712 Exception 2712

12.2712.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in an PE zone;

.2 a retail warehouse, excluding a supermarket, grocery store, a convenience store, a variety store and a motor vehicle parts retail outlet;

.3 a garden centre sales establishment;

.4 a service shop;

.5 a banquet hall, and

.6 purposes accessory to other permitted purposes.

12.2712.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 15.0 metres;

.2 Minimum Exterior Side Yard Width: 15.0 metres;

.3 Minimum Lot Width: 50.0 metres;

.4 Minimum Lot Area: 0.8 hectares;

.5 Maximum Lot Coverage: 35 percent;

.6 Maximum Building Height: 13.7 metres;

.7 Minimum Landscaped Open Space shall be:

.a 12 metres abutting Airport Road, except at approved access locations; and

.b 3 metres abutting all other roads, except at approved access locations.

.8 Minimum Setback from a railway right-of-way shall be 15 metres for uses permitted in Exception 2712.1(1) and 30 metres for uses permitted in Exception 2712.1(2) to 2712.1(5).

12.2712.3 for the purposes of Exception 2712:

.1 a Retail Warehouse shall mean a building or structure or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres and where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

12.2713 Exception 2713

12.2713.1 The lands shall only be used for the following purposes:

.1 the manufacturing, processing, assembling, packaging, repairing, warehousing and storage of goods within a wholly enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;

.2 an office;

.3 a research and development facility;

.4 a recreational facility or structure;

.5 a day nursery;

.6 a retail outlet operated in conjunction with a permitted use in 2713.1(1) provided that the total gross floor area of the retail outlet does not exceed 15 percent of the total gross floor area of the respective permitted use.

.7 purposes accessory to other permitted purposes.

12.2713.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 15.0 metres;

.2 Minimum Exterior Side Yard Width: 15.0 metres;

.3 Minimum Lot Width: 60.0 metres;

.4 Minimum Lot Area: 1.2 hectares;

.5 Maximum Lot Coverage: 45 percent;

.6 Maximum Building Height: 13.7 metres;

.7 Minimum Landscaped Open Space shall be:

.a 3 metres abutting local roads, except at approved access locations;

.8 Minimum Setback from a railway right-of-way shall be 15 metres for uses permitted in 2713.1(1) and 30 metres for uses permitted in 2713.1(2) to 2713.1(6);

.9 the Maximum Gross Floor Area of an office which is not accessory or ancillary to an other permitted use shall be 50 percent of the lot area.

12.2713.3 for the purposes of Exception 2713:

.1 a Research and Development Facility shall mean a building or place where investigation or experimentation of goods and materials takes place within an enclosed building or structure in an office like setting.

12.2714 Exception 2714

12.2714.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a group home type 1, an auxiliary group home and a supportive lodging house;

.3 a home occupation; and,

.4 purposes accessory to the other permitted purposes

12.2714.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 450 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 15.0 metres
- .b Corner Lot: 16.8 metres

.3 Minimum Lot Depth: 28 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
- .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres

.8 Minimum Landscaped Open Space:

- .a 50 percent of the minimum front yard area
- .b 60 percent of the minimum front yard area of a corner lot
- .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Building Height: 10.5 metres;

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 the Maximum Gross Floor Area of the dwelling shall be 284 square metres.

12.2715 Exception 2715

12.2715.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a group home type 1, an auxiliary group home and a supportive lodging house.

.3 a home occupation; and,

.4 purposes accessory to the other permitted purposes.

12.2715.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 595 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 17 metres
- .b Corner Lot: 18.8 metres

.3 Minimum Lot Depth: 35 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

.5 Minimum Rear Yard Depth: 10 metres

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
- .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres

.8 Minimum Landscaped Open Space:

- .a 50 percent of the minimum front yard area;
- .b 60 percent of the minimum front yard area of a corner lot; and
- .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Building Height: 7.4 metres.

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 the Maximum Gross Floor Area of the dwelling shall be 256 square metres.

12.2716 Exception 2716

12.2716.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the PE Zone.

12.2716.2 The lands shall be subject to the following requirements and restrictions:

.1 no storage is permitted outside a building other than an enclosed area not more than 5% of the gross floor area of the main building and such enclosed area shall be located in the rear yard and screened from view of any public street;

.2 fencing in the front yard shall be permitted; and,

.3 a minimum 3.0 metre wide landscaped open space strip shall be provided along all street frontages except at approved driveway locations.

12.2717 Exception 2717

12.2717.1 The lands shall only be used for the following purposes:

.1 uses permitted by an PE zone with the exception of a distribution centre; a cold storage operation as a principal use or accessory use; and a motor vehicle repair shop;

.2 a cold storage associated with a restaurant or banquet hall; and,

.3 purposes accessory to other permitted uses.

12.2717.2 The lands shall be subject to the following requirements and restrictions:

.1 a Minimum Lot Frontage of 150 metres shall be provided along First Gulf Boulevard.

.2 a Minimum Lot Area of 1.6 hectares.

.3 a Landscaped Open Space Area having a minimum width of 6.0 metres shall be provided along Kennedy Road.

.4 a Landscaped Open Space Area having a minimum width of 3.0 metres shall be provided along First Gulf Boulevard.

.5 a Landscaped Open Space Area having a minimum width of 3.0 metres shall be provided along the rear property boundary.

.6 no loading or overhead truck doors shall face Kennedy Road or First Gulf Boulevard.

12.2717.3 for the purposes of Exception 2717:

.1 Distribution Centre shall mean a facility that has a number of overhead doors (doors larger than 5 m 2 in size) exceeding the ratio of one overhead door per 150 square metres of gross floor area, and whose primary purpose is the collection of freight for shipment.

12.2718 Exception 2718

12.2718.1 The lands shall only be used for the following purposes:

.1 shall only be used for the uses permitted by the PE zone.

12.2718.2 The lands shall be subject to the following requirements and restrictions:

.1 a Landscaped Open Space Area having a minimum width of 3.0 metre shall be provided along First Gulf Boulevard.

.2 a Landscaped Open Space Area having a minimum width of 3.0 metre shall be provided along the rear property boundary.

.3 no loading or overhead truck doors shall face First Gulf Boulevard.

12.2719 Exception 2719

12.2719.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by the GE zone;

.2 a waste transfer station;

.3 a composting facility;

.4 a waste processing station;

.5 only in conjunction with uses 2719.1(2), (3) and (4), an education centre and a reusable goods sales depot; and

.6 purposes accessory to other permitted purposes.

12.2719.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Landscaping shall be provided as follows:

- .a Front Yard: 9 metres, except at approved access locations;
- .b 10 metres from lands zoned Natural System (NS) and
- .c in conjunction with a Waste Transfer Station, Waste Processing Station and a Composting Facility - 6 metres along the boundary of the GE - Exception 2719 zone, except at approved access locations.

.2 composting shall only occur within a fully enclosed building; and

.3 for the purpose of this Exception, the requirement of maintaining a minimum separation distance of 120 metres for a Waste Transfer Station or a Waste Processing Station from a property in a non-industrial zone shall not apply

12.2720 Exception 2720

12.2720.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by the PE zone, except for a parking lot, a radio or television broadcasting and transmission establishment, and a community club;

.2 an office;

.3 a hotel;

.4 only in conjunction with the uses permitted in Exception 2720.1.(1)(a), (b) and (c), the following purposes:

- .a a bank, trust company or financial institution
- .b a retail establishment
- .c a dry cleaning and laundry establishment
- .d a dining room restaurant, a convenience restaurant
- .e purposes accessory to the other permitted purposes.

12.2720.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 2 hectares

.2 Minimum Lot Width: 0 metres

.3 Minimum Front Yard Depth: 9 metres

.4 Minimum Rear Yard Depth: 7 metres

.5 Minimum Interior Side Yard Width: 4 metres

.6 Minimum Exterior Side Yard Width: 6 metres

.7 notwithstanding the yard requirements in Exception 2720.2(3) to (6), the following minimum building setbacks shall also apply:

- .a 9 metres from Financial Drive
- .b 21 metres from a Residential Zone
- .c 13.7 metres from the 407/Transitway right-of-way

.8 Minimum Landscaped Open Space: 30 percent of the minimum front and side yard areas

.9 notwithstanding the landscaped open space requirements in Exception 2720.2(8) the following minimum landscaped open space requirements shall also apply:

- .a 9 metres abutting a Residential Zone

.b 6 metres abutting Financial Drive, except at approved access locations;

.c 3 metres abutting Highway 407/Transitway right-of-way

.10 Maximum Building Height: 13.7 metres, except for an office and hotel which shall have a building height not exceeding the horizontal distance separating the office and hotel from the nearest Residential zone.

.11 Outside Storage: no outside storage shall be permitted.

.12 Loading Spaces shall be located no closer than 60 metres from a Residential Zone and shall not be permitted in a yard abutting the Highway 407/Transitway right-of way.

12.2720.3 for the purposes of Exception 2720:

.1 Notwithstanding any other provision of the By-law, a Lot shall mean a parcel of land which fronts or abuts Financial Drive or has access to Financial Drive through a legal easement or right-of-way, and which is permitted to be conveyed by the Planning Act. 1983

12.2721 Exception 2721

12.2721.1 The lands shall only be used for the following purposes:

.1 an indoor or outdoor recreation facility;

.2 any conservation area or purpose; and,

.3 purposes accessory to the other permitted purposes.

12.2721.2 The lands shall be subject to the following requirements and restrictions:

.1 a minimum of 74 parking spaces shall be provided for an 18-hole golf course and the parking may be provided off-site provided all parking spaces are located within 200 metres of the customer entrance to the golf course.

12.2722 Exception 2722

12.2722.1 The lands shall only be used for the following purposes:

.1 either:

.a the purposes permitted by the PE zone;

.2 or:

.a a motel; and

.b purposes accessory to the other permitted purpose;

12.2722.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 65 metres;

.2 Minimum Lot Area: 1 hectare;

.3 Minimum Exterior Side Yard:

.a 6 metres,

.b 12 metres where it abuts a 0.3 metre reserve;

.4 Minimum Landscaped Open Space shall be provided as follows:

.a 12 metres abutting the Highway 410 road allowance or 0.3 metre reserve; and

.b 30 percent of the minimum required front yard area and 50 percent of the minimum required exterior side yard area, except at approved access locations.

12.2723 Exception 2723

12.2723.1 The lands shall only be used for the following purposes:

.1 the purposes permitted by the UT zone;

.2 a driveway access in conjunction with the uses permitted by an GE - Exception 2719 zone; and

.3 purposes accessory to other permitted purposes.

12.2724 Exception 2724

12.2724.1 The lands shall only be used for the following purposes:

.1 the manufacturing, processing, assembling, packaging repairing, fabricating, warehousing and storage of goods within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;

.2 a retail warehouse, excluding a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet;

.3 an office:

.4 a furniture and appliance store;

.5 a recreational facility or structure;

.6 a community club;

.7 a garden centre sales establishment;

.8 a service shop;

.9 a banquet hall; and,

.10 purposes accessory to the other permitted purposes.

12.2724.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 9 metres;

.2 Minimum Rear Yard Depth: 7 metres except where it abuts:

- .a a rail line the minimum requirement for uses Exception 2724.1(2) to Exception 2724.1(9) shall be 30.0 metres;
- .b a rail line the minimum requirement for uses Exception 2724.1(1) shall be 15.0 metres; and,
- .c a spur line, there is no requirement

.3 Minimum Exterior Side Yard Width: 9 metres;

.4 Minimum Interior Side Yard Width: 4 metres except where it abuts

- .a a rail line the minimum requirement for uses Exception 2724.2(2) to Exception 2724.2(9) shall be 30.0 metres;
- .b a rail line the minimum requirement for uses Exception 2724.2(1) shall be 15.0 metres; and,
- .c a spur line, there is no requirement

.5 Minimum Lot Width: 30 metres;

.6 Minimum Lot Area: 0.8 hectares;

.7 Maximum Lot Coverage: 50 percent;

.8 Maximum Building Height: 17.5 metres;

.9 Minimum Landscaped Open Space:

.a a 3.0 metre wide landscaped open space area shall be provided abutting all roads except at approved access locations; and,

.b a 9.0 metre wide landscaped open space area shall be provided abutting Airport Road except at approved access locations.

.10 Maximum Floor Space Index for an office: 0.5.

12.2724.3 for the purposes of Exception 2724:

.1 Retail Warehouse shall mean a building or structure or part of a building or structure having a minimum gross leasable floor area of 1,860 square metres, where the building or structure, or part of the building or structure is occupied by a single user, and where the use is the warehousing and retailing of goods and materials to the general public. A retail warehouse shall not include a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet.

12.2725 Exception 2725

12.2725.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a group home type 1, an auxiliary group home and a supportive lodging house.

.3 a home occupation; and,

.4 purposes accessory to the other permitted purposes

12.2725.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 480 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 16.0 metres
- .b Corner Lot: 17.8 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof;
- .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

- .a 50 percent of the minimum front yard area;
- .b 60 percent of the minimum front yard area of a corner lot; and
- .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Building Height: 7.4 metres;

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

12.2726 Exception 2726

12.2726.1 The lands shall only be used for the following purposes:

.1 Industrial:

- .a the processing and packaging of food within an enclosed building; and,
- .b a warehouse
- .c a commercial school and
- .d a dormitory

.2 Accessory:

- .a an office;
- .b a banquet hall;
- .c a dining room restaurant; and,
- .d purposes accessory to the other permitted purposes.

12.2726.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Gross Floor Area: 7,000 square metres.

.2 Maximum Gross Floor Area for a dining room restaurant: 2,000 square metres;

.3 Minimum Setback from a lot line: 13.7 metres, except for the lot line abutting Biscayne Crescent, the minimum building setback shall be 10.0 metres and except for the lot line abutting Biscayne Crescent, the minimum building setback shall be 10.0 metres and except for the lot line abutting Clipper Court, the minimum building setback shall be 3.5 metres

.4 Landscaped Open Space: except at approved driveway locations, landscaped open space strips shall have a minimum width of 12.0 metres abutting the Highway Number 410 property line and a minimum width of 3.0 metres abutting any other public road, and may contain, accessory buildings and structures such a gazebos, fountains, walkways and other decorative elements;

.5 Parking: a minimum of 326 parking spaces;

.6 all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building;

.7 restaurant refuse storage shall be enclosed in a climate controlled area within a building; and,

.8 no outside storage of goods, materials or machinery shall be permitted

.9 a dormitory is only permitted as an accessory use to a commercial school;

.10 the maximum number of rooms for a dormitory is 56;

.11 no parking spaces are required for a commercial school or a dormitory;

12.2726.3 for the purposes of Exception 2726:

.1 a Dormitory shall mean a building primarily providing temporary sleeping and residential quarters, with common bathroom facilities and recreation areas.

12.2727 Exception 2727

12.2727.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the LC zone;

.2 a dining room restaurant, a convenience restaurant, a take-out restaurant, including drive-through facilities;

.3 a tool and equipment rental establishment;

.4 a gas bar;

.5 banquet facilities; and

.6 purposes accessory to the other permitted purposes.

12.2727.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 3 metres;

.2 Minimum Interior Side Yard Width: 9 metres;

.3 Minimum Exterior Side Yard Width: 6 metres;

.4 Minimum Rear Yard Depth: 9 metres

.5 Minimum Landscaped Open Space: 3 metres abutting the front yard and exterior side yard, except at approved access locations.

12.2728 Exception 2728

12.2728.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a group home type 1, an auxiliary group and a supportive lodging house.

.3 a home occupation; and,

.4 purposes accessory to the other permitted purposes.

12.2728.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 684 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18 metres
- .b Corner Lot: 19.8 metres

.3 Minimum Lot Depth: 38 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres

.8 Minimum Landscaped Open Space:

- .a 50 percent of the minimum front yard area;
- .b 60 percent of the minimum front yard area of a corner lot; and
- .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Building Height: 10.5 metres.

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.2729 Exception 2729

12.2729.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a group home type 1, an auxiliary group and a supportive lodging house.

.3 a home occupation; and,

.4 purposes accessory to the other permitted purposes.

12.2729.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 480 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 16.0 metres
- .b Corner Lot: 17.8 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres

.8 Minimum Landscaped Open Space:

- .a 50 percent of the minimum front yard area
- .b 60 percent of the minimum front yard area of a corner lot
- .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Building Height: 10.5 metres;

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.2730 Exception 2730

12.2730.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a group home type 1, an auxiliary group and a supportive lodging house.

.3 a home occupation; and,

.4 purposes accessory to the other permitted purposes.

12.2730.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 384 square metres

.2 Minimum Lot Width:

.a Interior Lot: 16.0 metres

.b Corner Lot: 17.8 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres

.8 Minimum Landscaped Open Space:

.a 50 percent of the minimum front yard area:

.b 60 percent of the minimum front yard area of a corner lot: and

.c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Building Height: 10.5 metres;

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.2731 Exception 2731

12.2731.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone

12.2731.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 513 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.5 metres
- .b Corner Lot: 15.3 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.2732 Exception 2732

12.2732.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R1 zone

12.2732.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 324 square metres

.2 Minimum Lot Width:

.a Interior Lot: 13.5 metres

.b Corner Lot: 15.3 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area

.6 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

.a 40 percent of the minimum front yard area;

.b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Garage Door Width:

.a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line; and

.d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.2733 Exception 2733

12.2733.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a group home type 1, an auxiliary group home and a supportive lodging house.

.3 a home occupation; and,

.4 purposes accessory to the other permitted purposes.

12.2733.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 432 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18 metres
- .b Corner Lot: 19.8 metres

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

- .a 50 percent of the minimum front yard area;
- .b 60 percent of the minimum front yard area of a corner lot; and
- .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Building Height: 10.5 metres;

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.2734 Exception 2734

12.2734.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a group home type 1, an auxiliary group home and a supportive lodging house.

.3 a home occupation; and,

.4 purposes accessory to the other permitted purposes.

12.2734.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 608 square metres

.2 Minimum Lot Width:

.a Interior Lot: 16.0 metres

.b Corner Lot: 17.8 metres

.3 Minimum Lot Depth: 38 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 15 metres

.6 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres

.8 Minimum Landscaped Open Space:

.a 50 percent of the minimum front yard area;

.b 60 percent of the minimum front yard area of a corner lot; and

.c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Building Height: 10.5 metres;

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.2735 Exception 2735

12.2735.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a group home type 1, an auxiliary group home and a supportive lodging house.

.3 a home occupation; and,

.4 purposes accessory to the other permitted purposes.

12.2735.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 540 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18.0 metres
- .b Corner Lot: 19.8 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof;
- .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

- .a 50 percent of the minimum front yard area;
- .b 60 percent of the minimum front yard area of a corner lot; and
- .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Building Height: 7.4 metres;

.10 Garage Setback: the front of the garage shall be setback a minimum of 3.64 metres from the front of the porch or front wall of the dwelling.

.11 the Maximum Gross Floor Area of the dwelling shall be 256 square metres.

12.2736 Exception 2736

12.2736.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R2 zone.

12.2736.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 200 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 8.4 metres per dwelling unit
- .b Corner Lot: 10.2 metres per dwelling unit

.3 Minimum Lot Depth: 24 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.

.8 Maximum Garage Door Width:

- .a the maximum garage door width shall be 3.7 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.9 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

.10 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.11 Front to Rear Access: for each townhouse dwelling unit direct pedestrian access shall be provided from the front yard to the rear yard with no more than a two step grade difference inside the unit and without passing through a habitable room.

.12 Townhouse Width: no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.

.13 Maximum Lot Coverage: none

.14 Maximum Building Height: 11 metres

12.2737 Exception 2737

12.2737.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a group home type 1, an auxiliary group home and a supportive lodging house.

.3 a home occupation; and,

.4 purposes accessory to the other permitted purposes

12.2737.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 480 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 16 metres
- .b Corner Lot: 17.8 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres

.8 Minimum Landscaped Open Space:

- .a 50 percent of the minimum front yard area;
- .b 60 percent of the minimum front yard area of a corner lot; and
- .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Building Height: 6.4 metres measured from the average finished grade at the front of the dwelling to the mid-point between lowest eaves and the highest ridge of a pitched roof.

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

12.2738 Exception 2738

12.2738.1 The lands shall only be used for the following purposes:

.1 shall only be used for private open space purposes and not including an indoor or outdoor recreation facility.

12.2738.2 The lands shall be subject to the following requirements and restrictions:

.1 no buildings and structures, including swimming pools, decks and patios, or part thereof, are permitted.

12.2739 Exception 2739

12.2739.1 The lands shall only be used for the following purposes:

.1 a Religious Institution:

.2 only in conjunction with a Religious Institution, a Community Club;

.3 purposes accessory to the other permitted purposes:.

12.2739.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Landscaped Open Space:

.a a minimum of 3.0 metres shall be provided and maintained abutting Kennedy road, except at approved driveway locations; and,

.b a minimum of 3.0 metres shall be provided and maintained abutting the side and rear yards, except at approved driveway locations.

.2 Minimum Building Setback from Kennedy Road: 4.0 metres;

.3 Minimum Rear Yard Setback: 10.0 metres;

.4 Minimum Side Yard Setback: 35.0 metres;

.5 Minimum Number of On-Site Parking Spaces:

.a 1 space for every 4 fixed seats; or,

.b where there are no fixed seats, 1 space for every 8.0 square metres of floor area devoted to worship;

.6 Maximum Gross Floor Area: 2,000 square metres;

.7 Maximum Lot Coverage: 20 percent;

.8 Minimum Lot Area: 0.65 hectares;

.9 Maximum Height: 1 storey;.

12.2740 Exception 2740

12.2740.1 The lands shall only be used for the following purposes:

.1 the manufacturing, cleaning packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;

.2 a printing establishment;

.3 a warehouse; and

.4 purposes accessory to other permitted uses.

12.2740.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Building Setbacks:

- .a 14 metres for all buildings and structures from the Highway 410 right-of way;
- .b 6 metres for all buildings and structures from the Westcreek Boulevard right of-way; except transformer boxes which shall be setback 1.5 metres from the right-of-way.

.2 Minimum Landscaped Open Space:

- .a 10 metres abutting a Natural System (NS) zone.
- .b 6 metres abutting the Westcreek Boulevard right-of-way, except at approved access locations, and except within 120 metres of the north side lot line where 3 metres shall be provided.
- .c 9 metres abutting Highway 410 right-of-way.

.3 the total Maximum Gross Floor Area of all buildings and structures shall not exceed 9,000 square metres;

.4 Loading Facilities shall not be located closer than 40 metres from the Highway 410 right-of-way;

.5 rooftop mechanical equipment shall be enclosed and/or screened from view from abutting public highways, including Highway 410 and Westcreek Boulevard.

12.2741 Exception 2741

12.2741.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a group home type 1, an auxiliary group home and a supportive lodging house.

.3 a home occupation; and,

.4 purposes accessory to the other permitted purposes

12.2741.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 480 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 16 metres
- .b Corner Lot: 17.8 metres

.3 Minimum Lot Depth: 30 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres

.8 Minimum Landscaped Open Space:

- .a 50 percent of the minimum front yard area;
- .b 60 percent of the minimum front yard area of a corner lot; and
- .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Building Height: 9.4 metres measured from the average finished grade at the front of the dwelling to the mid-point between lowest eaves and the highest ridge of a pitched roof.

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line and an OS, NS or P zone.

12.2742 Exception 2742

12.2742.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in an PE zone.

12.2742.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Setback from Steeles Avenue East: 25 metres;

.2 Minimum Setback from an NS zone: 10 metres; and

.3 Landscaped Open Space abutting an NS Zone: a minimum landscaped area having a width of 10 metres shall be provided abutting an NS zone.

12.2743 Exception 2743

12.2743.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.2743.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 291 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 9.7 metres;
- .b Corner Lot: 11.5 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be:
  - .i 3.1 metres on a lot having a lot width of less than 10 metres
  - .ii 4.0 metres on a lot having a lot width of less than 10.36 metres but greater than or equal to 10 metres

.iii 4.12 metres on a lot having a lot width of less than 11 metres but greater than or equal to 10.36 metres

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.

12.2744 Exception 2744

12.2744.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1 zone.

12.2744.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 366 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.2 metres;
- .b Corner Lot: 14.0 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,

.10 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.

12.2745 Exception 2745

12.2745.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 zone.

12.2745.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 510 square metres;

.2 Minimum Lot Width:

.a Interior Lot: 17.0 metres;

.b Corner Lot: 18.8 metres;

.3 Minimum Lot Depth: 30 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;

.6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.7 Minimum Interior Side Yard Width:

.a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

.a 40% of the minimum front yard area; and,

.b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees; and,

.9 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.

.10 if the total garage door width exceeds 6 metres, a portion of the garage not less than 2 metres in width shall be setback a minimum of 0.3 metres further from the front lot line that the remainder of the garage.

12.2746 Exception 2746

12.2746.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R3M Zone

12.2746.2 That the following uses be prohibited:

.1 Minimum Lot Area: 0.622 hectares

.2 minimum front yard depth, minimum side yard width and minimum rear yard depth shall be as shown on Figure 1 - Exception 2746

.3 Maximum Density: 170.5 units per hectare or 106 dwelling units, whichever is the greater.

.4 Maximum Building Height: 9 storeys.

.5 Maximum Lot Coverage: 20%

.6 Maximum Floor Space Index: 2.3

.7 an apartment dwelling shall be located within the area shown as Building Area on Figure 1 - Exception 2746.

.8 a canopy shall be located within the area shown as Canopy on Figure 1 - Exception 2746.

.9 an underground garage and related accessory structures shall be located a minimum distance from property lines as follows:

- .a side lot line: 1 metre
- .b rear lot line: 1 metre
- .c front lot line: 3 metres

.10 an underground garage exhaust fan shall be located a minimum distance of 15 metres from any property line.

.11 surface parking facilities shall be provided and maintained in the location shown as Parking on Figure 1 - Exception 2746.

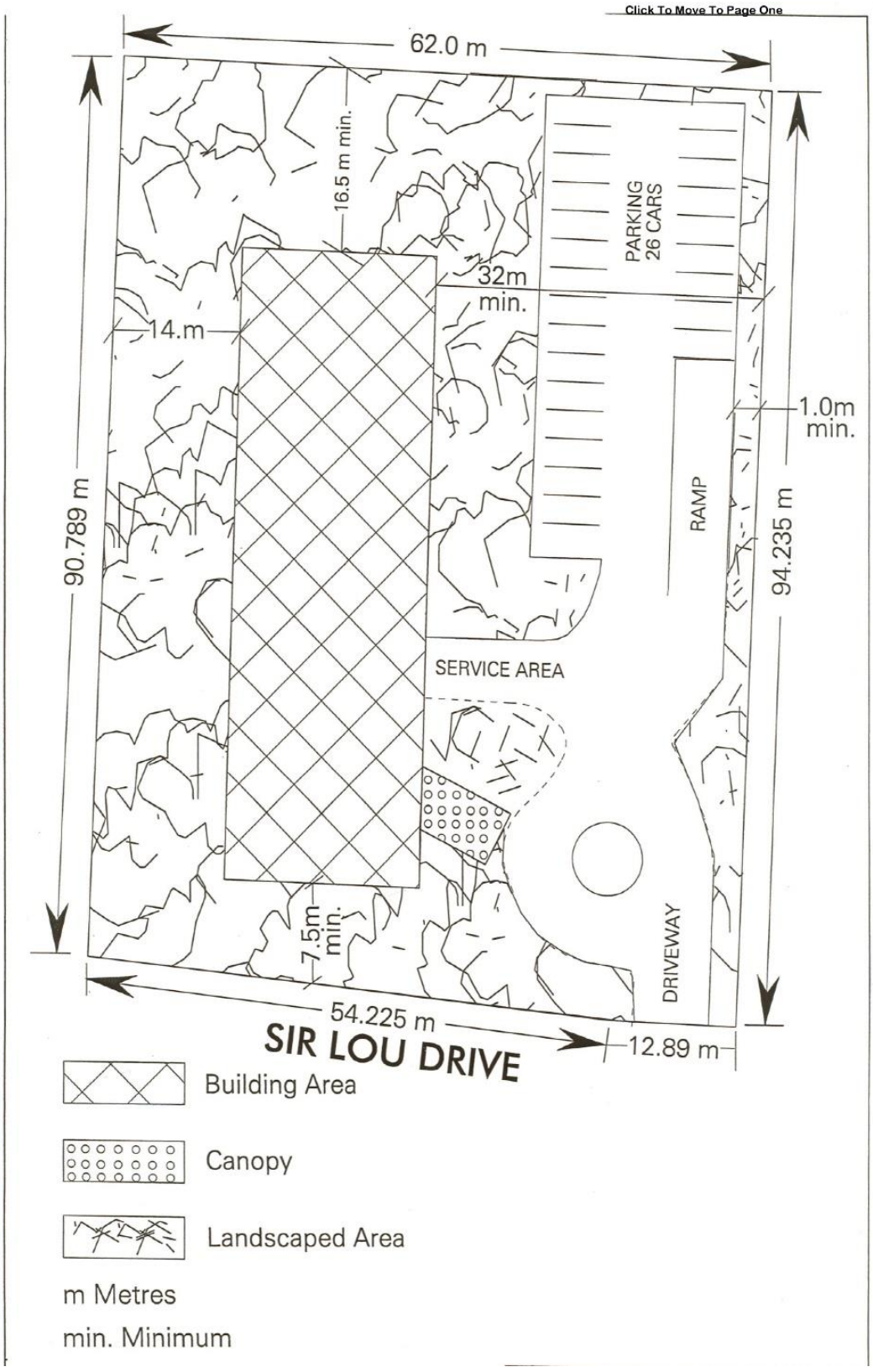
.12 a driveway ramp shall be located as shown on Figure 1 - Exception 2746.

.13 Landscaped Open Space shall be provided and maintained in the location shown as Landscaped Open Space on Figure 1 - Exception 2746.

12.2746.3 for the purposes of Exception 2746:

.1 Lot Line, Front shall mean the property line closest to Sir Lou Drive and the front lot line is not required to divide the lot from a street.

Figure 1


Click To Move To Page One
62.0 m
16.5 m min.
PARKING
26 CARS
32m
min.
14.m
1.0m
min.
90.789 m
RAMP
94.235 m
SERVICE AREA
7.5m
min.
DRIVEWAY
54.225 m
12.89 m
SIR LOU DRIVE
Building Area
Canopy
Landscaped Area
m Metres
min. Minimum

12.2747 Exception 2747

12.2747.1 The lands shall only be used for the following purposes:

.1 a single detached dwelling;

.2 a group home type 1, an auxiliary group home and a supportive lodging house.

.3 a home occupation; and,

.4 purposes accessory to the other permitted purposes

12.2747.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 684 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 18 metres
- .b Corner Lot: 19.8 metres

.3 Minimum Lot Depth: 38 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

.5 Minimum Rear Yard Depth: 12 metres

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
- .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres

.8 Minimum Landscaped Open Space:

- .a 50 percent of the minimum front yard area;
- .b 60 percent of the minimum front yard area of a corner lot; and
- .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 Maximum Building Height: 7.4 metres.

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 the Maximum Gross Floor Area of the dwelling shall be 256 square metres.

12.2748 Exception 2748

12.2748.1 The lands shall only be used for the following purposes:

.1 the purposes permitted in the PE zone;

.2 a convenience restaurant only in conjunction with the manufacturing, cleaning, packaging or processing of foods within an enclosed building.

12.2748.2 The lands shall be subject to the following requirements and restrictions:

.1 the purpose permitted by Exception 2748.1(2) (convenience restaurant) shall not exceed a gross floor area of 130 square metres.

.2 an adult entertainment parlour shall not be permitted in conjunction with the purpose permitted by Exception 2748.1(2) (convenience restaurant).

12.2749 Exception 2749

12.2749.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the R1 – Exception 2765 zone;

12.2749.2 The lands shall be subject to the following requirements and restrictions:

.1 Shall be subject to the requirements and restrictions of the R1 – Exception 2765 zone

12.2749.3 The Holding:

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:

.a Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to decommission and purchase part of the Lauderhill Road cul-de-sac, or, satisfactory alternate arrangements are made should the cul-de-sac not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

12.2750 Exception 2750

12.2750.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted within an R2 zone.

12.2750.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 126.0 square metres per dwelling units;
- .b Exterior Lot: 195.0 square metres per dwelling units;
- .c End Lot: 153.5 square metres per dwelling units;

.2 Minimum Lot Width:

- .a Interior Lot: 5.5 metres per dwelling unit;
- .b Corner Lot: 8.5 metres per dwelling unit;
- .c End Lot: 6.7 metres per dwelling unit;

.3 Minimum Lot Depth: 23.0 m

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the front lot line;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum front yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a daylight rounding/ triangle;
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.0 metres int the minimum front yard; and
- .g a bay window, bow window with or without foundation or cold cellar may encroach into the front add to within 0.0 metres of a daylight rounding /triangle;

.5 Minimum Rear Yard Depth:

- .a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a porch, balcony, and deck off the main floor;

.d A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard

.6 Minimum Interior Side Yard Width:

.a 0.0 metres when abutting side lot lines coincide with a common wall between two dwellings;

.b 1.2 metres when abutting side lot line coincides with two exterior walls;

.7 Minimum Exterior Side Yard Width:

.a 3.0 metres;

.b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and

.f a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,

.8 Maximum Building Height: 13.5 metres;

.9 Minimum Dwelling Unit Width: 5.5 metres;

.10 The following provisions apply to garages:

.a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for corner lots, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;

.d Notwithstanding the maximum garage width requirements in Exception 2750.2(10) (a), (b) and (c), a two-bay garage shall be permitted on a corner lot; and,

.e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.

.11 The following shall apply to a bay, bow or box window:

.a the maximum width of a bay, bow or box window with or without foundation shall be 3.0 metres;

.b the maximum depth of a bay, bow or box window with a maximum depth of 1.0 metres;

.c A bay, bow or box window with a depth greater than 0.6 metres does not need to contain side windows; and,

.d A bay, bow or box window with a depth greater than 0.6 metres does need to contain side windows.

.12 Front to rear yard access shall be permitted via non habitable rooms and with more than a two-step grade difference.

12.2750.3 for the purposes of Exception 2750:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2750.2.

12.2751 Exception 2751

12.2751.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted within an R2 zone;

12.2751.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Unit Width:

- .a Interior: 5.5 metres per dwelling unit;
- .b Corner: 6.5 metres per dwelling unit;

.2 Minimum Unit Depth: 25 metres;

.3 Minimum Front Yard Setback for a Principal Building:

- .a front wall of dwelling:
  - .i 3 metres to a public road;
  - .ii a porch or bay window with or without foundation may encroach a maximum of 1.8 metres into the required front yard. Eaves, cornices and gutter may encroach an additional 0.6 metres;
  - .iii 5.5 metres to a private road
- .b rear wall of dwelling unit:
  - .i 6.0 metres to a private road;
  - .ii 6.0 metres to a lot line
  - .iii A balcony, porch or bay window, with or without foundation may encroach a maximum of 1.8 metres into the require rear year setback. Eaves, cornices and gutters may encroach an additional 0.6 metres
- .c the side wall of a dwelling unit:
  - .i 3.0 metres to a public road;
  - .ii 1.0 metres to a private road or parking
  - .iii 0.0 metres when abutting side lot lines coincide with a common wall between two dwellings;
  - .iv 1.2 metres to a daylight triangle;
- .d the garage door opening shall have a minimum setback of 6.0 metres from a private road;

.4 Maximum Lot Coverage: 70% of the lot area;

.5 Minimum Amenity Space:

.a 3.5 square metres per residential unit shall be provided whether on a balcony/uncovered terrace or at ground level.

12.2751.3 for the purposes of Exception 2751:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2751.2.

12.2752 Exception 2752

12.2752.1 The lands shall only be used for the following purposes:

.1 An Apartment Dwelling;

.2 Only on the ground floor of an apartment dwelling the following commercial uses shall be permitted:

- .a a retail establishment
- .b a personal service shop;
- .c a bank or trust company;
- .d an office;
- .e a restaurant; and
- .f a day nursery.

12.2752.2 The lands shall be subject to the following requirements and restrictions:

.1 The lot line abutting Castlemore Road shall be deemed to be the front lot line for Zoning purposes;

.2 Minimum Front Yard Depth: 3.0 metres;

.3 Minimum Exterior Side Yard Width: 3.0 metres;

.4 Minimum Interior Side Yard Width: 3.0 metres;

.5 Minimum Rear Yard Depth: 4.0 metres;

.6 Minimum Landscaped Open Space: 30% of the lot area;

.7 Maximum Lot Coverage: 45% by the main buildings;

.8 Minimum Visitor and Commercial Parking

- .a Visitor and commercial parking may be combined, provided that the minimum number of spaces provided shall be either:
  - .i The total number parking spaces required for the residential dwelling units at a rate of 0.2 spaces per unit; or
  - .ii The minimum number of spaces required for the total gross commercial floor area for each 23 square metres, or whichever is greater;

.9 Maximum Number of Surface Parking Spaces: 100 spaces;

.10 Minimum Private Amenity Space:

.a 3.5 square metres per residential unit shall be provided whether on a balcony/uncovered terrace or at ground level.

.11 Maximum Floor Space Index: 3.82;

.12 Minimum Tower Separation Distance: 15.0m;

.13 Minimum Ground Storey Height: 4.5m;

.14 Minimum Commercial Gross Floor Area:

.a 600 square metres.

12.2752.3 for the purposes of Exception 2752:

.1 shall also be subject to the requirements and restrictions relating to the R3L zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2752.2.

12.2753 Exception 2753

12.2753.1 The lands shall only be used for the following purposes:

.1 An Apartment Dwelling;

.2 Only on the ground floor of an apartment dwelling the following commercial uses shall be permitted:

- .a a retail establishment
- .b a personal service shop;
- .c a bank or trust company;
- .d an office;
- .e a restaurant; and
- .f a day nursery.

12.2753.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Yard Setbacks:

- .a Minimum Front Yard Depth: 3.0 metres;
- .b Minimum Exterior Side Yard Width: 4.5 metres;
- .c Minimum Interior Side Yard Width: 2.5 metres;
- .d Minimum Setback to a Daylight Triangle: 2.0 metres;
- .e Minimum Rear Yard Depth: 2.6m

.2 Minimum Landscaped Open Space: 30% of the lot area;

.3 Minimum Visitor and Commercial Parking

- .a Visitor and commercial parking may be combined, provided that the minimum number of spaces provided shall be either:
  - .i The total number parking spaces required for the residential dwelling units at a rate of 0.2 spaces per unit; or
  - .ii The minimum number of spaces required for the total gross commercial floor area for each 23 square metres, or whichever is greater;

.4 Maximum Lot Coverage: 45% by main buildings;

.5 Minimum Private Amenity Space: a. 3.5 square metres per residential units shall be provided whether on a balcony/uncovered terrace or at ground level;

.6 Maximum Building Height: 10 storeys;

.7 Maximum Floor Space Index: 3.8

.8 Minimum Ground Storey Height: 4.5m

12.2753.3 for the purposes of Exception 2753:

.1 Shall also be subject to the requirements and restrictions relating to the R3M zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2753.2.

12.2754 Exception 2754

12.2754.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted within an R1 zone

12.2754.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 9.0 metres, measured along the front lot line;

.2 Minimum Building Setbacks:

.a Front Yard Depth: 4.5 metres;

.b Rear Yard Depth: 3.0 metres;

.c Side Yard Width: 3.0 metres;

.3 Notwithstanding Sections 5.2.I.2 and 5.2.I.3, the minimum Driveway Width shall be 6.0 metres

.4 Minimum Permeable Landscaped Open Space: 1.5 metres between both sides of driveway and the interior side lot lines.

12.2754.3 for the purposes of Exception 2754:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2754.2

12.2755 Exception 2755

12.2755.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a Purposes permitted in the GC zone, except for a motor vehicle or boat sales establishment, motor vehicle repair shop, swimming pool sales and service establishment, and/or a service station or gas bar.

.b A day nursery;

.2 Residential:

.a an apartment dwelling only in conjunction with permitted non-residential uses;

12.2755.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: No requirement;

.2 Minimum Setback to All Lot Lines: 3.0m;

.3 Minimum Landscaped Open Space: 30% of the lot area;

.4 Minimum Landscape Open Space Strip along the lots line abutting Clarkway Drive and Castlemore Road: 4.0m

.5 Minimum Parking Space Requirement: 1 parking space per each 23 square metres of gross commercial floor area or potion thereof for non-residential uses. Parking for residential apartment use shall be provided in accordance with Table 4.1.1 - minimum parking for apartment dwellings;

.6 Minimum Private Amenity Space: 3.5 square metres per residential unit shall be provided whether on a balcony/uncovered terrace or at ground level;

.7 Minimum Non-Residential Gross Floor Area: 17,714 square metres;

.8 Minimum Gross Floor Area for a Supermarket: 6,124 square metres;

.9 Minimum Building Separation for any portion of a building above 8 storeys in height: 15 metres

.10 Maximum Building Height: 12 storeys

.11 A maximum of two drive through facilities shall be permitted only in conjunction with a bank, trust company, or finance company, convenience restaurant, and/or a take-out restaurant.

.12 All lands zoned GC-Exception 2755 shall be treated as one lot for zoning purposes

12.2755.3 for the purposes of Exception 2755:

.1 Shall also be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2755.2.

12.2756 Exception 2756

12.2756.1 The lands shall only be used for the following purposes:

.1 Single Detached Dwelling

.2 Linked Single Detached Dwelling

12.2756.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: Minimum 15m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum lot width shall be 9m;

.2 Minimum Lot Area: Minimum 779 sq.m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum lot area shall be 1186 sq.m;

.3 Minimum Lot Depth: Minimum 49m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum lot depth shall be 51m;

.4 Minimum Front Yard Depth: Minimum 4.5m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum front yard depth shall be 17m;

.5 Minimum Rear Yard Depth: Minimum 7.5m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum rear yard depth shall be 10.8m;

.6 Minimum Interior Side Yard Width: Minimum 1.2m on each side;

.7 Minimum Exterior Side Yard Width: Minimum 3.0m;

.8 Minimum Landscaped Open Space: Notwithstanding any other provision of the By-law, on a lot having a linked single detached dwelling and where the side lot lines converge toward the front lot line, 0.6m of permeable landscaping shall be maintained abutting one side lot line, except within 3 metres of the street lot line and within the road right-of-way where the side lot lines converge toward the street in which case less than 0.6 metres may be provided.

.9 Garage control:

- .a The maximum cumulative garage door width for lots having a lot width of 15m or greater shall be 5.5m;
- .b The maximum cumulative garage door width for lots having a lot width less than 10.0 m shall be 5.0 m

.10 Encroachment:

.a A balcony or porch may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

.b A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres.

12.2756.3 for the purposes of Exception 2756:

.1 LINKED SINGLE DETACHED DWELLING shall mean a building that consists of two single detached dwellings that are attached to each other by a common footing and/or foundation located entirely below established grade.

12.2757 Exception 2757

12.2757.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.2757.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a Interior Lot – 290 square metres;
- .b Corner Lot – 335 square metres

.2 Minimum Lot Width

- .a Interior Lot – 11.6 metres;
- .b Corner Lot – 13.4 metres;
- .c Corner Lot abutting a daylight triangle – 11.6 metres

.3 Minimum Lot Depth

- .a 25 metres;
- .b Where a corner lot abuts a daylight triangle or visibility triangle larger than 10.0 metres by 10.0 metres, the minimum Lot Depth does not apply

.4 Minimum Front Yard Depth

- .a 4.5 metres;
- .b 6.0 metres to a garage door facing the front lot line;
- .c The main wall of a dwelling may encroach into the minimum front yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding;
- .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a daylight rounding/triangle;
- .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.2 metres of a daylight rounding/triangle

.5 Minimum Rear Yard Depth

.a 7.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

.c 3.5 metres to a deck, open roofed porches and or uncovered terraces;

.d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;

.e A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard

.6 Minimum Interior Side Yard Width

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;

.d A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre interior side yard.

.7 Minimum Exterior Side Yard Width

.a 3.0 metres;

.b 6.0 metres to a garage door facing the exterior side yard or flankage lot line for corner lots;

.c The main wall of a dwelling may encroach into the minimum exterior side yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding;

.d 1.2 metres where the exterior side yard abuts a public walkway or a nonresidential zone;

.e A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the minimum exterior side yard;

.f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 1.2 metres of a daylight rounding/triangle;

.i For lots with a 1.2 metre exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres, exclusive of windows.

.8 Maximum Building Height: 12.0 metres

.9 Garage Control

.a The maximum cumulative garage door width of an attached garage shall be 5.8 metres or 50% of the Dwelling width whichever is greater;

.b The minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre interior width;

.c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length or width;

.d A garage is permitted to face the flankage lot line.

.10 The following shall apply to a bay, bow or box windows:

.a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

.b The maximum depth of a bay, bow or box window with or with-out foundation shall be 1.0 metres;

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

12.2757.3 for the purposes of Exception 2757:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2757.2.

12.2758 Exception 2758

12.2758.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the R2 zone;

.2 Rear Lane Townhouse Dwelling;

.3 Live-Work Townhouse Dwelling;

.4 Townhouse Dwelling.

12.2758.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a Interior Lot – 135 square metres;
- .b Corner Lot – 210 square metres;
- .c End Lot – 165 square metres

.2 Minimum Lot Width

- .a Interior Lot – 5.5 metres;
- .b Corner Lot – 8.5 metres;
- .c End Lot – 6.7 metres;
- .d For the purpose of this zone, lot width is to be measured 6.0 metres from the rear lot line.

.3 Minimum Dwelling Unit Width: 5.5 metres

.4 For the purpose of this zone, the lot line that abuts a lane shall be deemed to be the rear lot line; and, where applicable, the lot line that abuts Torbram Road or Inspire Boulevard shall be deemed the front lot line.

.5 Minimum Lot Depth: 25 metres, notwithstanding the minimum lot depth does not apply on lots adjacent to a daylight triangle.

.6 Minimum Front Yard Depth

- .a 3.0 metres;
- .b The main wall of a dwelling unit may encroach into the minimum front yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a daylight rounding;
- .c A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.d A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a day-light rounding/triangle;

.e A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

.f A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.2 metres of a daylight rounding/triangle.

.7 Minimum Rear Yard Depth

.a 3.0 metres for a lot with an attached garage;

.b 6.0 metres to a garage door of an attached garage facing the rear lot line;

.c 0.0 metres where there is a detached garage;

.d The main wall of a dwelling or a detached garage may encroach into the minimum rear yard to within 0.3 metres of a daylight triangle/rounding;

.e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard for a lot with an attached garage;

.f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum rear yard to within 0.0 metres of a daylight rounding/triangle, for units with an attached garage.

.8 Minimum Interior Side Yard Width

.a 1.2 metres;

.b 0.0 metres when abutting a side lot line that coincides with a common wall between two dwelling units;

.c 0.0 metres when abutting a side lot line that coincides with a common wall between two garages;

.d For Lots with a 1.2 metre interior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum interior side yard shall be 0.5 metres, exclusive of windows.

.9 Minimum Exterior Side Yard Width

.a 3.0 metres;

.b The main wall of a dwelling unit may encroach into the minimum exterior side yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding;

.c 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone;

.d A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the minimum exterior side yard;

.e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 1.2 metres of a daylight rounding/triangle.

.h For lots with a 1.2 metre exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum exterior side yard shall be 0.5 metres, exclusive of windows.

.10 Maximum Building Height: 14.0 metres and shall not exceed 3-storeys

.11 Minimum Outdoor Amenity Area: 3.5 square metres for each dwelling unit which may be provided on a patio, balcony, deck, terrace, landscaped open space in the rear yard and roof terrace.

.12 Garage Control

.a The maximum cumulative garage door width for an interior lot having a dwelling unit width less than or equal to 6.0 metres shall be 4.8 metres;

.b The maximum cumulative garage door width for a corner lot having a dwelling unit width greater than 6.0 metres shall be 5.5 metres;

.c A two bay garage width shall be permitted on a corner lot;

.d The minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre interior width;

.e No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length or width.

.13 Minimum Detached Garage Setback

.a 0.0 metres to the rear lot line;

.b 0.2 metres to a curved lot line that abuts the intersection of two lanes or two parts of the same lane;

.c 2.0 metres to the flankage lot line;

.d 0.3 metres to an interior side lot line except this may be reduced to 0.0 metres where the garages of two lots sharing a lot line are designed as one building.

.14 Detached Garage Maximum Gross Floor Area: 42 square metres

.15 The following shall apply to a bay, bow or box windows:

.a Notwithstanding 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

.b Notwithstanding 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c A bay, bow or bow window with a maximum depth of 0.6 metres does not need to contain side windows;

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

.16 Notwithstanding any other provision of the By-law, the following shall apply to residential driveways:

.a The minimum driveway width shall be 2.75 metres;

.b The driveway width shall not exceed the width of the garage;

.c For a corner lot, the maximum driveway width shall be the width set out in Sections 5.2.I.2 and 5.2.I.3 or the width of the garage, whichever is greater.

.17 Parking on a driveway in the rear yard is permitted for a home occupation use located in a rear lane townhouse dwelling, live-work townhouse dwelling, or townhouse dwelling.

.18 Section 5.2.H.12 shall not apply.

.19 Section 5.2.H.4 shall not apply.

.20 Section 5.2.D.3 shall not apply.

.21 Section 5.2.I.9 shall not apply.

.22 Section 4.2.B.1 shall not apply.

.23 Section 5.2.Q.1 shall not apply.

.24 Air conditioning units are permitted to be located on a balcony, uncovered terrace, or rear yard.

.25 An accessory structure shall not be permitted in any yard, except for the rear yard of a rear lane townhouse with a detached garage.

12.2758.3 for the purposes of Exception 2752:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2758.2.

12.2759 Exception 2759

12.2759.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 zone.

12.2759.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a Interior Lot – 135 square metres
- .b Corner Lot - 210 square metres
- .c End Lot – 165 square metres

.2 Minimum Lot Width

- .a Interior Lot – 5.5 metres
- .b Corner Lot – 8.5 metres
- .c End Lot – 6.7 metres
- .d For the purpose of this zone, lot width is measured 6.0 metres from the rear lot line

.3 Minimum Dwelling Unit Width: 5.5 metres

.4 Minimum Lot Depth: 25 metres, notwithstanding the minimum lot depth does not apply on lots adjacent to a daylight triangle

.5 Minimum Front Yard Depth

- .a 4.5 metres
- .b 6.0 metres to a garage door facing the front lot line
- .c The main wall of a dwelling unit may encroach into the minimum front yard to within 0.3 metre of a daylight and within 1.0 metre of a daylight rounding
- .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard
- .e A porch and/or balcony with or without foundation or cold cellar including eaves cornices may encroach into the minimum front yard to within 0.0 metres of a day-light rounding/triangle
- .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard

.g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.2 metres of a daylight rounding/triangle

.6 Minimum Rear Yard Depth

.a 6.0 metres for an interior lot

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line

.c 3.5 metres to a deck, open roofed porches and or uncovered terraces

.d 0.6 metres to the side wall of a garage where access to the garage is from the exterior side yard

.e A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metres into the minimum rear yard

.7 Minimum Interior Side Yard Width

.a 1.2 metres

.b 0.0 metres when abutting a side lot line that coincides with a common wall between two dwelling units

.c 0.0 metres abutting a side lot line that coincides with a shared common wall between two garages

.d For end lots with a 1.2 metre minimum interior side yard adjacent to a public walkway or a non-residential zone the maximum encroachment of any type into the minimum interior side yard shall be 0.5 metres, exclusive of windows

.8 Minimum Exterior Side Yard Width

.a 3.0 metres

.b The main wall of a dwelling unit may encroach into the minimum exterior side yard within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding

.c 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone

.d A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the minimum exterior side yard

.e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle

.f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard

.g A bay window, bow window or box window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 1.2 metres of a daylight rounding/triangle

.h For lots with a 1.2 metres exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum exterior side yard shall be 0.5 metres, exclusive of windows

.i 3.0 metres between a building and the lot line abutting a gateway/entry feature block

.9 Maximum Building Height: 14.0 metres and shall not exceed 3-storeys

.10 Garage Control

.a The maximum cumulative garage door width for an interior lot having a dwelling unit width of less than or equal to 6.0 metres shall be 3.7 metres

.b The maximum cumulative garage door width for a corner lot having a dwelling unit width greater than 6.0 metres shall be 5.5 metres

.c A two bay garage width shall be permitted on a corner lot

.d The minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre interior width

.e No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length or width

.11 The following shall apply to a bay, bow or box window

.a Notwithstanding Section 3.10 Table 3.10.1, the bow or box windows: maximum width of a bay, with or without foundation shall be 4.5 metres

.b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window or box window with or without foundation shall be 1.0 Metres

.c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows

.12 Notwithstanding any other provision of the By-law, the following shall apply to residential driveways:

.a The minimum driveway width shall be 2.75 metres

.b For a corner lot, the maximum driveway width shall be the width set out in Section 5.2.I.2 and 5.2.I.3 or the width of the garage, whichever is greater.

.13 Section 5.2.I.9 shall not apply.

.14 Section 5.2.Q.1 shall not apply.

.15 Air conditioning units are permitted to be located on a balcony, uncovered terrace, or rear yard.

12.2760 Exception 2760

12.2760.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in Exception 2760.1(1)(a) OR 2760.1(1)(b), but not both sections or any combination of both sections:

.a Those purposes permitted in the I1 zone;

OR

.b Those purposes permitted in the R2 - Exception 2758 zone, R2 - Exception 2759 zone, and/or Back-To-Back Townhouse Dwellings.

12.2760.2 The lands shall be subject to the following requirements and restrictions:

.1 Uses permitted under Exception 2760.1 shall be subject to the following requirements and restrictions:

.a The I1 zone for the purposes permitted in the I1 zone;

.b The R2 - Exception 2758 zone for the purpose permitted in the R2 - Exception 2758 zone;

.c The R2 - Exception 2759 zone for the purpose permitted in the R2 - Exception 2759 zone;

.2 Back-to-Back Townhouse Dwellings within an Exception 3832 zone shall be subject to the following requirements and restrictions:

.a Minimum Lot Area

.i Interior Lot – 75 square metres;

.ii Corner Lot – 115 square metres;

.iii End Lot – 95 square metres

.b Minimum Lot Width

.i Interior Lot – 6.0 metres;

.ii Corner Lot – 9.0 metres;

.iii End Lot – 7.2 metres

.c Minimum Lot Depth: 13 metres

.d Minimum Front Yard Depth

.i 3.0 metres;

.ii 5.7 metres to a garage door facing the front lot line;

.iii The main wall of a dwelling unit may encroach into the minimum front yard to within 0.3 metres of a daylight triangle and within a 1.0 metre of a daylight rounding;

.iv A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.v A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a day-light rounding/triangle;

.vi A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

.vii A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.2 metres of a daylight rounding/triangle.

.e Minimum Rear Yard Depth: 0.0 metres

.f Minimum Interior Side Yard Width

.i 1.2 metres;

.ii 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwelling units;

.iii 0.0 metres abutting a side lot line that coincides with a shared common wall between two garages;

.iv For end lots with a 1.2 metre minimum interior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum interior side yard shall be 0.5 metres, exclusive of windows.

.g Minimum Exterior Side Yard Width

.i 2.0 metres;

.ii 2.0 metres to a garage door facing the exterior side lot line or flankage lot line for a corner lot with a two bay gar-age;

.iii The main wall of a dwelling unit may encroach into the minimum exterior side yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a daylight rounding;

.iv 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone;

.v A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum exterior side yard;

.vi A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.vii A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.viii A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 1.2 metres of a daylight rounding/triangle;

.ix For lots with a 1.2 metre minimum exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum exterior side yard shall be 0.5 metres, exclusive of windows.

.h Maximum Building Height: 14.0 metres and shall not exceed 3-storeys

.i Garage Control

.i The maximum cumulative garage door width for an interior lot having a dwelling unit width less than or equal to 6.0 metres shall be 4.8 metres;

.ii The maximum cumulative garage door width for a corner lot having a dwelling unit width equal to or greater than 6.0 metres shall be 5.5 metres;

.iii A two bay garage width shall be permitted on a corner lot;

.iv A garage is permitted to face the flankage lot line;

.v The minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre interior width;

.vi No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length or width.

.j The following shall apply to a bay, bow or box windows:

.i Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

.ii Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.iii A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

.iv A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

.k Notwithstanding any other provision of the By-law, the following shall apply to residential driveways:

.i The minimum driveway width shall be 2.75 metres;

.ii The driveway width shall not exceed the width of any dwelling unit;

.iii For a corner lot, the maximum driveway width shall be the width set out in Sections 5.2.I.2 or 5.2.I.3 or the width of the garage, whichever is greater.

.l Minimum Landscaped Open Space Those portions of all yards not occupied by permitted structures, permitted encroachments and permitted driveway shall consist of landscape open space.

.m Minimum Outdoor Amenity Area 3.5 square metres for each dwelling unit may be provided on a patio, balcony, deck, terrace, landscaped open space in the rear yard, or roof terrace.

.n Notwithstanding Section 5.2.Q.2, for Back-to-Back Townhouse Dwellings, a maximum of 16 dwelling units may be attached in a contiguous structure, provided the structure is only 8 dwelling units wide and 2 dwelling units deep.

.o Section 5.2.D.4 shall not apply.

.p Section 5.2.I.9 shall not apply.

.q Section 4.2.B.1 shall not apply.

.r Section 5.2.Q.1shall not apply.

.s Air conditioning units are permitted to be located on a balcony, uncovered terrace, or rear yard.

.t An accessory structure shall not be permitted in any yard.

12.2760.3 for the purposes of Exception 2760:

.1 The requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2760;

.2 The requirements and restrictions relating to the R2 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 2760.

12.2761 Exception 2761

12.2761.1 The lands shall only be used for the following purposes:

.1 Dwelling, stacked townhouse;

.2 Dwelling, back-to-back townhouse;

.3 Dwelling, back-to-back stacked townhouse;

.4 Purposes accessory to the other permitted purposes;

12.2761.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: No requirement;

.2 Minimum Lot Width: No requirement;

.3 Minimum Lot Depth: No requirement;

.4 For the purposes of this Exception:

- .a The lot line abutting Father Tobin Road shall be the front lot line;
- .b The lot line abutting Bramalea Road shall be the exterior side lot line;

.5 Minimum Front Yard Depth: 2.0 metres;

.6 Minimum Interior Side Yard Width: 4.5 metres;

.7 Minimum Exterior Side Yard Width: 3.0 metres;

.8 Minimum Rear Yard Depth:

- .a To a dwelling: 7.5 metres;
- .b To a one storey building containing an enclosed loading space and/or waste room: 0.3 metres;

.9 Minimum Setback to a Daylight Triangle: 0.3 metres;

.10 Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;

.11 Minimum Setback to an above grade stair enclosure leading to an Underground Parking Garage: 1.0 metres to all lot lines;

.12 Maximum Building Height: 3.0 Storeys; (Exclusive of basements, parapets, railings, privacy screens and dividers, a roof structure used to house stairways, mechanical and electrical equipment, architectural feature(s), or other features as permitted by Section 3.5)

.13 Maximum Floor Space Index (FSI): 2.0; (Exclusive of an underground parking garage, all accessory buildings and structures)

.14 Maximum Number of Units: 131;

.15 Maximum Lot Coverage: 50% of the lot area;

.16 Minimum Landscaped Open Space: 30% of the lot area;

.17 Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure;

.18 Permitted Yard Encroachments

- .a Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies: Maximum 0.6 metres into any required yard;
- .b Porches and exterior stairs: Maximum 2.5 metres into the required exterior side yard;

.19 Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;

.20 Minimum Number of Loading Spaces: 1 space;

.21 Minimum Parking Space Requirements:

- .a Resident: 1.0 spaces per dwelling unit;
- .b Visitor: 0.20 spaces per dwelling unit;

.22 Bicycle Parking:

- .a Bicycle parking must be located on the same lot as the use or building for which it is required;
- .b Resident: Minimum 0.50 spaces per dwelling unit;
- .c Visitor: Minimum 0.10 spaces per dwelling unit;
- .d A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces;
- .e Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
  - .i A building or structure;
  - .ii A secure area such as a supervised parking lot or enclosure; or
  - .iii Within bicycle lockers;
- .f Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete;
- .g Dimensions:

.i If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;

.ii If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres;

.23 Waste Disposal and Storage: All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;

.24 All lands zoned Exception 2761 shall be treated as a single lot for zoning purposes;

12.2761.3 for the purposes of Exception 2761:

.1 Shall also be subject to the requirements and restrictions of the parent zone and all the general provisions of this By-law, which are not in conflict with those set out in Exception 2761;

.2 A Dwelling, Back-to-Back Stacked Townhouse shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another dwelling with a common wall, and which may also have a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the building.

12.2762 Exception 2762

12.2762.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted within a R2 zone and the following:

.a A street townhouse dwelling;

.b A dual frontage townhouse dwelling; and

.c A back-to-back townhouse dwelling.

12.2762.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a Street Townhouse Dwelling and Dual Frontage Townhouse Dwelling — 110 square metres for all lots

.b Back-to-Back Townhouse Dwelling — 80 square metres for all lots

.2 Minimum Lot Width: 5.5 metres for all lots

.3 Minimum Lot Depth:

.a Street Townhouse Dwelling and Dual Frontage Townhouse Dwelling — 22 metres

.b Back-to-Back Townhouse Dwelling —14 metres

.4 Minimum Front Yard Depth:

.a 3.0 metres to an exterior wall provided that the garage door shall not be closer than 6.0 metres to the front lot line;

.b 1.5 metres to balcony, porch, or bay window; and

.c No requirement to a daylight triangle or rounding, or to utility infrastructure such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.

.5 Minimum Interior Side Yard Width:

.a 0.0 metres where the side lot line coincides with a party wall between two dwellings;

.b 1.2 metres to a main wall; and

.c No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.

.6 Minimum Exterior Side Yard Width:

.a 3.0 metres to a main wall;

.b 1.5 metres to balcony, porch or bay windows; and

.c No requirement to a daylight triangle or rounding, or to utility infrastructure such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.

.7 Minimum Rear Yard Depth:

.a Street Townhouse Dwelling — 6.0 metres to a main wall;

.b Where a rear yard of a Street Townhouse Dwelling abuts a Natural Heritage System, or a stormwater management pond, up to 50% of the main wall may encroach up to 0.5 metres into the minimum rear yard depth;

.c Notwithstanding Section 2762.2.7(a) above, where a rear yard of a Dual Frontage Townhouse Dwelling abuts a Public Park – 1.5 metres to a main wall;

.d Back-to-Back Townhouse Dwelling – No requirement

.e 1.5 metres to balcony, porch, or bay windows; and

.f No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.

.8 Maximum Lot Coverage: No requirement

.9 Maximum Building Height: 14 metres

.10 Minimum Driveway Width: Notwithstanding any other provision of this by-law, the portion of a driveway beneath a structure where a recessed garage door is present shall not be considered a carport, and the minimum driveway width for this portion may be reduced to 2.7 metres.

.11 Minimum Interior Garage Dimensions: 3.0m width by 6.1m length with no more than a two-step encroachment lengthwise and a one-step encroachment widthwise.

.12 TransCanada Pipeline Right-of-Way Setbacks:

.a A minimum setback of 7.0 metres to any part of a building or structure from the edge of the TransCanada Pipeline Right-of-Way; and

.b A minimum setback of 7.0 metres from the nearest portion of a TransCanada Pipeline Right-of-Way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated aisle or driveway.

12.2762.3 for the purposes of Exception 2762:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 2762.2

12.2763 Exception 2763

12.2763.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted within the ML zone and the following uses:

.a Residential

.i An Apartment Dwelling;

.ii A Live-Work Townhouse Dwelling;

.iii A Townhouse Dwelling;

.iv A Back-to-Back Townhouse Dwelling;

.v A Rear Lane Townhouse; and

.vi A Stacked Townhouse Dwelling

.b Non-Residential uses only in conjunction with uses set out in 2763.1.1(a):

.i An office;

.ii A medical office;

.iii A retail establishment;

.iv A convenience store;

.v A personal service shop;

.vi A day nursery;

.vii A takeout restaurant, convenience restaurant, dining room restaurant, or a tavern;

.viii An animal hospital;

.ix An art gallery;

.x A park, playground, or recreational facility;

.xi A supermarket;

.xii A health centre;

.xiii A hotel;

.xiv A bank, trust company, or financial company;

.xv A service shop, excluding automative uses

.xvi A dry cleaning and laundry distribution station;

.xvii A printing or copying establishment;

.xviii A commercial school;

.xix A place of commercial recreation;

.xx An amusement arcade;

.xxi A radio, television, broadcasting, and transmission facility; and,

.xxii A temporary sales office.

12.2763.2 The lands shall be subject to the following requirements and restrictions:

.1 Front Lot Line: For the purpose of this section, the lot line abutting The Gore Road shall be the front lot line and all lands zoned ML-2763 shall be treated as one lot for zoning purposes.

.2 Residential Use: For the purposes of this section, townhouse dwellings, back-to-back townhouse dwellings, and rear lane townhouse dwellings shall be subject to the Unit Width, Building Height, Driveway Width, and Minimum Interior Garage Dimension requirements and restrictions relating to the R2-2762 zone.

.3 Minimum Dwelling Unit Gross Floor Area: No requirement

.4 Maximum Floor Space Index: 4.0 FSI

.5 Maximum Gross Floor Area: No requirement

.6 Minimum Non-Residential Gross Floor Area: 750 square metres

.7 Minimum Setbacks for all Lot Lines:

.a 3.0 metres to an exterior wall; and

.b No requirement utility infrastructure, such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.

.8 Maximum encroachment into the minimum required setbacks for canopies, porches and patios: 2.5 metres

.9 Maximum Building Height: 25 storeys

.10 Minimum Building Height: 3 storeys

.11 Maximum Tower Floor Plate Area: 800 square metres

.12 Minimum Building Separation:

.a 3.0 metres for any buildings less than 4 storeys in height;

.b 15.0 metres for any buildings between 4 to 12 storeys in height; and

.c 25.0 metres for any buildings above 12 storeys in height.

.13 Minimum Landscaped Open Space: 20% minimum landscaped open space

.14 Minimum Landscape Open Space Strip:

.a 3.0 metres along The Gore Road; and

.b 2.0 metres along any lot line abutting a public street except at approved driveway and building or encroachment locations.

.15 Minimum Parking Requirement:

.a Residential parking shall be provided in accordance with this By-law; and

.b 1 space for each 30 square metres of non-residential Gross Floor Area or portion thereof.

.16 Minimum Bicycle Parking Requirement:

.a For Residents: Minimum 0.5 spaces per dwelling unit; and

.b For Visitors: Minimum 0.1 spaces per dwelling unit.

.17 Loading Areas, Garbage, Refuse, and Waste:

.a Loading areas shall be screened from view from a public street; and

.b All garbage, refuse and waste containers for any use shall be located within a climate-controlled area within a building.

.18 TransCanada Pipeline Right-of-Way Setbacks:

.a A minimum setback of 7.0 metres to any part of a building or structure from the edge of the TransCanada Pipeline Right-of-Way; and

.b A minimum setback of 7.0 metres from the nearest portion of a TransCanada Pipeline Right-of-Way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated aisle or driveway.

.19 Apartment unit mix: Within an apartment building, a minimum of 50 percent of dwelling units shall have two or more bedrooms.

12.2763.3 for the purposes of Exception 2763:

.1 Shall also be subject to the requirements and restrictions relating to the ML zone and all the general provisions of this by-law which are not in conflict with those set out in Section 2763.2.

12.2764 Exception 2764

12.2764.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R3M zone;

.2 Senior citizen residence;

.3 Residential care home;

.4 Only in conjunction with an apartment dwelling, a senior citizen residence, or a residential care home, the following non-residential uses shall be permitted on the ground floor:

- .a A retail establishment with or without outdoor display and sales;
- .b An office, including an office of a physician, dentist, or drugless practitioner;
- .c A grocery store or supermarket;
- .d A service shop;
- .e A personal service shop, excluding a massage or body rub parlour;
- .f A bank, trust company or finance company;
- .g A dry cleaning and laundry distribution establishment;
- .h A laundromat;
- .i A dining room restaurant, a convenience restaurant, or a take-out restaurant;
- .j A printing or copying establishment;
- .k A custom workshop;
- .l A day nursery;
- .m A commercial school;
- .n A health or fitness centre;
- .o Purposes accessory to the other permitted purposes;

12.2764.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: No requirement;

.2 Minimum Lot Width: No requirement;

.3 Minimum Lot Depth: No requirement;

.4 For the purposes of this Exception:

- .a The lot line abutting Queen Street West shall be the front lot line;

.b The lot line abutting Douglas Road shall be the exterior side lot line;

.5 Minimum Front Yard Depth:

.a To any portion of the building up to 4 storeys in height: 3 metres; and

.b The main front wall for that portion of the building greater than 4 storeys in height shall be stepped back a minimum 2.0 metres from the edge of the main front wall of that portion of the building 4 storeys and below;

.6 Minimum Interior Side Yard Width: 15.0 metres;

.7 Minimum Exterior Side Yard Width:

.a To any portion of the building up to 3 storeys in height: 5 metres; and

.b The main exterior side wall for that portion of the building above 3 storeys in height shall be stepped back 2.5 metres from the edge of the main exterior side wall of that portion of the building 3 storeys and below;

.8 Minimum Rear Yard Depth: 12.0 metres;

.9 Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres;

.10 Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;

.11 Minimum Setback to an above grade stair enclosure leading to an Underground Parking Garage: 1.0 metre;

.12 Minimum Ground Floor Height: 4.5 metres;

.13 Maximum Building Height:

.a 3 storeys for any portion of a building located within 20.0 metres or less from the rear lot line;

.b 6 storeys for any portion of a building located more than 20.0 metres but less than 26.0 metres from the rear lot line;

.c 9 storeys for any portion of a building located more 26.0 metres but less than 36.0 metres from the rear lot line;

.d 12 storeys for any portion of a building located more than 36.0 metres from the rear lot line;

.14 Notwithstanding R3M – Exception 2764(2)(13), any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 3.5 are exempt from the calculation of building height;

.15 Maximum Floor Space Index (FSI): 3.1 (Exclusive of an underground parking garage, all accessory buildings and structures);

.16 Maximum Number of Dwelling Units: 265;

.17 Maximum Lot Coverage: 45% of the lot area;

.18 Minimum Landscaped Open Space: 30% of the lot area;

.19 Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure;

.20 Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;

.21 Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum of 50% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors;

.22 Minimum Number of Loading Spaces per building: 1 space;

.23 Parking Space Requirements:

- .a Resident: 0.90 spaces per apartment dwelling unit;
- .b Visitor: 0.20 spaces per apartment dwelling unit;
- .c No additional parking is required for permitted commercial uses on the ground floor;

.24 Bicycle Parking:

- .a Bicycle parking must be located on the same lot as the use or building for which it is required;
- .b Resident: 0.50 spaces per apartment dwelling unit;
- .c Visitor: 0.10 spaces per apartment dwelling unit;
- .d 1 space for each 500m2 of commercial gross floor area or portion thereof;
- .e A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces
- .f Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
  - .i A building or structure;
  - .ii A secure area such as a supervised parking lot or enclosure; or
  - .iii Within bicycle lockers;
- .g Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete;
- .h Dimensions:
  - .i If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;

.ii If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres;

.25 Waste Disposal and Storage:

.a Loading, unloading and waste disposal facilities, excepting access thereto, shall not be located on the wall facing a public street;

.b All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;

12.2764.3 for the purposes of Exception 2764:

.1 All lands zoned R3M – Exception 2764 shall be treated as a single lot for zoning purposes;

.2 Shall also be subject to the requirements and restrictions relating to the R3M zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 2764.2.

12.2765 Exception 2765

12.2765.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the R1 zone;

12.2765.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 400 square metres;

.2 Minimum Lot Width: 14.5 metres;

.3 Minimum Lot Depth: 27.0 metres;

.4 Minimum Front Yard Setback: 4.5 metres but 6.0 metres to the front of a garage;

.5 Minimum Rear Yard Setback: 6.0 metres;

.6 Minimum Interior Side Yard Setback: 0.6 metres on one side and 1.2 metres on the other;

.7 Maximum Building Height: 13 metres

.8 Maximum Encroachment for a window bay and fireplace

- .a Front yard: 2.0 metres;
- .b Interior side yard: 0.5 metres;

.9 Maximum encroachment of balconies, decks, porches, with or without foundations or cold cellars including eaves and cornices

- .a Front yard: 2.0 metres;
- .b Interior side: 0.3 metres in a 0.6 metre wide side yard and 0.9 metres for a 1.2 metre wide side yard;
- .c Rear Yard: 3.0 metres;

12.2765.3 for the purposes of Exception 2765:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 2765.2.

12.2766 Exception 2766

12.2766.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the R1 zone;

12.2766.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 350 square metres;

.2 Minimum Lot Width: 13.0 metres;

.3 Minimum Lot Depth: 20.0 metres;

.4 Minimum Front Yard Setback: 4.5 metres but 6.0 metres to the front of a garage;

.5 Minimum Rear Yard Setback: 6.0 metres;

.6 Minimum Interior Side Yard Setback: 0.6 metres on one side and 1.2 metres on the other;

.7 Maximum Building Height: 13 metres

.8 Maximum Encroachment for a window bay and fireplace

- .a Front yard: 2.0 metres;
- .b Interior side yard: 0.5 metres;

.9 Maximum encroachment of balconies, decks, porches, with or without foundations or cold cellars including eaves and cornices

- .a Front yard: 2.0 metres;
- .b Interior side: 0.3 metres in a 0.6 metre wide side yard and 0.9 metres for a 1.2 metre wide side yard;
- .c Rear Yard: 3.0 metres;

12.2766.3 for the purposes of Exception 2766:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 2766.2.

12.2767 Exception 2767

12.2767.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the R1 zone;

12.2767.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 600 square metres;

.2 Minimum Lot Width: 18.0 metres;

.3 Minimum Lot Depth: 20.0 metres;

.4 Minimum Front Yard Setback: 4.5 metres but 6.0 metres to the front of a garage;

.5 Minimum Rear Yard Setback: 3.6 metres;

.6 Minimum Interior Side Yard Setback: 1.2 metres;

.7 Maximum Building Height: 13 metres

.8 Maximum Encroachment for a window bay and fireplace

- .a Front yard: 2.0 metres;
- .b Interior side yard: 0.5 metres;

.9 Maximum encroachment of balconies, decks, porches, with or without foundations or cold cellars including eaves and cornices

- .a Front yard: 2.0 metres;
- .b Interior side: 0.9 metres;
- .c Rear Yard: 3.0 metres;

.10 Maximum driveway width: Notwithstanding any other provision of the By-law, the maximum driveway width shall be 9 metres or the width of the garage, which ever is greater;

12.2767.3 for the purposes of Exception 2767:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 2767.2.

12.2768 Exception 2768

12.2768.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted within an R1 zone.

12.2768.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

.a corner: 12.8 metres;

.2 Minimum Lot Area:

.a interior: 260 square metres;

.b corner: 300 square metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Setback:

.a 3.0 metres;

.b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;

.c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

.d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and;

.f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 meres of a daylight rounding/triangle;

.5 Minimum Rear Yard Setback:

.a 7.0 metres;

.b 6.5 metres for lots with side lot lines that converge toward the front lot line or the rear lot line;

.c 6.0 metres for lots that back onto Open Space Zone or Institutional Zone.

.d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 12.8 metres;

.e 3.0 metres for a deck, balcony, open roofed porch and/or uncovered terrace; and

.6 Minimum Side Yard Setback (Interior):

.a 0.6 metres on one side and 1.2 metres on the other side;

.b 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.

.7 Minimum Side Yard Setback (Exterior):

.a 3.0 metres;

.b 6.0 metres to a garage door facing the exterior side yard for corner lots having 9.0 metres width or greater;

.c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and

.g a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.8 Maximum Building Height: 13.5 metres;

.9 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.1 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and

.c the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum of 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

.10 The following shall apply to a bay, bow or box window:

.a the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b the maximum depth of a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,

.c A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does not need to contain side windows.

12.2768.3 for the purposes of Exception 2768:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2768.2.

12.2769 Exception 2769

12.2769.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted within an R1 zone.

12.2769.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

- .a interior: 12.0 metres;
- .b corner: 13.8 metres;

.2 Minimum Lot Area:

- .a interior: 300 square metres;
- .b corner: 345 square metres;

.3 Minimum Lot Depth: 25 metres;

.4 Minimum Front Yard Setback:

- .a 3.0 metres;
- .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .e a bay window, bow window or bac window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and;
- .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 meres of a daylight rounding/triangle;

.5 Minimum Rear Yard Setback:

- .a 7.0 metres;
- .b 6.5 metres for lots with side lot lines that converge toward the front lot line or the rear lot line irregular shape;
- .c 6.0 metres for lots that back onto Open Space Zone or Institutional Zone;

.d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 13.0 metres;

.e 3.0 metres for decks, balconies, open roofed porches and/or uncovered terraces; and

.f A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Side Yard Setback (Interior):

.a 0.6 metres on one side and 1.2 metres on the other side provided that the combined total for each interior lots is 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and

.c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.

.7 Minimum Side Yard Setback (Exterior):

.a 3.0 metres;

.b 6.0 metres to a garage door facing the exterior side yard for corner lots having 9.0 metres width or greater;

.c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and

.g a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.8 Maximum Building Height: 13.5 metres;

.9 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.1 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and

.c the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum of 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

.d minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.

.10 The following shall apply to a bay, bow or box window:

.a the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b the maximum depth of a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

.c the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does not need to contain side windows.

12.2769.3 for the purposes of Exception 2769:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2769.2.

12.2770 Exception 2770

12.2770.1 The lands shall only be used for the following purposes:

.1 An Apartment Dwelling;

.2 Only on the ground floor of an apartment dwelling the following commercial uses shall be permitted:

- .a a retail establishment
- .b a personal service shop;
- .c a bank or trust company;
- .d an office;
- .e a restaurant; and
- .f a day nursery.

12.2770.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Yard Setbacks: 3.0 meters in all yards;

.2 Minimum Landscaped Open Space: 30% of the lot area;

.3 Maximum Floor Space Index: No requirement

.4 Maximum Lot Coverage: 45% by main buildings;

.5 Minimum Visitor and Commercial Parking

- .a Visitor and commercial parking may be combined, provided that the minimum number of spaces provided shall be either:
  - .i The total number parking spaces required for the residential dwelling units at a rate of 0.2 spaces per unit; or
  - .ii The minimum number of spaces required for the total gross commercial floor area for each 23 square metres or whichever is greater

.6 Minimum Private Amenity Space:

- .a 3.5 square metres per residential units shall be provided whether on a balcony/uncovered terrace or at ground level;

.7 Minimum Retail Gross Floor Area: 804 square metres

12.2770.3 for the purposes of Exception 2770:

.1 Shall also be subject to the requirements and restrictions relating to the R3L zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2770.2.

12.2771 Exception 2771

12.2771.1 The lands shall only be used for the following purposes:

.1 Purposes permitted by the I1 zone;

OR

.2 Purposes permitted by the R1 - Exception 2768 zone.

12.2771.2 The lands shall be subject to the following requirements and restrictions:

.1 Uses permitted in Exception 2771.1(1) shall be subject to the requirements and restrictions of the I1 zone, except that infrastructure for various utilities shall be exempt from the requirements and restrictions of the applicable zone.

.2 Uses permitted under Exception 2771.1(2) shall be subject to the requirements and restrictions of R1 - Exception 2768.

12.2772 Exception 2772

12.2772.1 The lands shall only be used for the following purposes:

.1 A Townhouse Dwelling;

.2 A Back-to-back Townhouse Dwelling;

.3 A Single Detached Dwelling;

.4 Purposes accessory to the other permitted purposes

12.2772.2 The lands shall be subject to the following requirements and restrictions:

.1 The lot line abutting Rollingwood Drive shall be deemed to be the front lot line for Zoning purposes;

.2 That portion of the lot within 20 metres of the lot line abutting Rollingwood Drive shall only be used for the purpose of a maximum four (4) single detached dwellings, except at approved access locations;

.3 Minimum Lot Area: No requirement;

.4 Minimum Front Yard Depth: 5.5 metres;

.5 Minimum Rear Yard Depth: 6.0 metres;

.6 Minimum Interior Side Yard Width: 2 metres, except 0.6 metres to a hydro transformer;

.7 Minimum Building Separation Distance: 1.8 metres between the side walls of single detached dwellings;

.8 Window Bay Encroachments:

- .a Window bays, with or without foundation may encroach into the required front or rear yards in accordance with Section 3.10 of the By-law;
- .b Window bays, with or without foundation, may encroach into the required interior side yard subject to the following:
  - .i Maximum Encroachment: 0.75 metres;
  - .ii Maximum Width: 4 metres;
  - .iii Side windows shall not be required for a window bay having a maximum depth of 0.75m;

.9 Minimum Garage Door Setback:

- .a 6.0 metres to a public street;
- .b 5.5 metres to a private road;

.10 Maximum Cumulative Garage Door Width for an Attached Garage:

.a 5.0 metres for a single detached dwelling;

.b 2.7 metres for all other dwelling types;

.11 Notwithstanding Section 4.2.B and 5.2.I of the By-law, the width of a residential driveway leading to an attached garage on a single detached dwelling shall not exceed the width of the garage;

.12 Maximum Building Height:

.a 10.6 metres for a single detached dwelling;

.b 13.5 metres for all other dwelling types;

.13 All areas of the lot not occupied by approved buildings, driveways, and parking areas shall be maintained as landscaped open space;

.14 Minimum Amenity Area: 240 square metres;

.15 Maximum Lot Coverage: 37%

.16 Accessory structure(s) used for the purpose of waste collection shall be permitted subject to the following:

.a Maximum combined gross floor area of 150 square metres.

.b Shall be setback a minimum 2.5 metres from the nearest lot.

.c Shall not exceed a maximum building height of 7 metres.

12.2773 Exception 2773

12.2773.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Landscaped Buffer Area having a minimum width of 12.0 metres, containing a 2.0 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

.2 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

12.2774 Exception 2774

12.2774.1 The lands shall only be used for the following purposes:

.1 single detached dwellings

.2 purposes accessory to other permitted purposes

12.2774.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purpose of this zone, the lot line abutting a private road shall be deemed to be the front lot line of each lot and the private road shall be treated as a street for zoning purposes.

.2 Minimum Lot Area: 170 square metres;

.3 Minimum Lot Width: 9 metres;

.4 Minimum Front Yard Depth:

- .a 3 metres to the main wall of a dwelling, except as permitted by Exception 12.2774.2(7);
- .b 6 metres to a garage door opening;

.5 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached buildings not to be less than 1.8 metres, except where the interior side lot line abuts a common element, the minimum yard width shall be 1.0 metres;

.6 Minimum Rear Yard Depth:

- .a 7.5 metres to the main wall of any dwelling where the rear lot line abuts an RE zone;
- .b 2.0 metres to the main wall where the rear lot line abuts The Gore Road;
- .c 1.3 metres to the porch of a dwelling where the rear lot line abuts The Gore Road;

.7 Minimum Setback to a Lot Line that forms part of a Daylight Rounding:

- .a 1 meter to the main wall of a dwelling;
- .b 1 metre to a porch;

.8 Hydro Transformers:

- .a Minimum Setback: 1.5 metres to any lot line;
- .b A hydro transformer may be located in the amenity area required by Exception 12.2774.2(11);

.9 Minimum Parking Requirement: 3 visitor parking spaces, inclusive of accessible parking, shall be provided on lands zoned under exception 2774;

.10 Maximum Building Height: 12 metres;

.11 Minimum Common Amenity Area: 160 square metres which may include a hydro transformer;

.12 Fencing: The maximum height of a fence in a yard abutting The Gore Road shall be 1.2 metres;

.13 Section 10.12 shall not apply;

12.2774.3 for the purposes of Exception 12.2774:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and residential general provisions of this by-law which are not in conflict with those set out in Exception 12.2774.3.

12.2775 Exception 2775

12.2775.1 The lands shall only be used for the following purposes:

.1 Commercial:

.a a retail establishment having no outside storage:

.b a service shop;

.c a personal service shop;

.d an office; and

.e a parking lot.

.2 Accessory:

.a purposes accessory to the other permitted purposes.

12.2775.2 The lands shall be subject to the following requirements and restrictions:

.1 all buildings shall be located within the area shown as Building Area on Figure 1.

.2 except for driveway locations, landscaped open space shall be provided as shown as Landscaped Area on Figure 1.

.3 Minimum Lot Width: 29 metres.

.4 Minimum Building Height: 11 metres.

.5 the Maximum Gross Commercial Floor Area of all buildings and structures shall not exceed 944 square metres

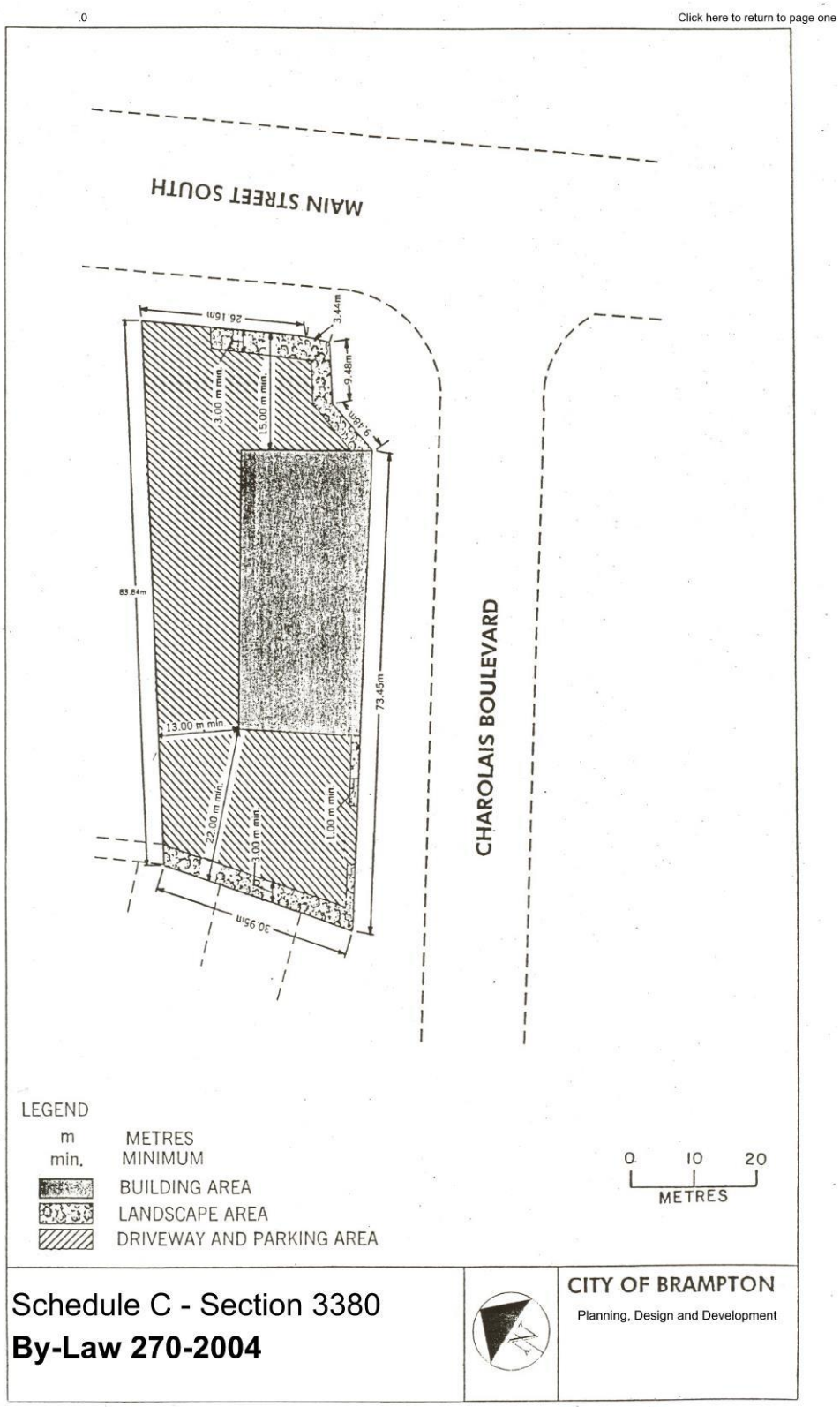
.6 the Maximum Gross Commercial Floor Area for retail purposes shall not exceed 140 square metres.

.7 no outside storage or display of goods shall be permitted.

.8 all garbage and refuse containers shall be totally enclosed.

.9 an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

Figure 1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MAIN STREET SOUTH
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LANDSCAPE AREA
DRIVEWAY AND PARKING AREA
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METRES
Schedule C - Section 3380
By-Law 270-2004
CITY OF BRAMPTON
Planning, Design and Development

12.2776 Exception 2776

12.2776.1 The lands shall only be used for the following purposes:

.1 Commercial Uses:

- .a a retail establishment having no outside storage;
- .b a supermarket;
- .c a service shop;
- .d a personal service shop;
- .e a bank, trust company and finance company;
- .f an office;
- .g a dry cleaning and laundry distribution station;
- .h a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .i a printing or copying establishment;
- .j a commercial school;
- .k a temporary open air market;
- .l a place of commercial recreation;
- .m a community club;
- .n a health or fitness centre;
- .o a tavern;
- .p a custom workshop;
- .q a day nursery;
- .r a residential care home;
- .s a retirement home;

.2 Non-Commercial Uses:

- .a an apartment dwelling
- .b a public or private school;

.3 Purposes accessory to other permitted purposes.

12.2776.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purpose of this section:

.a The lot line abutting Peel Centre Drive shall be the front lot line;

.b The lot line abutting Brown's Lane shall be the flankage lot line;

.2 Minimum Lot Area: No requirement;

.3 Minimum Front Yard Depth (to the lot line abutting Peel Centre Drive):

.a For any portion of a building 2 storeys in height or less: 9.0 m;

.b For any portion of a building 3 to 5 storeys in height: 10.5 m;

.c For any portion of a building 6 to 9 storeys in height: 13.0 m;

.d For any portion of a building 10 storeys in height or greater: 20.4 m;

.4 Minimum Exterior Side Yard Width (to the lot line abutting Brown's Lane):

.a For any portion of a building 2 storeys in height or less: 4.0 m;

.b For any portion of a building 3 storeys in height or greater: 6.2 m;

.5 Minimum Interior Side Yard Width:

.a For any portion of a building 3 storeys in height or less: 13.2 m;

.b For any portion of a building 4 to 9 storeys in height: 14.7 m;

.c For any portion of a building 10 storeys in height or greater: 15.0 m;

.6 Minimum Rear Yard Depth:

.a For any portion of a building 1 storey in height: 1.5 m;

.b For any portion of a building 2 storeys in height: 7.1 m;

.c For any portion of a building 3 storeys in height: 7.5 m;

.d For any portion of a building 4 storeys in height or greater: 8.0 m;

.7 Minimum Setback to a Daylight Triangle or Rounding: 0.0 m;

.8 Minimum Hydro Transformer Setback to any lot line: 0.0 m;

.9 Balconies, sills, belt courses, cornices gutters, chimneys, pilasters, eaves, parapets, canopies, wind mitigation equipment, privacy screens and railings may encroach into any required yard by a maximum 2.9 metres;

.10 Maximum Floor Space Index: 8.15, excluding any floor area located below established grade; 11.

.11 Maximum Lot Coverage: 52%;

.12 Minimum Landscaped Open Space: 30%;

.13 Minimum Ground Floor Height fronting Peel Centre Drive: 3.6 m;

.14 Minimum Motor Vehicle Parking: No requirement for all uses;

.15 Minimum Bicycle Parking:

.a Resident: 0.5 spaces per apartment dwelling unit

.b Visitor: 0.10 spaces per apartment dwelling unit

.c 3.0 spaces for each 1000 square metres of gross commercial floor area of portion thereof;

.16 Maximum Building Height: 55 storeys;

.17 Maximum Residential Floor Plate: 800 metres

.18 Minimum Separation Distance: 25 metres

12.2776.3 for the purposes of Exception 12.2776:

.1 Shall also be subject to the requirements and restrictions of the GC zone and the General Provisions of this by-law that are not in conflict with those set out in Exception 2776.2.

12.2777 Exception 2777

12.2777.1 The lands shall only be used for the following purposes:

.1 A place of worship;

.2 A day nursery, only in conjunction with a place of worship;

.3 Purposes accessory to the other permitted purposes.

12.2777.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 80 metres;

.2 Minimum Front Yard Depth: 8 metres;

.3 Minimum Interior Side Yard Width (East): 34 metres to the building;

.4 Minimum Interior Side Yard Width (East): 30 metres to a roofed entrance canopy;

.5 Minimum Interior Side Yard Width (West): 3 metres;

.6 Minimum Rear Yard Depth to a Floodplain Zone: 40 metres;

.7 Minimum front yard setback to a hydro transformer: 2 metres;

.8 Minimum side yard setback to a transformer: 1.8 metres;

.9 Maximum Main Worship Area: 500 square metres;

.10 Minimum Landscaped Open Space: 28% of the total lot area and a retaining wall may be located within required landscaped open space;

.11 Parking shall be provided in accordance with the requirements for a Place of Worship set out in this bylaw and no additional parking is required for a day nursery use.

12.2777.3 The Holding (H):

.1 While the holding (H) symbol remains in place, lands shall only be used for the purposes permitted by the Agricultural (A) zone, subject to the requirements and restrictions of the Agricultural (A) zone and general provisions of this by-law;

.2 Removal of the holding symbol (H) shall not occur until following conditions have been achieved:

.a Arrangements satisfactory to the Commissioner of Planning, Building and Growth Management and the Commissioner of Public Works at the Region of Peel shall be made with respect to a Functional Servicing Report (FSR) to be submitted by the applicant demonstrating feasible servicing connections for water and wastewater, including for the easterly abutting property. Written confirmation from the Commissioner of Public Works at the Region of Peel shall be provided that an FSR has been deemed satisfactory.

.b Arrangements satisfactory to the Commissioner of Planning, Building and Growth Management at the City of Brampton and the Commissioner of Public Works at the Region of Peel shall be made by the applicant with respect to interim and ultimate site access, and provisions for site interconnectivity with the abutting property to the east for shared site access. Written confirmation from the Commissioner of Public Works at the Region of Peel and Commissioner of Planning, Building and Growth Management at the City of Brampton shall be provided that the site access and interconnectivity provisions, and all other arrangements have been deemed satisfactory.

12.2778 Exception 2778

12.2778.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R3H zone;

.2 Senior citizen residence;

.3 Residential care home;

.4 Only in conjunction with an apartment dwelling, a senior citizen residence, or a residential care home, the following non-residential uses shall be permitted on the ground floor of a building up to a maximum combined gross floor area of 600m2:

- .a A retail establishment;
- .b An office, including an office of a physician, dentist, or drugless practitioner;
- .c A grocery store or supermarket;
- .d A service shop;
- .e A personal service shop, excluding a massage or body rub parlour;
- .f A bank, trust company or finance company;
- .g A dry cleaning and laundry distribution establishment;
- .h A laundromat;
- .i A dining room restaurant, a convenience restaurant, or a take out restaurant none of which shall include a drive-through facility;
- .j A printing or copying establishment;
- .k A custom workshop;
- .l A day nursery;
- .m A commercial school;
- .n A health or fitness centre;

.5 Purposes accessory to the other permitted purposes;

12.2778.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: No requirement;

.2 Minimum Lot Width: No requirement;

.3 Minimum Lot Depth: No requirement;

.4 For the purposes of this Section:

.a The lot line abutting Balmoral Drive shall be the front lot line;

.b The lot line abutting Bramalea Road shall be the exterior side lot line;

.5 Minimum Front Yard Depth:

.a For any portion of the building up to 6 storeys in height: 5.0 metres; and

.b For any portion of a building 7 storeys in height or greater: 8.0 metres;

.6 Minimum Interior Side Yard Width:

.a For any portion of the building up to 6 storeys in height: 7.5 metres; and

.b For any portion of a building 7 storeys in height or greater: 10 metres;

.7 Minimum Exterior Side Yard Width:

.a For any portion of the building up to 6 storeys in height: 5.0 metres; and

.b For any portion of a building above 7 storeys in height or greater: 8.0 metres;

.c For a building located within 45.0 metres of a rear lot line and to any portion of the building up to 6 storeys in height: 3.0 metres;

.d For a building located within 45.0 metres of a rear lot line, for any portion of a building greater than 6 storeys in height or greater: 5.5 metres;

.8 Minimum Rear Yard Depth:

.a For any portion of a building up to 6 storeys in height: 8.0 metres;

.b For any portion of a building 7 storeys in height or greater: 11.0 metres;

.9 Minimum Setback to a Daylight Triangle or Rounding: 5.0 metres;

.10 Minimum Setback for an Underground Parking Garage: 0.0 metres from all lot lines;

.11 Minimum Setback to an above grade stair enclosure leading to an underground parking garage: 1.0 metre;

.12 Minimum Ground Floor Height: 4.5 metres;

.13 Maximum Building Height (exclusive of any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 6.16):

.a 19 storeys for any portion of the building within 85 metres of the front lot line and more than 10.0 metres from the interior side lot line;

.b 15 storeys for any portion of building located within 45.0 metres of a rear lot line;

.14 Maximum Floorplate Area: 1,260m2 (For the portion of a building located above a height of 12 storeys measured from established grade);

.15 Minimum Tower Separation Distance: 23 metres

.16 Maximum Floor Space Index (FSI): 5.3 (Exclusive of an underground parking garage, all accessory buildings and structures);

.17 Maximum Number of Units: 932

.18 Maximum Lot Coverage: 45% of the lot area;

.19 Minimum Landscape Open Space of 25% of the lot area;

.20 Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunk patios and porches (covered and uncovered) and utility infrastructure;

.21 Minimum Amenity Area: 2.0m2 per apartment dwelling unit;

.22 Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;

.23 Maximum encroachment of windscreens in any yards: 1.0 metres;

.24 Notwithstanding any other section of the By-law, windscreens are permitted to a maximum height of 2.0 metres in any yard;

.25 Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum of 50% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors;

.26 Minimum Number of Loading Spaces: 1 space;

.27 Parking Space Requirements:

- .a Resident: 0.60 spaces per apartment dwelling unit;
- .b Visitor: 0.20 space per apartment dwelling unit;
- .c Non-residential uses Establishment: 1.0 space for each 23m2 of gross commercial floor area or portion thereof;

.28 Bicycle Parking:

- .a Bicycle parking must be located on the same lot as the use of building for which it is required;
- .b Resident: 0.50 spaces per apartment dwelling unit;
- .c Visitor: 0.10 spaces per apartment dwelling unit;
- .d 1 space for each 500m2 of commercial gross floor area or portion thereof;
- .e A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces;
- .f Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:

.i A building or structure;

.ii A secure area such as a supervised parking lot or enclosure; or;

.iii Within bicycle lockers;

.g Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete;

.h Dimensions:

.i If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;

.ii If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres;

.29 Waste Disposal and Storage:

.a Loading, unloading and waste disposal facilities, excepting access thereto, shall not be located on the wall facing a public road;

.b All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;

.30 All lands zoned R3H – 2778 shall be treated as one lot for zoning purposes;

.31 Shall also be subject to the requirements and restrictions of the R3H zone and all the general provisions of this By-law, which are not in conflict with those set out in Exception 2778;

12.2778.3 for the purposes of Exception 12.2778:

.1 Existing buildings and accessory structures at the time of the passing of this By-law shall be subject to the restrictions and requirements of Exception 101.

.2 For the purposes of the R3H – 2778:

.a "Podium" Shall mean any of the various building elements that form the lower part of a building and does not include the tower.

.b "Tower" shall mean the portion of the building located above a height of 12 storeys measured from established grade.

.c "Floorplate" shall mean the total horizontal gross floor area of an individual storey of the building measured from exterior walls.

.d "Amenity Area" shall mean a common amenity area located at grade, on any rooftop/terrace, or within a building, designed for active or passive recreation for the exclusive use and benefit of the residents/tenants in a residential building or development. Common amenity areas shall include outdoor and indoor recreation spaces such as common gyms and social spaces which are available to residents of the development.

Common amenity areas shall exclude landscaped open space that does not contain active or passive recreational areas.

.e "Windscreen" shall mean a physical feature or barrier with a maximum sides or segments and designed to mitigate impact of wind.

12.2779 Exception 2779

12.2779.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted by either Exception 2779.1(1)(a), or the purposes permitted by Exception 2779.1(1)(b) but not both:

.a Either:

.i A public school;

.ii A day nursery;

.iii A park, playground or recreation facility operated by a public authority.

.b Or:

.i Those purposes, permitted by the R1 – Exception 286 zone.

12.2779.2 The lands shall be subject to the following requirements and restrictions:

.1 The uses permitted in Exception 2779.1(1)(a) shall be subject to the requirements and restrictions of the I1 zone.

.2 The uses permitted in Exception 2779.1(1)(b) shall be subject to the requirements and restrictions of the R1 – Exception 286 zone, Exception 286.2.

12.2780 Exception 2780

12.2780.1 The lands shall only be used for the following purposes:

.1 Uses permitted by the parent zone;

.2 Apartment Dwelling;

.3 Townhouse Dwelling;

.4 Live-Work Townhouse Dwelling; and,

.5 A recreational facility as an accessory use to an apartment dwelling.

12.2780.2 Following uses should be prohibited:

.1 Notwithstanding any other section of this by-law, the erection or use of buildings or structures on the lands subject to this exception zone shall not be permitted unless it has been confirmed that sufficient wastewater infrastructure and capacity is available to service the lands, to the satisfaction of the Regional Municipality of Peel or the City of Brampton, as the case may be.

12.2780.3 The lands shall be subject to the following requirements and restrictions:

.1 The requirements and restrictions of the MH Zone shall not apply to an apartment building.

.2 Maximum Gross Floor Area: 93,000 square metres

.3 Minimum Gross Floor Area for all non-residential uses: 5,500 square metres

.4 Maximum Building Height for a building within 19 meters of Queen Street East: 110 metres

.5 Maximum Building Height for a building beyond 19 meters of Queen Street East: 132 meters.

.6 Minimum Front Yard Depth along Queen Street East: 6 Meters

.7 Minimum Front Yard Depth along a Public Road, other than Queen Street East: 6 metres

.8 Minimum Interior Side Yard Width (West Side): 9 Metres

.9 Minimum Interior Side Yard Width (East Side): 12 Metres

.10 Minimum Rear Yard Depth: 8.0 Metres

.11 Minimum Landscape Open Space: 6,000 Square Metres

.12 Minimum total Interior and Exterior amenity space: 4,000 Square Meters

.13 Minimum tower separation distance: 25 meters

.14 Minimum podium separation distance: 20 meters

.15 Minimum Vehicle Parking Spaces shall be provided in accordance with the following:

.a Visitor parking for an apartment dwelling, a multiple residential dwelling and a townhouse dwelling having no private garage or driveway, shall be provided at a rate of 0.20 visitor parking spaces per dwelling unit.

.b Notwithstanding any minimum parking requirements, no minimum parking rates shall apply.

.16 Bicycle Parking shall be provided in accordance with the following:

.a Minimum 0.5 spaces per apartment dwelling unit

.b Minimum 0.10 visitor spaces per apartment dwelling unit.

.17 Notwithstanding any other section of this by-law, loading spaces may be shared between retail commercial uses and office uses.

.18 Notwithstanding any other section of this by-law, required parking spaces for visitor parking, retail commercial and office uses may be shared during off peak hours.

.19 For the purposes of this by-law the lands zoned MH – Section 2780 and MH (H) – Section 2780 should be viewed as one lot.

12.2780.4 Holding (H):

.1 The lands designated Mixed Use High-Rise (Holding) – Section 2780 (MH (H) – 2780) on Schedule A:

.2 Uses Permitted Prior to Removal of the H – Holding Symbol:

.a Uses legally existing on the effective date of the amending by-law;

and

.b Temporary driveway loop road to be permitted until the construction and assumption of the future east-west public road by the City of Brampton.

.3 Conditions for Removing the H – Holding Symbol:

Removal of the H – Holding Symbol on land zoned (MH (H) – 2780) shall be subject to the following conditions:

.a The City's Commissioner of Public Works shall be satisfied that a new public road providing access to the lands has been constructed to either Rutherford Road S and/or Hansen Road S and conveyed to the City, or other alternative access arrangements to the satisfaction of the Commissioner of Public Works;

.b A Hydraulic Analysis shall be finalized to the satisfaction of the Toronto Region Conservation Authority; and,

.c The following shall be finalized to the satisfaction of the City's Director of Development and Environmental Engineering and the Toronto Region Conservation Authority:

.i An Environmental Impact Study that identifies existing Natural Heritage Features, natural hazards, and applicable buffers;

.ii An assessment for compensation in respect of any development proposed to remove or encroach within the identified Natural Heritage Features, natural hazards, and applicable buffers, in accordance with the Toronto Region Conservation Authority's Guideline for Determining Ecosystem Compensation (or successor policy); and,

.iii Lands comprising Natural Heritage Features that are not subject to removal or encroachment by proposed development being conveyed to either the City of Brampton or the Toronto Region Conservation Authority, if required.

12.2780.5 for the purposes of Exception 12.2780:

.1 Podium shall mean any of various building elements that form the base or bottom storeys of a building, and does not include the Tower.

.2 Tower shall mean the portion of the building located above a height of 30.0 metres for buildings located along Queen Street East and above a height of 23.0 metres all other buildings.

.3 Dwelling, Townhouse shall mean a building that is divided vertically above the established grade into three (3) or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than (10) square metres in area from the ground level to the roofline of the wall; and where each dwelling unit has an independent entrance from a yard immediately abutting the front and rear wall of the unit.

.4 Dwelling, Live-Work Townhouse shall mean a townhouse dwelling composed of three (3) or more dwelling units, where each dwelling unit is located on its own lot or has frontage on a public street, with the garage in the rear yard and has access to the garage from a public street, public lane or private lane, where units have at least one common interior side wall; and where commercial and or residential uses are permitted on the ground floor/first floor, portions of the second or third floor; and where a home occupation is permitted on all floors; and where each dwelling unit may have a balcony or uncovered terrace on the second or third storey.

12.2781 Exception 2781

12.2781.1 The lands shall only be used for the following purposes:

.1 purposes permitted in an R1 Zone;

.2 Temporary sales office and accessory uses until December 31, 2028;

.3 Model Homes, subject to the following:

.a Notwithstanding any other provisions to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said units, shall be permitted; and

.b A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

12.2781.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 15.0 metres

.2 Minimum Front Yard:

.a 4.5 metres, but 6.0 metres to the front of the garage;

.b The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;

.c A porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding triangle; and

.d A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight triangle.

.3 Minimum Interior Side Yard width:

.a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

.4 Garage Control:

.a minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.

.5 Driveways Dimensions:

.a Driveway minimum width requirements: 3.5m (single), 6.0m (double), 7.3m (shared).

12.2782 Exception 2782

12.2782.1 The lands shall only be used for the following purposes:

.1 a semi-detached dwelling;

.2 Supportive Housing Residence Type 1; and,

.3 purposes accessory to other permitted uses

12.2782.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 204.0 square metres
- .b Corner Lot – 240.0 square metres

.2 Minimum Lot Width

- .a Interior Lot – 13.6 metres per lot, and 6.8 metres per dwelling unit
- .b Corner Lot – 15.4 metres per lot, and 8.6 metres for the dwelling unit closest to the flankage lot line

.3 Minimum Front Yard

- .a 3.0 metres to the front wall of the dwellings
- .b 5.75 metres to a garage door
- .c The main wall of a building may have a minimum of 1.0 metre setback to a daylight rounding
- .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard
- .e A porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle
- .f A bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard
- .g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle

.4 Minimum Exterior Side Yard

- .a 3.0 metres

.b 5.75 metres to a garage door facing the exterior side yard for corner lots

.c The main wall of a building may have a minimum of 1.0 metre setback to a daylight rounding

.d A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard

.e A porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle

.f A bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.5 Minimum Rear Yard Depth

.a 6.5 metres

.b A deck may encroach into the rear yard to within 3.0 metres of the rear lot line

.c Open roofed porches and/or uncovered terraces may encroach into the rear yard to within 3.0 metres of the rear lot line

.d A bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum rear yard

.6 Minimum Interior Side Yard

.a 1.2 metres

.b 0.0 metres where the interior side yard is between a common wall lot line

.7 Maximum Building Height

.a 12 metres

.8 Following Provisions shall apply to garages:

.a The maximum garage door width per dwelling unit shall be:

.i 2.5 metres if the lot width for a particular dwelling unit is less than 7.0 metres; and,

.ii 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres;

.iii 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

.c the garage door width restriction does not apply to the garage door facing a flankage lot line;

.d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.e no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

.f minimum interior garage dimension of a single vehicle garage shall measure 5.8 metre interior length x 2.8 metre minimum interior width.

.g No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length

.9 Driveways

.a Notwithstanding any other section of the by-law, a Residential a Driveway shall have a minimum width of 2.8 metres.

.10 Minimum Distance between a Driveway and a Street Intersection

.a Notwithstanding any other section of the by-law, the minimum distance measured along a lot line between a driveway and a daylight rounding shall be 0.0 metres.

.11 The Following shall apply to a bay, bow or box window:

.a Notwithstanding any other section of the by-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other section of the by-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows;

.12 Maximum Lot Coverage:

.a No requirement

12.2783 Exception 2783

12.2783.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.2783.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 240 square metres;
- .b Corner Lot – 300.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 9.4 metres;
- .b Corner Lot – 12.4 metres;

.3 Minimum Front Yard:

- .a 3.0 metres;
- .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
- .c a bay window, bow window, box window with or without foundation may encroach 1.0 metres into the minimum front yard;

.4 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps;
- .e a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle;

.5 Minimum Rear Yard Depth

- .a 3.0 metres to the dwelling
- .b 6.0 metres to the garage door opening

.6 Minimum Interior Side Yard:

.a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

.b interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

.c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.8 Maximum Building Height: 13 metres;

.9 The following provisions shall apply to garages:

.a No garage may project more than 1.5 metres beyond the porch or rear wall of a dwelling;

.b minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width;

.c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;

.d Maximum cumulative garage door width for lots with a lot width less than 10.4 shall be 5.0 metres

.10 The Following shall apply to a bay, bow or box window:

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.11 Maximum Lot Coverage: No requirements.

.12 Maximum fence height within the front yard is 1.2 metres;

.13 For zoning purposes, the front lot line is deemed to be the lot line abutting Clarkway Drive or, for lots that do not have frontage on Clarkway Drive, the front lot line shall be Purple Crest Street

12.2784 Exception 2784

12.2784.1 The lands shall only be used for the following purposes:

.1 Faith based community teaching centre with classroom space and ancillary common areas;

.2 Day Nursery; and

.3 Purposes accessory to other permitted purposes.

12.2784.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width along southerly Lot Line of 2.36 metres.

.2 Minimum Parking Requirement: 4 spaces for each classroom or 1 space for each 20 square metres of gross commercial floor area or portion thereof, whichever is greater.

12.2785 Exception 2785

12.2785.1 The lands shall only be used for the following purposes:

.1 Uses permitted in a R2 zone;

.2 Back-to-Back Townhouse Dwellings;

.3 Street Townhouse Dwelling; and,

.4 Purposes accessory to the other permitted purposes:

12.2785.2 The lands shall be subject to the following requirements and restrictions:

.1 Back-to-Back Townhouse Dwellings within an R2 - Exception 2785 zone shall be subject to the following requirements and restrictions:

- .a Minimum Lot Area: 78 square metres per unit
- .b Minimum Lot Width: 5.75 per unit
- .c Minimum Lot Depth: 14 metres
- .d Minimum Front Yard Depth
  - .i 3.0 metres;
  - .ii 6.0 metres to the front of the garage
  - .iii the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding;
  - .iv a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;
  - .v a porch and or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;
  - .vi a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard; and,
  - .vii a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding
- .e Minimum Exterior Side Yard
  - .i 3.0 metres Width
  - .ii 1.2 metres to a public or private lane/walkway
  - .iii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;

.iv a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;

.v a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,

.vi a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard

.f Minimum Rear Yard Depth: 0.0 metres

.g Minimum Interior Side Yard Width

.i 1.2 meres; and

.ii 0.0 metre abutting a side lot line that coincides with the shared common wall between two dwellings.

.h Maximum Building Height 14 metres

.i Maximum Lot Coverage No requirement

.j A Maximum of 16 dwelling units may be attached in a contiguous structure, provided that the structure is only 8 units wide and 2 units deep;

.k Minimum Balcony Area

.i 5.0 square metres shall be provided on a balcony or uncovered terrace on the second or third floor;

.l Air Conditioning Units Permitted to be located on the porch, balcony or uncovered terrace in the front yard;

.m Garage Control

.i Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width OR

.ii A dwelling that is 6.0 metres or less in width, the interior garage dimension shall measure 2.9 metres by 6.9 metres.

.iii No encroachment shall be permitted into a required parking space within a garage except for one step (2 risers) into the minimum garage length;

.n The following shall apply to a bay, bow or box window

.i notwithstanding Section 3.10 Table 3.10.1 the a bay, box or bow window maximum width of with or without foundation shall be 4.5 metres;

.ii notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;

.iii a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and;

.iv a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.o Notwithstanding Section 5.2.Q.1 front to rear pedestrian access through the dwelling unit does not need to be provided.

.2 Street Townhouse Dwellings within an R2 - Exception 2785 zone shall be subject to the following Requirements and restrictions:

.a Minimum Lot Area: 140 square metres per dwelling unit

.b Minimum Lot Width

.i Interior Lot – 5.5 metres

.ii Corner Lot – 6.9 metres

.iii End – 6.9 metres

.c Minimum Lot Depth: 26 metres

.d Minimum Front Yard Depth

.i 3.0 metres

.ii 6.0 metres to the front of the garage;

.iii the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding;

.iv a porch and/or balcony with or without foundation or cold cellar may encroach 2.0

.v a porch and or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;

.vi a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard; and,

.vii a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding.

.e Minimum Exterior Side Yard Width

.i 3.0 metres

.ii 1.2 metres to a public or private lane/walkway

.iii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;

.iv a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;

.v a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,

.vi a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard

.f Minimum Interior Side Yard

.i 1.2 metres; and

.ii 0.0 metres abutting a side lot line that coincides with the shared common wall between two dwellings

.g Minimum Rear Yard Depth: 6 metres

.h Maximum Building Height: 14 metres

.i Minimum Landscaped Open Space: Each dwelling unit shall have a minimum of 20 square metres of open space in its rear yard

.j Maximum Lot Coverage: No requirement

.k Garage Control

.i Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width, except that where a dwelling unit is 6.0 metres or less in width, the interior garage dimension shall measure 2.9 metres in width by 6.1 metres in length

.ii No encroachment shall be permitted into the required parking space within a garage, except for one step (2 risers) into the minimum parking space length;

.l Encroachments

.i Permitted yard encroachment of exterior stairs Below grade may encroach into the rear yard Up to 2.5 metres

.m The following shall apply to a bay, box or bow window

.i notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window With or without foundation shall be 4.5 metres;

.ii Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;

.iii A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and;

.iv A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows;

.n Notwithstanding Section 5.2.Q.1 front to rear pedestrian access through the Dwelling unit does not need to be provided.

12.2785.3 for the purposes of Exception 2785:

.1 Dwelling, Back to Back Townhouse: Shall mean a building containing four or more dwelling units separated vertically by a Common wall, including a rear common wall, that do not have rear yards.

12.2785.4 The Holding (H):

.1 The lands shown on Schedule A to this by-law subject to a Holding (H) symbol shall only be used for the purpose while the Holding (H) symbol is in place:

.a Purposes permitted in the Agricultural (A) Zone subject to the requirements and restrictions of the Agricultural Zone.

.2 The Holding (H) symbol shall be lifted in whole as applicable when all of the Following conditions and requirements have been satisfied.

.a Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory Arrangements with the City to stop up and close and purchase of Fines Avenue, Or, satisfactory alternative arrangements are made should the right-of-way Fines Avenue not be declared surplus, to the satisfaction of the Commissioner Of Planning, Building and Growth Management.

12.2786 Exception 2786

12.2786.1 The lands shall only be used for the following purposes:

.1 Townhouses and Supportive Housing Residence Type 1

.2 Those purposes permitted in a R2 - Exception 2785 zone.

12.2786.2 The lands shall be subject to the following requirements and restrictions:

.1 For Townhouses and Supportive Housing Residence Type 1 uses:

- .a Minimum Lot Area: 140 square metre per dwelling unit
- .b Minimum Lot Width:
  - .i Interior lot: 5.5 metres
  - .ii End Lot: 6.9 metres
  - .iii Corner lot: 6.9 metres
- .c Minimum Exterior Side Yard: 1.2 metres; 0.6 metres from a parking area and public walkway
- .d Minimum Rear Yard: 6.0 metres
- .e Minimum Interior Side Yard
  - .i 1.2 metres
  - .ii 0.0 metre when the abutting side lot line coincides with a common wall between two dwellings;
- .f Maximum building height: 14 metres
- .g Minimum landscaped open space: Each dwelling unit shall have a minimum of 20 square metres open space in its rear yard.
- .h The following shall apply to a bay, bow or box window:
  - .i notwithstanding any other section of the by-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .ii notwithstanding any other section of the by-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
  - .iii a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - .iv a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows;

.i Garage Control

.i Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width.

.ii No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;

.j Encroachments: permitted yard encroachment of exterior stairs below grade may encroach into rear yard up to 2.5 metres

.k Maximum Lot Coverage: No Requirement

.l notwithstanding any other section of the by-law, a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum of 1.5 metres from any lot line.

.m notwithstanding any other section of the by-law, front to rear yard pedestrian access through the dwelling unit does not need to be provided.

.2 For purposes permitted in the R2 - Exception 2785 zone, the requirements and restrictions of the R2 - Exception 2785 zone shall apply.

12.2787 Exception 2787

12.2787.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 - Exception 2787 zone.

12.2787.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 140 square metres per dwelling unit

.2 Minimum Lot Width:

- .a Interior Lot: 5.5 metres
- .b Corner Lot: 6.9 metres
- .c End Lot: 6.9 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 6.0 metres to the front of the garage;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;
- .e a porch and or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of daylight rounding;
- .f a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard
- .g a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres to a public or private lane/ walkway
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;

.e a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,

.f a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard

.6 Minimum Interior Side Yard

.a 1.2 metres; and

.b 0.0 metre abutting a side lot line coincides with the shared common wall between two dwellings.

.7 Minimum Rear Yard: 6 metres

.8 Maximum Building Height: 14 metres

.9 Minimum Front Yard Landscape Open Space (%): 15%

.10 Minimum Landscape Open Space: Each dwelling unit shall have a minimum of 20 square metres of open space in its Rear yard

.11 Maximum Lot Coverage: No requirement

.12 Garage Control

.a Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior with; OR

.b A dwelling that is 6.0 metres or less in width, the interior garage dimension shall measure 2.9 metres by 6.9 metres.

.c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;

.13 Encroachments

.a Permitted yard encroachment of exterior stairs below grade may encroach into the exterior and rear yard up to 2.5 metres

.14 The following shall apply to a bay, box or bow window:

.a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b notwithstanding Section 3.10 Table 3.10.1,the maximum depth of a bay, Bow or box window with or without Foundation shall be 1.0 metre;

.c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and;

.d a bay, bow, or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows;

.15 Notwithstanding Section 5.2.Q.1 front to rear pedestrian access through the dwelling unit does not need to be provided.

12.2788 Exception 2788

12.2788.1 The lands shall only be used for the following purposes:

.1 Dwelling, Rear Lane Townhouse

.2 Dwelling, Back-to-Back Townhouse

12.2788.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes of this by-law, lands zoned R2 - Exception 2788 shall be viewed as one lot.

.2 Minimum number of visitor parking spaces: 0.2 spaces per unit.

.3 Shall be subject to the following requirements and restrictions for a Dwelling, Rear Lane Townhouse:

- .a Minimum Dwelling Unit Width: 5.5 metres
- .b Minimum Lot Area: No requirement
- .c Minimum Front Yard
  - .i The front wall of a dwelling unit: 2.0 metres to a public or private road;
  - .ii a porch and/or balcony with or without foundation may encroach 1.0 metres into the minimum front yard;
  - .iii A bay window, bow window or windows with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;
  - .iv a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard within 0.0 metres
- .d Minimum Exterior Side Yard
  - .i 1.2 metres;
  - .ii 0.6 metres abutting a parking area and a walkway
- .e Minimum Rear Yard Depth
  - .i 3.0 metres to the wall of a dwelling;
  - .ii 6.0 metres to a garage from a private laneway
- .f Minimum Interior Side Yard
  - .i 1.2 metres when abutting side lot line coincides with two exterior walls;
  - .ii 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.iii a bay window, or box window with or without foundation or cold cellar may encroach 0.5 metres into the minimum interior side yard

.g Maximum Building Height: 14 metres

.h The following shall apply to a bay, bow or box window

.i notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay bow or box window with or without foundation shall be 4.5 metres;

.ii notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

.iii a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

.iv a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.i Encroachments

.i Permitted yard encroachment of exterior stairs below grade may encroach into rear yard by 2.5 metres;

.ii A balcony above a garage may encroach to within 1.5 metres of the rear lot line

.j Minimum Amenity Area

.i 3.5 square metres shall be provided per Residential unit either on a balcony/uncovered terrace on the second or third floor or in the rear at ground level

.k Minimum Landscaped Open: No requirement Space

.l Garage Control

.i Minimum interior garage dimension shall Measure 6.0 metres interior length by 3.1 Metre interior width; OR

.ii A dwelling that is 6.0 metres or less in width, the interior garage dimension shall measure 2.9 metres by 6.9 metres.

.iii No encroachment shall be permitted into the a required parking space within a garage, except for one step (2 risers) into the minimum garage length;

.m Maximum fence height required within a front yard is 1.2 metres

.n Section 5.2.Q.1 shall not apply

.4 Shall be subject to the following requirements and restrictions for a Dwelling, Back-to-Back Townhouse

.a Minimum Lot Area (per unit): None

.b Minimum Lot Width: 5.5 metres per unit

.c Minimum Front Yard Depth

.i 3 metres;

.ii 6.0 metres to a garage door facing the lot line

.d Minimum Exterior Side Yard

.i 1.2 metres;

.ii 1.2 metres where a side yard abuts a common amenity area or visitor parking

.e Minimum Interior Side Yard

.i 1.5 metres;

.ii 0.0 metres when abutting side lot line coincides with common wall between two dwellings

.f Setback to the daylight triangle

.i 1.2 metres for any portion of a building

.g Maximum Building Height

.i 12 metres except that a mechanical penthouse, access to a roof terrace and parapet may project beyond the permitted building height by a maximum of 3.5 metres.

.h Minimum Amenity Area

.i 3.5 square metres shall be provided per residential unit either on a balcony/uncovered terrace on the second or third floor or in the rear at ground level

.i Garage Control

.i Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width; OR

.ii A dwelling that is 6.0 metres or less in width, the interior garage dimension shall measure 2.9 metres by 6.9 metres

.iii No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;

.j Minimum Landscaped Open Space : No requirement

12.2789 Exception 2789

12.2789.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the R3L zone; and,

.2 Only on the ground floor of a permitted use within the R3L zone the following commercial uses shall be permitted:

- .a A retail establishment having no outdoor displace or sales;
- .b An office, including the office of a physician, dentist or drugless practitioner;
- .c A personal service shop;
- .d A restaurant;
- .e A bank, trust company or finance company;
- .f A dry cleaning and laundry distribution establishment;
- .g A drive through facility associated with any permitted use shall be prohibited.

12.2789.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 3 metres

.2 Minimum Interior and Exterior: 3 metres

.3 Minimum Rear Yard Depth To a Residential Zone: 3 metres

.4 Minimum Rear Yard Depth Abutting a non Residential Zone: 3.0 metres

.5 Minimum Interior Side Yard: 3.0 metres

.6 Maximum Lot Coverage: 60%

.7 Minimum Landscape Open Space: 20%

.8 Maximum Floor Space Index: No requirement

.9 Maximum Tower Floorplate: 800 square metres

.10 Minimum Tower Separation: 25 metres

.11 Maximum Building Height: 54 metres

.12 Lands zoned R3L- Exception 2789 shall be treated as a single lot for zoning purposes.

.13 A utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum 1.5 metres from any lot line.

12.2789.3 The Holding (H):

.1 The lands subject to a Holding (H) symbol, shall be only used for the purpose while the Holding (H) symbol is in place:

.a Purposes permitted in the Agricultural (A) Zone subject to the requirements and restrictions of the Agricultural Zone.

.2 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied.

.a Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to stop up and close and purchase of Fines Avenue, or, satisfactory alternative arrangements are made should the right-of-way Fines Avenue not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

12.2790 Exception 2790

12.2790.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in Exception 2790.1(1)(a) OR 2790.1(1)(b), but not both sections or any combination of both sections:

.a Those purposes permitted in a R3L - Exception 2789 zone;

OR

.b Back-to-Back Townhouses permitted in a R2 - Exception 2785 zone.

12.2790.2 The lands shall be subject to the following requirements and restrictions:

.1 For purposes permitted in the R3L - Exception 2789 zone, the requirements and restrictions of the R3L - Exception 2789 zone shall apply.

.2 For purposes permitted in the R2 - Exception 2785 zone, the requirements and restrictions of the R2 - Exception 2785 zone shall apply.

12.2790.3 for the purposes of Exception 2790:

.1 Dwelling, Back to Back Townhouse: shall mean a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards.

12.2791 Exception 2791

12.2791.1 The lands shall only be used for the following purposes:

.1 An apartment dwelling

.2 Purposes accessory to permitted uses

12.2791.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 45.0 m2 per dwelling unit

.2 Minimum Lot Width: No Requirement

.3 Minimum Lot Depth: No Requirement

.4 Minimum Setbacks to the principle building:

- .a Front Yard Depth: 4.0 m
- .b Exterior Side Yard Width: 5.0 m
- .c Interior Side Yard Width: 29.79 m
- .d Rear Yard Depth: 38.16 m

.5 Minimum Setbacks to a stairwell leading to an underground parking garage:

- .a Front Yard Depth: 4.0 m
- .b Exterior Side Yard Width: 5.0 m
- .c Interior Side Yard Width: 7.0 m
- .d Rear Yard Depth: 6.6 m

.6 Minimum below grade Setbacks

- .a Front Yard Setback: 4.0 m
- .b Exterior Side Yard Setback: 5.0 m
- .c Interior Side Yard Setback: 3.0 m
- .d Rear Yard Setback: 6.5 m

.7 Maximum FSI: 1.7

.8 Maximum Height: 36.0 m

.9 All portions of an apartment dwelling, excluding an exterior stairwell serving the below grade parking garage, must be located within the height limits set by a line that extends upwards at a

45- degree angle, or lower, from the rear lot line and the interior side lot line to a maximum height of 36 metres.

.10 Maximum number of Apartment Units: 174

.11 Minimum Area of a studio dwelling unit: 47.0 m2

.12 Minimum Area of a dwelling unit with one or more bedrooms: 54.0 m2

.13 Minimum Setbacks to a hydro transformer

- .a Front Yard Setback: 3.0 m
- .b Interior Side Yard Setback: 1.5 m

.14 Minimum separation distance between a hydro transformer and the building: 25.0 m

.15 Minimum Landscaped Open Space

- .a 40% of the Lot Area
- .b Along the Front Lot Line: 4.0 m
- .c Along the Interior Side Lot Line: 3.0 m
- .d Along the Exterior Side Lot Line: 3.29 m
- .e Along the Rear Lot Line: 3.0 m
- .f Hydro Transformer: Permitted within required Landscaped Open Space

.16 Permitted Yard Encroachments:

- .a Window Bays, with or without foundation: 1.0 m
- .b Decks/Balconies: 1.5 m
- .c Porches and exterior stairs: 2.0 m
- .d Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, and columns: 0.6 m
- .e Canopies, columns, awnings, open sided roofs associated with the main entrance to the apartment dwelling: 3.0 m

.17 Minimum Parking Spaces required

- .a Resident Parking: 174 spaces
- .b Visitor Parking: 35 spaces

12.2791.3 for the purposes of Exception 2791:

.1 Cottrelle Boulevard shall be deemed to be the front lot line, and the side lot line abutting 1965, 1975, 1985 Cottrelle Boulevard shall be deemed to be the exterior side lot line.

12.2792 Exception 2792 - ONTARIO REGULATION 158/22
ZONING ORDER – CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL

Consolidation Period: From March 4, 2022 to the e-Laws currency date.

1. Definitions

In this Order,

.1 "amenity space" means an outdoor area used exclusively for the enjoyment of the outdoor environment;

.2 "back-to-back stacked townhouse dwelling" means a building containing four or more dwelling units where each unit is separated horizontally and vertically from another dwelling with a common wall, and which may also have a rear common wall;

.3 "lane" means a public right-of-way less than 12 metres in width;

.4 "Zoning By-law" means Zoning By-Law No. 270-2004 of the City of Brampton.

2. Application

.1 This Order applies to lands in the City of Brampton, in the Regional Municipality of Peel, in the Province of Ontario, being the lands outlined in red on a map numbered 295 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

3. Residential Zone

.1 This section applies to the lands located in the area shown as the Residential Zone on the map referred to in section 2.

.2 Every use of land and every erection, location or use of any building or structure is prohibited on the lands referred to in subsection (1), except for,

.a single detached dwellings;

.b street townhouse dwellings;

.c back-to-back townhouse dwellings;

.d rear-lane townhouse dwellings;

.e an administrative office or facility for a public authority;

.f public or private schools;

.g indoor or outdoor recreation facilities;

.h flood and erosion control;

.i conservation areas;

.j accessory uses; and

.k a police station.

.3 The zoning requirements for the uses permitted under clause (2) (a) are as follows:

.a The minimum lot width is 9 metres for an interior lot and corner lot.

.b The minimum lot area is 215 square metres for an interior lot and corner lot.

.c The minimum lot depth is 24 metres.

.d The minimum front yard depth is 2.5 metres.

.e Despite paragraph (d), a front yard depth of 5.75 metres is required for a garage door facing the front lot line.

.f The minimum exterior side yard width is 2 metres.

.g Despite paragraph (f), the minimum exterior side yard width is 1.2 metres if the exterior side yard abuts a lane.

.h Despite paragraph (f), the minimum exterior side yard width is 5.75 metres to a garage door facing the flankage lot line.

.i The minimum rear yard depth is 6 metres.

.j Despite paragraph (i), the minimum rear yard depth is 0.6 metres to the side wall of a garage if access to the garage is from the exterior side yard.

.k Subject to paragraph (m), the minimum interior side yard width is 1.2 metres on one side and 0.6 metres on the other side.

.l Interior side yards between two lots can be paired at 0.6 metres per paired lots, or 1.2 metres and 0.6 metres per paired lots or at 1.2 metres and 1.2 metres per paired lots.

.m The minimum interior side yard width is 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.n The minimum interior side yard width for a corner lot abutting an interior lot with a side yard of 0.6 metres is 0.6 metres, resulting in a total minimum separation distance of 1.2 metres between buildings.

.o The maximum building height is 13 metres.

.p The minimum driveway width is 2.75 metres.

.4 The zoning requirements for the uses permitted under clause (2) (b) are as follows:

.a The minimum lot width is 5.5 metres for an interior lot and 6.7 metres for an end lot or corner lot.

.b The minimum lot area is 120 square metres for an interior lot and 140 square metres for an end lot or corner lot.

.c The minimum lot depth is 22 metres.

.d The minimum front yard depth is 2.5 metres.

.e Despite paragraph (d), a front yard depth of 5.75 metres is required for a dwelling where the garage door faces the front lot line.

.f The minimum exterior side yard width is 2 metres.

.g Despite paragraph (f), the minimum exterior side yard width is 1.2 metres if the exterior side yard abuts a lane.

.h The minimum exterior side yard width is 5.75 metres to a garage door facing the flankage lot line.

.i The minimum rear yard depth is 5 metres.

.j Despite paragraph (i), the minimum rear yard depth is 0.6 metres to the side wall of a garage if access to the garage is from the exterior side yard.

.k The minimum interior side yard width is 1.2 metres.

.l Despite paragraph (k), there is no minimum interior side yard width abutting a side lot line that coincides with a common wall between two dwellings.

.m The maximum building height is 13 metres.

.n Front yard to rear yard pedestrian access through a dwelling unit is permitted through a habitable room or area, except for a bedroom, living room, dining room or kitchen, with no more than a four-step grade difference.

.o The minimum driveway width is 2.75 metres.

.5 The zoning requirements for the uses permitted under clause (2) (c) are as follows:

.a The minimum lot width is 5.5 metres for an interior lot and 6.7 metres for an end lot or corner lot.

.b The minimum lot area is 65 square metres for an interior lot and 75 square metres for an end lot or corner lot.

.c The minimum lot depth is 12 metres.

.d The minimum front yard depth is 2.5 metres.

.e Despite paragraph (d), a front yard depth of 5.75 metres is required for a garage door facing the front lot line.

.f The minimum exterior side yard width is 2 metres.

.g Despite paragraph (f), the minimum exterior side yard width is 1.2 metres if the exterior side yard abuts a lane.

.h Despite paragraph (f), the minimum exterior side yard width is 5.75 metres to a garage door facing the flankage lot line.

.i There is no minimum rear yard depth.

.j The minimum interior side yard width is 1.2 metres.

.k Despite paragraph (j), there is no minimum interior side yard width abutting a side lot line that coincides with a common wall between two dwellings.

.l The maximum building height is 13 metres.

.m A maximum of 16 dwelling units may be attached in a contiguous structure.

.n The maximum dimensions of a contiguous structure referred to in paragraph (m) is 8 units wide and 2 units deep.

.o A minimum of 3.5 square metres of amenity space must be provided on,

.i a balcony or uncovered terrace on the second or third floor, or

.ii in the front yard at ground level.

.p The minimum driveway width is 2.75 metres.

.q A minimum of one parking space per unit is required.

.6 The zoning requirements for the uses permitted under clause (2) (d) are as follows:

.a The front lot line must be the lot line opposite the lot line which is traversed by a driveway.

.b The minimum lot width is 5.5 metres for an interior lot and 6.7 metres for an end lot or corner lot.

.c The minimum lot area is 100 square metres for an interior lot and 120 square metres for an end lot or corner lot.

.d The minimum lot depth is 20 metres.

.e Despite paragraph (d), the minimum lot depth is 18.5 metres if the rear lot line abuts a lane.

.f The minimum front yard depth is 4 metres.

.g Despite paragraph (f), the minimum front yard depth is 2.5 metres on lots where the rear lot line abuts a lane.

.h The minimum exterior side yard width is 2 metres.

.i Despite paragraph (h), the minimum exterior side yard width is 2 metres if the exterior side yard abuts a lane.

.j The minimum rear yard depth is 3 metres.

.k Despite paragraph (j), the minimum rear yard depth is 0.5 metres if the rear lot line abuts a lane.

.l The minimum rear yard depth is 5.75 metres to a garage door.

.m Despite paragraph (l), the minimum rear yard depth is 0.75 metres if the rear lot line abuts a lane.

.n The minimum interior side yard width is 1.2 metres.

.o Despite paragraph (n), there is no minimum interior side yard width,

.i abutting a side lot line that coincides with a common wall between two dwellings, or

.ii abutting side lot lines coincident with a common wall between two garages.

.p The maximum building height is 14 metres.

.q A minimum of 3.5 square metres of amenity space must be provided on,

.i a balcony or uncovered terrace on the second or third floor, or

.ii in the front yard at ground level.

.r Front yard to rear yard pedestrian access through a dwelling unit is permitted through a habitable room or area, except for a bedroom, living room, dining room or kitchen, with no more than a four-step grade difference.

.s The minimum driveway width is 2.75 metres.

.t The maximum fence height is 1.2 metres along any yard.

.u An accessory structure is not permitted in any yard between a main wall of the dwelling or garage and a public street or lane.

.7 Despite subsections (3) to (6), the following zoning requirements apply to the buildings and structures set out in clauses (2) (a) to (d):

.a Permitted encroachments into a front yard:

.i The main wall of a dwelling may encroach into the front yard to within 1 metre of a daylight rounding or triangle.

.ii A porch, balcony or both with or without foundation or cold cellar may encroach 2 metres into the front yard.

.iii A porch, balcony or both with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0 metres of a daylight rounding or triangle.

.iv A bay window, bow window or box window with or without foundation or cold cellar may encroach 1 metre into the minimum front yard.

.v A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0 metres of a daylight rounding or triangle.

.b Permitted encroachments into an exterior side yard:

.i The main wall of a dwelling may encroach into the exterior side yard to within 1 metre of a daylight rounding or triangle.

.ii A porch, a balcony or both, with or without foundation or cold cellar may encroach 2 metres into the exterior side yard.

.iii A porch, a balcony or both with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0 metres of a daylight rounding or triangle.

.iv A bay window, bow window, or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0 metres of a daylight rounding or triangle.

.v A bay window, bow window, or box window with or without foundation or cold cellar and a chimney may encroach 1 metre into the exterior side yard.

.vi For corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard is 0.5 metres.

.c Permitted encroachments into a rear yard:

.i In the case of a single detached and street townhouse dwelling:

1. A deck off the main floor may encroach into the rear yard to within 3.5 metres of the rear lot line.
2. An open roofed porch, an uncovered terrace or both may encroach into the rear yard to within 4.5 metres of the rear lot line.
3. A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1 metre into the minimum rear yard.

.ii In the case of a rear-lane townhouse dwelling:

1. The main wall of a dwelling may encroach into the rear yard to within 1 metre of a daylight rounding or triangle.
2. A porch or balcony with or without foundation or cold cellar may encroach 2 metres into the minimum rear yard where the rear lot line abuts a street that is not a lane.
3. A porch, a balcony or both with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0 metres of a daylight rounding or triangle.
4. A bay window, bow window or box window with or without foundation or cold cellar may encroach 1 metre into the minimum rear yard where the rear lot line abuts a street that is not a lane.

5. A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0 metres of a daylight rounding or triangle.

.iii Permitted encroachments into an interior side yard:

1. In the case of a rear-lane townhouse dwelling, a bay window, bow window or box window with or without foundation or cold cellar may encroach 0.5 metres into the minimum side yard.

.d Garage Control:

.i No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling.

.ii In the case of a single detached dwelling:

1. The maximum cumulative garage door width for lots with a lot width less than 10.4 metres is 3.7 metres.
2. The maximum cumulative garage door width for lots with a lot width equal to or greater than 10.4 metres but less than 11 metres is 4.6 metres.
3. The maximum cumulative garage door width for lots with a lot width equal to or greater than 11 metres but less than 12.5 metres is 5 metres.
4. The maximum cumulative garage door width for lots with a lot width equal to or greater than 12.5 metres but less than 14 metres is 5.5 metres.
5. The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit.
6. For lots 14 metres wide or greater, the maximum cumulative interior garage width shall be 6.4 metres or 50 per cent of the dwelling unit width, whichever is greater.

.iii In the case of a street townhouse dwelling, back-to-back townhouse dwelling and rear-lane townhouse dwelling where the rear lot line abuts a street that is not a lane:

1. The maximum cumulative garage door width for interior lots with a lot width less than 6 metres is 3.7 metres.
2. The maximum cumulative garage door width for interior lots with a lot width equal to or greater than 6 metres but less than 9.8 metres is 4.6 metres.
3. The maximum cumulative garage door width for interior lots with a lot width equal to or greater than 9.8 metres but less than 10.7 metres is 5 metres.
4. The maximum cumulative garage door width for corner lots is 5.5 metres.
5. A two-bay garage shall be permitted on a corner lot.

.iv For a rear-lane dwelling where the rear lot line abuts a lane, the maximum garage door width shall not exceed the width of any unit or main wall of a dwelling.

.v The interior garage width, as calculated 3 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

.e The following requirements apply to a bay window, bow window or box window:

.i The maximum width of a bay window, bow window or box window with or without foundation shall be 4.5 metres.

.ii The maximum depth of a bay window, bow window or box window with or without foundation shall be 1 metre.

.iii A bay window, bow window or box window with a maximum depth of 0.6 metres shall not require side windows.

.iv A bay window, bow window or box window with a depth greater than 0.6 metres up to a maximum depth of 1 metre shall contain side windows.

.8 The zoning requirements for the uses permitted under clauses (2) (e) and (f) are as follows:

.a There is no minimum front yard depth.

.b The minimum interior side yard width is 3 metres.

.c There is no minimum exterior side yard width.

.d The minimum rear yard depth is 3 metres.

.e Despite paragraphs (a) and (d), the minimum setback to a lot used for residential purposes is 3 metres or half the height of the building, whichever is greater.

.f There is no maximum building height.

.g There is no maximum lot coverage.

.h A minimum of 3 metres of landscaped open space is required along a lot line abutting a street or a daylight triangle, except at approved building and access locations.

.9 The zoning requirements for the uses permitted under clause (2) (g) are those set out in section 44.1.2 of the Zoning By-law.

.10 The zoning requirements for the uses permitted under clauses (2) (h) and (i) are those set out in section 44.2.2 of the Zoning By-law.

.11 Despite subsections (3) to (10), the following zoning requirements apply to the uses permitted under clauses (2) (a) to (j):

.a A minimum setback of 7 metres shall be required for any part of a principal building or structure from the edge of the TransCanada pipeline easement.

.b A minimum setback of 3 metres shall be required from any part of an accessory building or accessory structure, including a deck, balcony or swimming pool, from the edge of the TransCanada pipeline easement.

.c A minimum setback of 7 metres from the nearest portion of a TransCanada pipeline easement shall also apply to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.

.12 The zoning requirements for the uses permitted under clause (2) (k) are the requirements set out in the Zoning By-law for an administrative office or facility for a public authority.

4. Mixed-Use Zone

.1 This section applies to the lands located in the area shown as the Mixed-Use Zone on the map referred to in section 2.

.2 Every use of land and every erection, location or use of any building or structure is prohibited on the lands referred to in subsection (1), except for,

.a townhouse dwellings;

.b back-to-back townhouse dwellings;

.c rear-lane townhouse dwellings;

.d stacked townhouse dwellings;

.e back-to-back stacked townhouse dwellings;

.f apartment dwellings;

.g residential care homes;

.h senior citizen residences;

.i day nurseries;

.j community centres;

.k private or public hospitals;

.l retail establishments having no outside storage;

.m service shops;

.n personal service shops;

.o banks, trust companies and finance companies;

.p dry cleaning and laundry distribution stations;

.q laundromats;

.r dining room restaurants, convenience restaurants or take-out restaurants;

.s taverns;

.t printing or copying establishments;

.u commercial, technical and recreational schools;

.v community clubs;

.w health centres or fitness centres;

.x recreational facilities;

.y art galleries, museums, art studios and photo studios;

.z convenience stores and grocery stores;

.aa travel agencies;

.bb offices;

.cc hotels;

.dd shopping centres;

.ee banquet halls;

.ff places of commercial recreation;

.gg supermarkets;

.hh animal hospitals;

.ii theatres;

.jj body art and tattoo parlours;

.kk amusement arcades;

.ll motor vehicle rental or car sharing establishments;

.mm administrative offices or facilities for a public authority;

.nn public or private schools;

.oo indoor or outdoor recreation facilities;

.pp flood and erosion control;

.qq conservation areas;

.rr accessory uses; and

.ss a police station.

.3 The zoning requirements for the uses permitted under clause (2) (a) are as follows:

.a In the case of a common element condominium, the zoning requirements in a Residential Zone for a street townhouse dwelling, except that a private road shall be treated as a street.

.b In the case of a standard condominium, the zoning requirements identified in subsection (6).

.c The minimum driveway width for each townhouse unit is 2.75 metres.

.4 The zoning requirements for the uses permitted under clause (2) (b) are as follows:

.a In the case of a common element condominium, the zoning requirements in a Residential Zone for a back-to-back townhouse dwelling, except that a private road shall be treated as a street.

.b In the case of a standard condominium, the zoning requirements identified in subsection (6).

.c A maximum of 16 dwelling units may be attached in a contiguous structure.

.d The maximum dimensions of a structure referred to in paragraph (c) are 8 units wide and 2 units deep.

.e The minimum driveway width shall be 2.75 metres.

.f The minimum resident parking requirement is one space per unit.

.5 The zoning requirements for the uses permitted under clause (2) (c) are as follows:

.a In the case of a common element condominium, the zoning requirements in a Residential Zone for a rear-lane townhouse dwelling, except that a private road shall be treated as a street;

.b In the case of a standard condominium, the zoning requirements set out in subsection (6).

.c The minimum driveway width for each townhouse unit is 2.75 metres.

.6 The zoning requirements for the uses permitted under clauses (2) (d) to (h) are as follows:

.a There is no minimum front yard depth.

.b The minimum interior side yard width is 3 metres.

.c There is no minimum exterior side yard width.

.d The minimum rear yard depth is 3 metres.

.e There is no maximum building height.

.f There is no maximum lot coverage.

.g A minimum of three metres of landscaped open space is required along a lot line abutting a street or a daylight triangle, except at approved building and access locations.

.h There is no setback requirement to a daylight triangle.

.7 The zoning requirements for the uses permitted under clauses (2) (i) to (nn) and (rr) are as follows:

.a There is no minimum front yard depth.

.b The minimum interior side yard width is 3 metres.

.c There is no minimum exterior side yard width.

.d The minimum rear yard depth is 3 metres.

.e Despite paragraphs (b) and (d), and except for a non-residential use within an apartment building, the minimum setback to a lot used for residential purposes is three metres or half the height of the building, whichever is greater.

.f There is no maximum building height.

.g There is no maximum lot coverage.

.h A minimum 3 metres of landscaped open space is required along a lot line abutting a street or a daylight triangle, except at approved building and access locations.

.8 The zoning requirements for the uses permitted under clause (2) (oo) are those set out in section 44.1.2 of the Zoning By-law.

.9 The zoning requirements for the uses permitted under clauses (2) (pp) and (qq) are those set out in section 44.2.2 of the Zoning By-law.

.10 Despite subsections (3) to (9), the following zoning requirements apply to the uses permitted under clauses (2) (a) to (rr):

.a A minimum setback of 7 metres is required for any part of a principal building or structure from the edge of the TransCanada pipeline easement.

.b A minimum setback of 3 metres is required from any part of an accessory building or accessory structure, including a deck, balcony or swimming pool from the edge of the TransCanada pipeline easement.

.c A minimum setback of 7 metres from the nearest portion of a TransCanada pipeline easement applies to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space and any associated aisle or driveway.

.11 The zoning requirements for the uses permitted under clause (2) (ss) are the requirements set out in the Zoning By-law for an administrative office or facility for a public authority.

5. Environmental Protection Zone

.1 This section applies to the lands located in the area shown as the Environmental Protection Zone on the map described in section 2.

.2 The zoning requirements for the lands described in subsection (1) are those set out in sections 44.1 and 44.2 of the Zoning By-law.

6. Terms of use

.1 Every use of land and every erection, location and use of any building or structure shall be in accordance with this Order.

.2 Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

.3 Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

.4 Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

7. Permitted uses

.1 A Transitway Station shall be permitted in any Zone on the map referred to in section 2.

.2 There are no zoning requirements for the use identified in subsection (1).

.3 A building or structure of a public authority or private electric utility regulated by the Government of Ontario or a Crown agency shall be permitted anywhere in any Zone on the map referred to in section 2.

.4 There are no zoning requirements for the use identified in subsection (3).

8. Deemed by-law

.1 This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the City of Brampton.

9. Commencement

.1 Omitted (provides for coming into force of provisions of this Regulation).

12.2793 Exception 2793 - ONTARIO REGULATION 171/20
ZONING ORDER – CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL

Consolidation Period: From April 24, 2020 to the e-Laws currency date.

1. Definitions

In this Order,

.a "accessory" means a use, building or structure that is normally incidental or subordinate to a principal use, building or structure located on the same lot;

.b "outdoor amenity space" means an area which provides a private environment for a range of outdoor living activities;

.c "Zoning By-law" means Zoning By-Law No. 270-2004 of the City of Brampton.

2. Application

.1 This Order applies to lands in the City of Brampton in the Regional Municipality of Peel, in the Province of Ontario, being the lands outlined in red on a map numbered 234 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

3. Commercial Zone

.1 This section applies to the lands located in the area shown as the Commercial Zone on the map described in section 2.

.2 For the purpose of this section, all lands located in the area shown as the Commercial Zone on the map described in section 2 shall be treated as one lot.

.3 Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

.a an office together with accessory uses, buildings and structures that may include,

.i a retail establishment,

.ii a convenience store,

.iii a personal service shop,

.iv a banquet hall,

.v a dry cleaning and laundry distribution station,

.vi a restaurant, excluding a drive thru restaurant,

.vii a commercial school,

.viii a community club,

.ix a health centre,

.x a fitness centre,

.xi a day nursery,

.xii an art gallery, and

.xiii a printing and copying establishment;

.b a research and development facility;

.c a hotel; and

.d a conference centre.

.4 The zoning requirements for the lands described in subsection (1) are as follows:

.a The minimum lot area is 3 hectares.

.b The minimum gross floor area is 23,200 square metres.

.c The minimum yard width is 6 metres.

.d Despite paragraph (c), the minimum yard width abutting a Residential High Density or Open Space Zone is 9 metres.

.e The minimum building height is 3 storeys.

.f There is no maximum building height.

.g The minimum area to be landscaped along the lot lines is 3 metres.

.h Despite paragraph (g), the minimum area to be landscaped along the lot lines abutting the Gore Road and Regional Road 107, as shown on the map described in section 2, is 6 metres.

.i The maximum combined total of the gross floor area for accessory uses, buildings and structures set out in clause (3) (a) is 15 per cent.

.j Outdoor storage of goods and materials is not permitted.

4. Residential Zone

.1 This section applies to the lands located in the area shown as the Residential Zone on the map described in section 2.

.2 Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

.a a single detached dwelling that may be accessed from a laneway;

.b a rear-laneway townhouse dwelling; and

.c a back-to-back townhouse dwelling.

.3 The zoning requirements for the lands described in subsection (1) put to the use set out in clause (2) (a) are as follows:

.a The minimum lot width is 9.1 metres.

.b Despite paragraph (a), the minimum lot width for a lot with three sides and no front lot line is 3 metres.

.c Despite paragraph (a), the minimum lot width if the dwelling is located on a corner lot is 10.9 metres.

.d The minimum lot depth is 27.5 metres.

.e The minimum front yard setback is 4.5 metres.

.f Despite paragraph (e), the minimum front yard setback for a dwelling accessed from a laneway is 3 metres.

.g The maximum encroachment into the minimum required front yard setback for an open and roofed porch, a balcony or a deck is 2 metres.

.h The minimum interior side yard setback is 0.6 metres.

.i The minimum combined total of the interior side yard setbacks on an interior lot is 1.8 metres.

.j The maximum encroachment into the minimum interior side yard setback, is

.i for an open and roofed porch, 0.5 metres, or

.ii for a balcony or deck, 0.3 metres.

.k The minimum exterior side yard setback is 3 metres.

.l Despite paragraph (k), the minimum exterior side yard setback for a dwelling accessed from a rear laneway is 2 metres.

.m The maximum encroachment into the minimum exterior side yard setback for an open and roofed porch, a balcony or a deck is 2 metres.

.n Despite paragraph (m), the maximum encroachment into the minimum exterior side yard setback for an open and roofed porch, a balcony or a deck for a dwelling accessed from a rear laneway is 1 metre.

.o The minimum rear yard setback is 6 metres.

.p Despite paragraph (o), the minimum rear yard setback from a laneway is 0.3 metres.

.q The maximum encroachment into the minimum rear yard setback for an open and roofed porch, a balcony or a deck is 2 metres.

.r The maximum building height is 11.5 metres.

.s No garage may project more than 1.5 metres beyond the porch or front wall.

.t Maximum driveway width for a lot with three sides and no front lot line is 6.71 metres.

.u Section 10.9.1B(1) and 10.9.1B(4) of the Zoning By-law shall not apply to a lot that is accessed from a rear laneway provided that the length of the driveway does not extend beyond the rear wall of the garage.

.v The minimum driveway width is 2.75 metres.

.w The minimum distance between a driveway and a street intersection is 1.9 metres.

.x The minimum outdoor amenity space for a single detached dwelling accessed from a laneway is 34 square metres.

.y Despite paragraph (x), for a lot with three sides, the minimum outdoor amenity space is 20 square metres.

.4 The zoning requirements for the lands described in subsection (1) put to the use set out in clause (2) (b) are as follows:

.a The minimum lot width is 5.5 metres.

.b Despite paragraph (a), the minimum lot width if the dwelling is located on a corner lot is 8.5 metres.

.c The minimum lot depth is 24 metres.

.d The minimum front yard setback is 3 metres.

.e The maximum encroachment into the minimum front yard setback for an open and roofed porch, a balcony or a deck is 2 metres.

.f The minimum interior side yard setback is 1.2 metres.

.g Despite paragraph (f), there is no minimum interior side yard setback where a common wall is shared between two dwellings.

.h The minimum exterior side yard setback is 3 metres.

.i Despite paragraph (h), the minimum exterior side yard setback from a laneway is 1.2 metres.

.j The maximum encroachment into the minimum exterior side yard setback for an open and roofed porch, a balcony or a deck is 2 metres.

.k The minimum rear yard setback is 6 metres.

.l Despite paragraph (k), there is no minimum rear yard setback to a garage accessed from a laneway.

.m Despite paragraph (k), there is no minimum rear yard setback if the lot is accessed from a laneway or is a corner lot.

.n The maximum encroachment into the minimum rear yard setback for an open and roofed porch, a balcony or a deck is 2 metres.

.o The maximum building height is 14 metres.

.p The minimum driveway width is 2.75 metres.

.q The maximum driveway width on a lot having a lot width equal to or greater than 7.5 meters is 6 metres.

.r The maximum driveway width for a lot fronting onto the Gore Road or Fogal Road, as shown on the map described in section 2, is,

.i for a lot having a lot width less than 7.5 metres, 4.9 meters, or

.ii for a lot having a lot width equal to or greater than 7.5 meters, 6 meters.

.s The minimum distance between a driveway and the actual or projected point of a street intersection is 1.9 metres.

.t No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

.5 For the purposes of subsection (4), the lot line for those lots abutting the Gore Road or Fogal Road is the front lot line for those lots.

.6 The zoning requirements for the lands described in subsection (1) put to the use set out in clause (2) (c) are as follows:

.a The minimum lot width is 6.8 metres.

.b Despite paragraph (a), the minimum lot width if the dwelling is located on a corner lot is 9.2 metres.

.c There is no minimum yard depth.

.d The minimum front yard setback is 3 metres.

.e The maximum encroachment into the minimum front yard setback for an open and roofed porch, a balcony or a deck is 2 metres.

.f The minimum interior side yard setback is 1.2 metres.

.g Despite paragraph (f), there is no minimum interior side yard setback where a common wall is shared between two dwellings.

.h The minimum exterior side yard setback is 2.4 metres.

.i The maximum encroachment into the minimum exterior side yard setback for an open and roofed porch, a balcony or a deck is 2 metres.

.j There is no minimum rear yard setback.

.k There is no minimum front yard landscaping.

.l The maximum building height is 14 metres.

.m No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

.n The minimum driveway width is 2.75 metres.

5. Residential High Density Zone

.1 This section applies to the lands located in the area shown as the Residential High Density Zone on the map described in section 2.

.2 Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

.a an apartment dwelling;

.b a senior citizen residence;

.c a retirement home; and

.d accessory uses and buildings.

.3 The following may be permitted on the ground floor of the buildings referred to in subsection (2),

.a a retail establishment;

.b a personal service shop;

.c an office;

.d a place of worship; and

.e a day nursery.

.4 The zoning requirements for the lands described in subsection (1) are as follows:

.a The minimum lot area is 0.5 hectares.

.b The minimum lot width is 30 metres.

.c There is no minimum lot depth.

.d The minimum front yard setback is 3 metres.

.e The minimum side yard setback is 3 metres.

.f The minimum rear yard setback is 6 metres.

.g The minimum building height is 3 storeys.

.h The maximum building height is 10 storeys.

.i The maximum lot coverage of the buildings is 40 per cent of the total lot area.

.j The minimum area of the lot to be landscaped is 25 per cent.

.k The minimum combined gross floor area for the uses set out in subsection (3) in conjunction with an apartment dwelling is 850 square metres.

.l The minimum parking requirement for the use described in clause (2) (b) is 0.5 parking spaces per unit.

.m The minimum parking requirement for all uses set out in subsection (3) is one parking space for each 23 square metres of gross floor area or portion thereof.

6. Open Space Zone

.1 This section applies to the lands located in the area shown as the Open Space Zone on the map described in section 2.

.2 Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for the uses described in section 44.1 of the Zoning By-law.

7. Environmental Protection Zone

.1 This section applies to the lands located in the area shown as the Environmental Protection Zone on the map described in section 2.

.2 Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

.a the protection, maintenance, enhancement and restoration of ecosystem forms and functions; and

.b drainage, flood control and erosion control.

8. Terms of use

.1 Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

.2 Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

.3 Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

.4 Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

9. Deemed by-law

.1 This Order is deemed for all purposes, except the purposes of section 24 of the *Planning Act*, to be and to always have been a by-law passed by the council of the City of Brampton.

10. Commencement

.1 Omitted (provides for coming into force of provisions of this Regulation).

12.2794 Exception 2794

12.2794.1 The lands shall only be used for the following purposes:

.1 A restaurant or take-out restaurant;

12.2795 Exception 2795 - ONTARIO REGULATION 248/22
ZONING ORDER – CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL

Consolidation Period: From April 11, 2022 to the e-Laws currency date.

1. Application

.1 This Order applies to lands in the City of Brampton, Regional Municipality of Peel, in the Province of Ontario, being the lands described as Block 276 on Registered Plan 43-M1349, except Part 1 on Reference Plan 43R-24186, and further identified by Property Identification Number 14224-1322 (LT) registered in the Land Registry Office for the Land Titles Division of Peel (No. 43).

2. Permitted Uses

Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in section 1, except for the following:

.1 A long-term care home within the meaning of the *Fixing Long-Term Care Act, 2021.*

.2 Accessory uses, buildings or structures, including:

.a Medical offices.

.b Hair Salons.

.c Administrative Offices.

.d Places of worship. O. Reg. 248/22, s. 2, 6.

3. Zoning Requirements

The zoning requirements for the lands described in section 1 are as follows:

.1 The minimum front yard depth is five metres.

.2 The minimum interior side yard width is five metres.

.3 The minimum exterior side yard width is five metres.

.4 The minimum rear yard depth is five metres.

.5 The maximum building height is three storeys.

.6 The minimum lot coverage is 30 per cent.

.7 The maximum lot coverage is 45 per cent.

.8 The minimum number of required parking spaces is 65.

4. Terms of use

.1 Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.

.2 Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

.3 Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

.4 Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

5. Deemed by-law

.1 This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the City of Brampton.

.2 Omitted (Provides for amendments to this Regulation)

.3 Omitted (provides for coming into force of provisions of this Regulation).

12.2796 Exception 2796

12.2796.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R3L zone, and:

- .a a Townhouse Dwelling
- .b a Stacked Townhouse Dwelling
- .c a Back-to-Back Townhouse Dwelling
- .d a Back-to-Back Stacked Townhouse Dwelling
- .e purposes accessory to the other permitted purposes

12.2796.2 The lands shall be subject to the following requirements and restrictions:

.1 For a Townhouse Dwelling, Stacked Townhouse Dwelling, a Back-to-Back Townhouse Dwelling or a Back-to-Back Stacked Townhouse Dwelling:

- .a Minimum Lot Area: No requirement
- .b Minimum Lot Width: No requirement
- .c Minimum Lot Depth: No requirement
- .d Minimum building setback from Mississauga Road: 4.0 metres
- .e Minimum building setback from a private road:
  - .i From a front wall: 4.5 metres
  - .ii From a side wall: 3.0 metres
- .f Minimum building setback from Misted Breeze Street and land zoned OS - Exception 2442: 6.0 meters.
- .g Minimum building setback from all other lot lines abutting another zone: 4.0 metres
- .h Minimum setback from another building on the same lot: 3.0 m.
- .i Maximum building height: 13.5 metres
- .j A porch, and/or balcony with or without foundation including eaves and cornices may encroach 1.8 metres into a required building setback.
- .k A bay or boxed window with or without foundation including eaves and cornices may encroach 1.2 metres into a required building setback.
- .l Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony, uncovered terrace, or private rear yard.

.2 For an Apartment Dwelling:

.a Minimum Lot Area: No requirement

.b Minimum Lot Width: No requirement

.c Minimum Lot Depth: No requirement

.d Minimum Front Yard Depth from Mississauga Road: 4.5 metres

.e Maximum Front Yard Depth from Mississauga Road: 10.0 meters

.f Minimum building setback from a lot line abutting another zone: 6.0 metres

.g Minimum setback from another building on the same lot: 13.5 metres

.h A porch and/or balcony including eaves and cornices may encroach 1.8 metres into a required building setback

.i Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony or uncovered terrace

.j Maximum Building Height: 6 Storeys

.3 The following requirements and restrictions shall apply to all permitted uses:

.a Maximum Lot Coverage: 35%

.b Minimum Landscaped Open Space: 40% of the lot area

.c Minimum Outdoor Amenity Area: 1,100 square metres;

.d Maximum Number of Dwelling Units: 255

.e Maximum Floor Space Index: 1.31

.f Minimum setback of an enclosed stairwell from the side lot line: 3.0 meters

.g Minimum setback of a hydro transformer from a lot line: 1.2 meters

.h The lands zoned R3L (H) - Exception 2796 shall be considered one lot for zoning purposes.

12.2796.3 for the purposes of Exception 2796:

.1 A "Back-to-Back Stacked Townhouse Dwelling" shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another unit by a common wall, including a rear common wall, that do not have rear yards.

12.2796.4 The Holding (H):

.1 Until such time as the Holding (H) symbol has been removed, the lands shall only be used in accordance with the Agricultural `A' zone

.2 The Holding (H) symbol shall not be removed until the following has been satisfied:

.a Receipt of confirmation from the Riverview Heights Block Plan 40-3 Cost Sharing Agreement trustee that the property owner is a signatory to the agreement in good standing, and has satisfied the cost-sharing obligations;

.b Arrangements to the satisfaction of the Commissioner of Planning, Building and Growth Management are completed to accommodate a private access easement for the purpose of ingress and egress in favour of the adjacent property to the north (8672 Mississauga Road);

.c Arrangements to the satisfaction of the Commissioner of Planning, Building and Growth Management are completed to accommodate vehicular and pedestrian access to the site, which is to be achieved by one of the following:

.i a public road over the City-owned lands located to the west and south of the subject site connecting to Lionhead Golf Club Road,

.ii a private road/access on an easement over the City-owned lands located to the west and south of the subject site connecting to Lionhead Golf Club Road.

.d Written confirmation from the Region of Peel Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report that includes acceptable plans for both water servicing and stormwater requirements has been received.

12.2797 Exception 2797

12.2797.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted within an R1 zone

12.2797.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.2 metres;

.2 Minimum Lot Area:

- .a Interior Lot: 297 square metres;
- .b Corner Lot: 345 square metres;

.3 Minimum Lot Depth: 25 metres;

.4 Minimum Front Yard Setback:

- .a 3.0 metres but 6.0 metres to the front of the garage;
- .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Rear Yard Setback

- .a 7.0 metres;
- .b 6.5 metres for lots with side lot lines that converge toward the front lot line or the rear lot line;
- .c 6.0 metres for lots that back onto an Open Space Zone or Institutional Zone;

.d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 12.8 metres;

.e 3.0 metres for decks, balconies, open roofed porches and/or uncovered terraces.

.6 Minimum Side Yard Setbacks (Interior):

.a 0.6 metres on one side and 1.2 metres on the other side;

.b 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.

.7 Minimum Side Yard Setback (Exterior)

.a 3.0 metres;

.b 6.0 metres to a garage door facing the exterior side yard for corner lots having 9.0 metres width or greater;

.c The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.f a bay window, bow window or bac window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.g a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.

.8 Maximum Building Height: 13.5 metres;

.9 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.1 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and;

.c the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum of 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

.10 The following shall apply to a bay, bow or box window:

.a the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b the maximum depth of a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

.c A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does not need to contain side windows.

12.2797.3 for the purposes of Exception 12.2797:

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2797.2.

12.2798 Exception 2798

12.2798.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted within an R1 zone.

12.2798.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:

- .a Interior Lot: 12.2 metres;
- .b Corner Lot: 13.8 metres;

.2 Minimum Lot Area:

- .a Interior Lot: 324 square metres;
- .b Corner Lot: 372 square metres;

.3 Minimum Lot Depth: 27 metres;

.4 Minimum Front Yard Setback:

- .a 3.0 metres but 6.0 metres to the front of the garage;
- .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Rear Yard Setback

- .a 7.0 metres,
- .b 6.5 metres for all lots with side lot lines that converge toward the front lot line or the rear lot line irregular shape;
- .c 6.0 metres for lots that back onto an Open Space Zone or Institutional Zone;

.d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater that 13 metres;

.e 3.0 metres s for decks, balconies, open roofed porches and/or uncovered terraces; and

.f A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Side Yard Setbacks (Interior):

.a 0.6 metres on one side and 1.2 metres on the other side provided that the combined total for each interior lots is 1.8 metres;

.b 1.2 metres where the side yard abuts a public walkway or a non residential zone; and

.c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.

.7 Minimum Side Yard Setback (Exterior)

.a 3.0 metres;

.b 6.0 metres to a garage door facing the exterior side yard for corner lots having 9.0 metres width or greater;

.c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and

.g a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.8 Maximum Building Height: 13.5 metres;

.9 The following provisions apply to garages:

.a the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.1 metres;

.b the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and;

.c the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum of 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

.d minimum interior garage dimension of single vehicle garage shall measure 6.0 metres in length x 3.1 metres in width.

.10 The following shall apply to a bay, bow or box window:

.a the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b the maximum depth of a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

.c the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; and,

.d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does not need to contain side windows.

12.2798.3 for the purposes of Exception 12.2798:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all of the general provisions of this by-law which are not in conflict with those set out in Exception 2798.2.

12.2799 Exception 2799

12.2799.1 The lands shall only be used for the following purposes:

.1 shall be used for the purposes permitted within an R1 zone

12.2799.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 500 square metres;

.2 Minimum Lot Width: 18.3 metres;

.3 Minimum Lot Depth: 27 metres;

.4 Minimum Front Yard Setback:

- .a 3.0 metres but 6.0 metres to the front of the garage;
- .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;

.5 Minimum Rear Yard Setback:

- .a 7.0 metres;

.6 Minimum Side Yard Setbacks:

- .a 1.8 metres for an interior yard;
- .b 3.0 metres for an exterior yard;

.7 Maximum Building Height: 13.5 metres;

12.2799.3 for the purposes of Exception 12.2799:

.1 shall also be subject to the requirements and restrictions relating to an R1 zone and all of the general provisions of this by-law which are not in conflict with those set out in Exception 2799.2.

12.2800 Exception 2800

12.2800.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted within an R2 zone.

12.2800.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 137 square metres per dwelling units;
- .b Exterior Lot: 212 square metres per dwelling units;
- .c End Lot: 175 square metres per dwelling units;

.2 Minimum Lot Width:

- .a Interior Lot: 5.5 metres per dwelling units;
- .b Corner Lot: 8.5 metres per dwelling units;
- .c End Lot: 7.0 metres per dwelling units;

.3 Minimum Lot Depth: 25 metres;

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the front lot line;
- .c the main wall of a dwelling may encroach into the front yard to within1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum front yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a daylight rounding/ triangle;
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.0 metres int the minimum front yard;
- .g a bay window, bow window with or without foundation or cold cellar may encroach into the front add to within 0.0 metres of a daylight rounding /triangle;

.5 Minimum Rear Yard Depth:

- .a 6.0 metres for an interior lot;

.b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;

.c 3.5 metres to a porch, balcony, and deck off the main floor;;

.d A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard.

.6 Minimum Side Yard Setback (Interior):

.a 0.0 metres when abutting side lot lines coincide with a common wall between two dwellings;

.b 1.2 metres;

.7 Minimum Side Yard Setback (Exterior):

.a 3.0 metres;

.b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

.d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.e a bay window, bow window or bac window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and

.f a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.8 Maximum Building Height: 13.5 metres;

.9 Minimum Dwelling Unit Width: 5.5 metres;

.10 The following provisions apply to garages:

.a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;

.b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;

.c the maximum cumulative garage door width for corner lots, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;

.d Notwithstanding the maximum garage width requirements in Sentences (1)(a), (b) and (c), a two-bay garage shall be permitted on a corner lot; and,

.e minimum interior garage dimension of single vehicle garage shall measure 6.0 metres in length x 3.1 metres minimum width.

.11 The following shall apply to a bay, bow or box window:

.a the maximum width of a bay, bow or box window with or without foundation shall be 3.0 metres;

.b the maximum depth of a bay, bow or box window with a maximum depth of 1.0 metres;

.c A bay, bow or box window with a depth greater than 0.6 metres does not need to contain side windows;

.d A bay, bow or box window with a depth greater than 0.6 metres does need to contain side windows.

12.2800.3 for the purposes of Exception 12.2800:

.1 shall be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2800.2.

12.2801 Exception 2801

12.2801.1 The lands shall only be used for the following purposes:

.1 Stacked Townhouse Dwellings;

12.2801.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 125 square metres per dwelling unit;

.2 Minimum Lot Width: 6.0 metres;

.3 Minimum Lot Depth: No Requirement

.4 Minimum Yard Setbacks for a Principal Building:

- .a Minimum Front Yard Setback: 3.0 metres;
- .b Minimum Rear Yard Setback: 6.0 metres;
- .c Minimum Interior Yard Setback: 3.0 metres
- .d Minimum Exterior Yard Setback: 3.0 metres
- .e Minimum Daylight Triangle Setback: 3.0 metres

.5 Maximum Building Height: 4 storeys;

.6 Minimum Landscaped Open Space: 25 square metres for each dwelling unit;

12.2801.3 for the purposes of Exception 12.2801:

.1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2801.2.

12.2802 Exception 2802

12.2802.1 The lands shall only be used for the following purposes:

.1 An Apartment Dwelling;

.2 A Stacked Townhouse Dwelling;

.3 Only on the ground floor of an apartment dwelling the following commercial uses shall be permitted:

- .a A retail establishment
- .b A personal service shop;
- .c A bank or trust company;
- .d An office;
- .e A commercial school
- .f A restaurant; and
- .g A day nursery.

12.2802.2 The lands shall be subject to the following requirements and restrictions:

.1 The Lot Line abutting Castlemore Road shall be deemed to be the front lot line for Zoning purposes;

.2 All lands zoned R3L – 2802 shall be treated as one lot for Zoning purposes.

.3 An apartment dwelling, having a minimum building height of 6 storeys, shall be located within 20 m of the lot lines abutting Castlemore Road and Horgan Drive.

.4 Yard Setbacks:

- .a Minimum Front Yard Depth to Castlemore Road for an apartment dwelling: 3.0 metres;
- .b Maximum Front Yard Depth from Castelmore Road for an apartment dwelling: 6 metres;
- .c Minimum setback to any other public street for all uses: 3.0 metres
- .d Minimum Interior Side Yard Width for all uses:
  - .i 10.5 metres to a main building;
  - .ii 7 metres to a stair enclosure leading to a below grade parking garage;
- .e Minimum Setback to a Daylight Triangle: 2.0 metres;

.5 Minimum Building Separation Distance:

.a Between an apartment dwelling and a stacked townhouse dwelling: 15 metres

.b Between two apartment dwellings: 15 metres;

.c Between two blocks of stacked townhouse dwellings: 7.5 metres;

.6 Minimum Landscaped Open Space: 30% of the lot area;

.7 Minimum Parking Required:

.a Resident Parking: 1 space for each dwelling unit;

.b Visitor and commercial parking may be combined provided that the number of spaces provided shall be either:

.i The total number of parking spaces required for the residential dwelling units at a rate of 0.2 spaces per unit; or

.ii The minimum number of spaces required for the total gross commercial floor area for each 23 square metres, or whichever is greater;

.8 Maximum Lot Coverage: 45% by the main buildings;

.9 Minimum Private Amenity Space:

.a 3.5 square metres for each apartment dwelling unit shall be provided whether on a balcony/uncovered terrace or at ground level;

.10 Maximum Building Height:

.a 10 storeys for an apartment dwelling;

.b 4 storeys for a stacked townhouse dwelling;

.11 Maximum Floor Space Index: 3.8

.12 Minimum Ground Floor Height for an apartment dwelling: 4.5 metres;

.13 Minimum Unit Width for a Stacked Townhouse Dwelling: 6 metres;

12.2802.3 for the purposes of Exception 12.2802:

.1 shall also be subject to the requirements and restrictions relating to the R3L zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2802.2.

12.2803 Exception 2803

12.2803.1 The lands shall only be used for the following purposes:

.1 Commercial

.a Purposes permitted in the GC zone, except for a motor vehicle or boat sales establishment, motor vehicle repair shop, swimming pool sales and service establishment, and/or a service station or gas bar.

.b A day nursery;

.2 Residential

.a an apartment dwelling only in conjunction with permitted non-residential uses;

12.2803.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: No requirement;

.2 Minimum Setback to All Lot Lines: 3.0 metres;

.3 Minimum Landscaped Open Space: 30% of the lot area;

.4 Minimum Landscape Open Space Strip along the lots line abutting Clarkway Drive and Castlemore Road: 4.0 metres;

.5 Minimum Parking Space Requirement: 1 parking space for each 23 square metres of gross commercial floor area or potion thereof for non-residential uses. Parking for residential apartment use shall be provided in accordance with this By-law;

.6 Minimum Private Amenity Space: 3.5 square metres for each residential unit shall be provided whether on a balcony/uncovered terrace or at ground level;

.7 Minimum Non-Residential Gross Floor Area: 17,714 square metres;

.8 Minimum Gross Floor Area for a Supermarket: 6,124 square metres;

.9 Minimum Building Separation for any portion of a building above 8 storeys in height: 15 metres

.10 Maximum Building Height: 12 storeys

.11 A maximum of two drive through facilities shall be permitted only in conjunction with a bank, trust company, or finance company, convenience restaurant, and/or a take-out restaurant.

12.2803.3 for the purposes of Exception 12.2803:

.12 All lands zoned GC - 2803 shall be treated as one lot for zoning purposes.

.13 Shall also be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2803.2.

12.2804 Exception 2804

12.2804.1 The lands shall only be used for the following purposes:

.1 An apartment dwelling;

.2 A student residence;

.3 A retirement home;

.4 A senior citizen residence;

.5 A residential care home;

.6 A long-term care home;

.7 Supportive Housing Residence Type 1;

.8 In conjunction with the permitted residential uses, all commercial uses in the applicable parent zone shall be permitted;

.9 Purposes accessory to the permitted uses

12.2804.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purpose of this zone, Mill Street North shall be deemed the front lot line.

.2 Minimum Lot Area : No Requirement

.3 Minimum Lot Width : No Requirement

.4 Minimum Lot Depth : No Requirement

.5 Maximum Lot Coverage : No Requirement

.6 Minimum Setback to Front Lot Line :

- .a 0.8 metres for any portion of a building less than 4.0 metres in height measured from the established grade;
- .b 0.0 metres for any portion of a building greater than 4.0 metres in height measured from established grade and less than 36 metres in height measured from established grade;
- .c 2.5 metres for any portion of a building greater than 36 metres in height measured from established grade;

.7 Minimum Setback to Interior Side Lot Line:

- .a 5.5 metres for any portion of a building less than 21.0 metres in height measured from established grade;
- .b 7.5 metres for any portion of a building greater than 21.0 metres in height measured from established grade and less than 36 metres in height measured from established grade;

.c 12.5 metres for any portion of a building greater than 36 metres in height measured from established grade;

.8 Minimum Setback to Exterior Side Lot Line

.a 0.8 metres for any portion of a building less than 4.0 metres in height from established grade;

.b 0.0 metres for any portion of a building greater than 4.0 metres in height measured from established grade and less than 36 metres in height measured from established grade;

.c 2.5 metres for any portion of a building greater than 36 metres in height measured from established grade;

.9 Minimum Setback to Rear Lot Line

.a 7.5 metres for any portion of a building less than 36 metres in height measured from established grade;

.b 10.0 metres for any portion of a building greater than 36 metres in height measured from established grade;

.10 Minimum Setback Below Established Grade: 0.0 metres

.11 Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres

.12 For the purposes of this by-law, "established grade" shall be taken from the geodetic elevation of 217.39 metres as measured by an Ontario Land Surveyor.

.13 Notwithstanding Exception 2804.2(6),(7),(8), and (9), the following may encroach into the minimum required setbacks:

.a Parking structure of a building and accessory structures located below or partially below established grade, retaining walls, lighting fixtures, railings, privacy screens, terrace dividers, partitions, terraces, patios, cabanas, planters, balustrades, bollards, fences and safety railings, guards, guard rails, trellises, pilasters, eaves, parapets, columns, cornice sills, belt courses, mechanical equipment and fans, vents and ventilation equipment, wall mounted utilities and ventilation equipment, ornamental or architectural features, landscape elements (including accessory structures/buildings), wind/noise mitigation features, window washing equipment, window washing equipment, roofing assembly, hydro transformer to a maximum of 2.5 metres;

.b Canopies, balconies, and decks to a maximum of 2.0 metres;

.14 Minimum Ground Floor Height: 4.0 metres

.15 For the purposes of this by-law, a mezzanine level shall not constitute as a storey and is excluded from the calculation of minimum ground floor height

.16 Maximum Building Height (excluding any rooftop mechanical penthouse or architectural features) : 155.0 metres (48 storeys)

.17 The following equipment and structures may project beyond the maximum building height

.a A roof structure which is used only as an ornament or to house the mechanical equipment of a building to a maximum height of 6.0 metres above the roof surface;

.b Parapets, wind mitigation, noise mitigation, stairwells enclosures, garbage chute overruns, and exhaust flute features to a maximum height of 3.0 metres above any roof structure that houses the mechanical penthouse;

.c Window washing equipment to a maximum height of 5.0 metres above the roof surface;

.18 Maximum Tower Floorplate Area : 750 square metres

.19 Minimum Tower Separation Distance: 25.0 metres

.20 For the purposes of this by-law, a "tower" shall mean: that portion of the building located above a height of 36 metres (8 storeys) measured from established grade

.21 Maximum Floor Space Index (FSI): 17.0

.22 Minimum Commercial Gross Floor Area : 100 square metres

.23 Dwelling Unit Mix:

.a A minimum 35% of the apartment dwelling units shall consist of either 2-bedroom or 3-bedroom units

.24 Minimum Landscaped Open Space: 4.0 metres along the rear lot line and interior lot line

.25 Minimum Parking: Parking shall be provided in accordance with this By-law.

.26 Minimum Bicycle Parking Requirement:

.a Resident: 0.50 spaces per dwelling unit;

.b Visitor: 0.10 spaces per dwelling unit;

.27 Minimum Number of Loading Spaces : 1 space

.28 Loading, Unloading and Waste Disposal : Loading, unloading and waste disposal facilities, excepting access thereto, shall be screened from view from a public street

.29 Garbage, Refuse and Waste : All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view from a public street or thoroughfare

12.2804.3 for the purposes of Exception 12.2804:

.1 All lands zoned MM-2804 shall be treated as a single lot for zoning purposes.

.2 Shall also be subject to the requirements and restrictions to the MM zone and all the general provisions of this By-law, which are not in conflict with those set out in Exception 2804.2

.3 **Gross Floor Area** shall mean the aggregate of the area of all floors in a building (including a mezzanine), whether at, above or below established grade, measured between the exterior walls of the building, but shall exclude any porch, verandah, unfinished attic, basement, any floor area

used for building maintenance or service equipment, mechanical areas, loading area, elevators, stairwells, common laundry facilities, common washrooms, common children and pet areas, common recreation and amenity areas, all areas associated with the parking of motor vehicles or bicycles, utility areas or storage areas.

.4 **Senior Citizen Residence** shall mean a building owned and operated by a government agency, or by a non-profit and non-commercial organization, primarily for the housing of senior citizens.

.5 **Retirement Home** shall mean a building or portion thereof which provides accommodation for seniors, that may be in separate dwelling units or rooms, that is owned by an organization (for-profit or not-for profit) and formal personal care services are provided including but not limited to meals, recreational activities, transportation, and health care services.

.6 **Long Term Care Home** shall mean a residential facility, approved either under the Nursing Act, Charitable Institution Act, Home for the Aged and Rest Home Act, or any other applicable Province of Ontario Act, which provides 24 hour supervision and nursing care and services in a private or semi private accommodation for persons who are no longer able to live independently. Residential accommodation is provided along with shared facilities including dining rooms and common rooms, and other amenities such as lounge, gift shop, beauty salon, chapel, and garden.

.7 **Student Residence** shall mean premises operated by a public school, private school, commercial school, post-secondary school or educational facility, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation.

12.2805 Exception 2805

12.2805.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.2805.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Lot Width: 12.0 metres.

.2 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots and/or at 1.2 metres and 1.2 metres per paired lots;

.3 Maximum Building Height: 11.0 metres.

.4 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

.5 The following provisions apply to garages:

- .a the maximum cumulative garage door width for lots with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
- .b the maximum cumulative garage door width for lots with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
- .c for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
- .d the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,
- .e the interior garage width, as calculated 3.0 metres from the garage opening shall be a minimum of 3.3 metres in width or a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
- .f the interior space of a garage shall have dimensions not less than 3.3 metres by 6.0 metres.
- .g steps or stairs, ramp, barrier-free access feature and deck may encroach a maximum of 0.5 metres into a required parking space.

.6 The following shall apply to a bay, bow or box window:

- .a Notwithstanding any other section of the by-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding any other section of the by-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre and shall not require side windows.

.7 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in exception 12.2805.2.

12.2805.3 for the purposes of Exception 12.2805:

.1 "Grade, Established" shall mean the average finished surface elevation of the front wall of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the each end and midpoint of the front wall.

12.2806 Exception 2806

12.2806.1 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a 1,000 square metres

.2 Minimum Lot Width: 22.5 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth:

.a 4.5 metres to the main wall of a residential dwelling and 6.0 metres to the front face of the garage door

.5 Minimum Interior Side Yard Width: 2.0 metres, provided that the combined total interior side yard is not less than 6 metres

.6 Minimum Rear Yard Depth:

.a 6.0 metres where a lot has a lot depth of 32.0 metres or less

.b 7.5 metres for all other lots

.7 Maximum Building Height: 8.75 metres

.8 Minimum Landscaped Open Space:

.a 70% of the front yard

.9 Notwithstanding any other section of the Zoning By-law, the maximum floor space index shall not apply

12.2806.2 for the purposes of Exception 12.2806:

.1 Shall also be subject to the requirements and restrictions relating to the RH zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 2806.

12.2807 Exception 2807

12.2807.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an RH Zone

12.2807.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

.a 1,000 square metres

.2 Minimum Lot Width: 22.5 metres

.3 Minimum Lot Depth: 42.0 metres

.4 Minimum Front Yard Depth:

.a 7.5 metres except for any residential dwelling existing at the time of the passing of this By-law, in which case the minimum front yard depth can be 0.5 metres

.5 Minimum Interior Side Yard Width: 2.0 metres, provided that the combined total interior side yard is not less than 6.0 metres

.6 Minimum Exterior Side Yard Width: 4.0 metres

.7 Maximum Building Height: 8.75 metres

.8 Minimum Landscaped Open Space:

.a No requirement for any lot containing an existing residential dwelling at the time of the passing of this By-law

.b 70% of the front yard

.9 Notwithstanding any other provision of the Zoning By-law, the maximum floor space index shall not apply

12.2807.3 for the purposes of Exception 12.2807:

.1 Shall also be subject to the requirements and restrictions relating to the RH zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 2807.

12.2808 Exception 2808

12.2808.1 The lands shall only be used for the following purposes:

.1 A townhouse dwelling;

.2 An apartment dwelling

.3 Only on the ground floor of an apartment dwelling the following commercial uses shall be permitted to a maximum combined floor area of 1,500 square metres:

- .a A retail establishment having no outdoor display or sales;
- .b An office, including the office of a physician, dentist or drugless practitioner;
- .c A personal service shop;
- .d A restaurant;
- .e A bank, trust company or finance company;
- .f A dry cleaning and laundry distribution establishment;

.4 Purposes accessory to other permitted purposes;

.5 A drive-through facility associated with any permitted use shall be prohibited.

12.2808.2 The lands shall be subject to the following requirements and restrictions:

.1 All lands zoned R3M - 2808 shall be treated as one lot for Zoning purposes;

.2 Minimum Lot Area: No requirement;

.3 Minimum Lot Width: No requirement;

.4 Maximum Lot Coverage: 40%;

.5 Minimum Landscaped Open Space: 22%;

.6 Maximum FSI: No requirement;

.7 A hydro transformer or other utility structure greater than 1 square metre in area but not more than 2 square metres in area and having a maximum height of 1.2 metres may be located a minimum of 1.5 metres from any lot line.

.8 An apartment dwelling shall be subject to the following additional requirements and restrictions:

- .a Minimum Front Yard Depth (to Castlemore Drive): 2 metres
- .b Minimum Interior Side Yard Width: 15 metres
- .c Minimum Exterior Side Yard Width (to The Gore Road): 3 metres

.d Minimum Rear Yard Depth

.i 15 metres to any portion of the building podium having a maximum building height of 14.6 metres

.ii 75 metres to any portion of the building towner having a building height greater than 14.6 metres

.e Setback to the daylight triangle: 1.2 metres for any portion of a building

.f Maximum Building Height: 27 Storeys (excluding mechanical penthouse and other features exempted from height requirements as per the general provisions of this By-law)

.g Minimum Ground Height: 4.5 metres

.h Minimum Commercial GFA: 1,200 square metres

.i Tower Floorplate

.j Minimum Visitor and Commercial Parking

.i Visitor and commercial parking may be combined provide that the minimum number of spaces provided shall be EITHER:

.1 The total number parking spaces required for the residential dwelling units at a rate of 0.2 spaces per unit; OR

.2 The minimum number of spaces required for the total gross commercial floor area at a rate of 1 space for each 23 square metres; whichever is greater

.k Minimum Amenity Space: 3.5 square metres per residential unit shall be provided whether on a balcony/uncovered terrace or at roof top amenity area

.9 A townhouse dwelling shall be subject to the following additional requirements and restrictions:

.a Minimum dwelling width: 5.5 metres

.b Minimum building setback to lot line abutting a public street: 4.5 metres to a building wall and 6.0 metres to a garage

.c Minimum Front Yard Depth to Castlemore Road: 50 metres

.d Minimum Rear Yard Depth: 5.5 metres to the rear lot line at the north of the side

.e Minimum Private Amenity Area: 25 square metres at the rear of each townhouse dwelling

.f The following shall apply to a bay, bow or box window:

.i Notwithstanding any other section of the by-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.ii Notwithstanding any other section of the by-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;

.iii a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and;

.iv a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does

.g Garage Control

.i No garage may project more than 1.5 metres beyond the porch or front all of a dwelling;

.ii Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width.

.iii No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;

.h Encroachments

.i exterior stairs below established grade may encroach up to 2.5 metres beyond the rear wall of a townhouse dwelling;

.ii a bay window, or box window with or without foundation or cold cellar may encroach 0.5 metres into any yard

.i Minimum Parking Requirement: 2 spaces in a private driveway or garage plus 0.2 space per dwelling unit for visitors

.j Notwithstanding any other section of the by-law, front to rear yard pedestrian access through the dwelling unit does not need to be provided

12.2808.3 Holding (H):

.1 Shall only be used for the following purposes while the Holding (H) symbol is in place:

.a Purposes permitted in the Residential Estate - 1519 (RE- 1519) zone subject to the requirements and restrictions of the Residential Estate - 1519 (RE- 1519) zone.

.2 The Holding (H) symbol shall be lifted when all of the following conditions and requirements have been satisfied:

.a The Spine Servicing Agreement for Area 47-1 and 47-2 authorized by City Council Resolution C079-2024 (CW161- 2024), to facilitate the orderly staging and phasing of development within the Secondary Plan area, shall have been fully executed;

.b The Owner shall have received written confirmation from the Commissioner of Planning, Building and Growth Management and the Region of Peel that the required servicing infrastructure is available and operational to service the development;

.c The Parkland Agreement to facilitate the delivery of parkland for Area 47-1 and 47-2, shall have been fully executed; and

.d The Community Benefit Charge Agreement for Area 47-1 shall have been fully executed.

12.2809 Exception 2809

12.2809.1 The lands shall only be used for the following purposes:

.1 A retail establishment having no outside storage;

.2 A grocery store;

.3 A personal service shop;

.4 A bank, trust company, or finance company

.5 An office;

.6 A commercial school

.7 A dry cleaning and laundry distribution station;

.8 A laundromat;

.9 A dining room restaurant;

.10 A convenience restaurant;

.11 A take-out restaurant;

.12 An animal hospital;

.13 A place of worship;

.14 A library;

.15 A group home type 2;

.16 A gas bar, only in conjunction with another permitted use;

.17 A motor vehicle washing establishment, only in conjunction with another permitted use;

.18 Purposes accessory to the other permitted purposes;

12.2809.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: No Requirement;

.2 Minimum Lot Area: 9000 square metres;

.3 Minimum Front Yard Depth: 3.0 metres;

.4 Minimum Exterior Side Yard Width: 3.0 metres;

.5 Minimum Landscaped Open Space:

.a 5.0 metres along the Lot Line separated from Mayfield Road by a reserve of less than 1.0 metres in width, except that a building may encroach 2.0 metres into the required landscaped open space;

.b 3.0 metres along a Lot Line abutting a public road; 0.8 metres for any portion of a building less than 4.0 metres in height measured from the established grade;

12.2809.3 for the purposes of Exception 12.2809:

.1 Shall also be subject to the requirements and restrictions relating to the LC zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 2809.2.

12.2810 Exception 2810

12.2810.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone;

12.2810.2 The lands shall be subject to the following requirements and restrictions:

.2 A balcony or porch, with or without a cold cellar, may project into the minimum Front Yard or minimum Exterior Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the minimum front and/or exterior side yards, except where the lot line abuts the daylighting triangle or corner rounding, in which case no encroachment shall be permitted into the minimum building setback set out in Exception 2810.2(6);

.3 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front, rear, and/or exterior side yards, except where the lot line abuts the daylighting triangle or corner rounding, in which case no encroachment shall be permitted into the minimum building setback set out in Exception 2810.2(6);

.4 Maximum cumulative garage door width: 5.5 metres;

.5 Maximum interior garage width: 6.1 metres;

.6 Minimum Lot Width: 11.0 metres where a Lot abuts a daylighting triangle;

.7 Minimum Building Setback:

.a 0.0 metres to a daylighting triangle

.b 1.2 metres to a corner rounding

12.2810.3 for the purposes of Exception 12.2810:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 2810.2.

12.2811 Exception 2811

12.2811.1 The lands shall only be used for the following purposes:

.1 Shall only be used for purposes permitted by the R3L zone.

12.2811.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 260 units

.2 For the purpose of this zone, Inspire Boulevard shall be deemed to be the front lot line;

.3 Minimum Front Yard Depth: 3.0 metres; for storeys one to three

.4 Minimum Front Yard Depth: 4.5 metres; for storeys Four and Above

.5 Minimum East Interior Side Yard Width: 5.5 metres; for storeys One to Three

.6 Minimum East Interior Side Yard Width: 7.0 metres; for storeys Four to Six

.7 Minimum East Interior Side Yard Width: 8.5 metres; for storeys Seven And above

.8 Minimum Landscaped East Interior Side Yard Width: 3 metres

.9 Minimum West Interior Side Yard Width: 10 metres

.10 Minimum Rear Yard Depth: 4.5 metres

.11 Maximum Building Height: 12 storeys within 40 metres of the Front Lot Line; 6 storeys beyond;

.12 Maximum Above Ground Parking Spaces: 30 spaces

.13 Parking Ratio: 1.1 space per unit (including visitors)

.14 Minimum Amenity Area: 300 square metres

.15 Maximum Lot Coverage: 47%

.16 Minimum Landscaped Open Space: 25% of the lot area

.17 Maximum Floor Space Index 3.75

12.2811.3 The Holding (H):

.1 Until the Holding (H) symbol is removed, the lands shall only be used In accordance with the Agricultural (A) zone.

.2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

.a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

.b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.2812 Exception 2812

12.2812.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the base zone

.2 Senior citizen residence

.3 Residential care home

.4 Only in conjunction with an apartment dwelling, senior citizen residence or residential care home, the following non-residential uses:

- .a A retail establishment, having no outside storage or display
- .b A personal service shop
- .c A bank, trust company or finance company
- .d An office, including an office of a physician, dentist or drugless practitioner
- .e A dry cleaning and laundry distribution establishment
- .f A laundromat
- .g A dining room restaurant, or take-out restaurant
- .h An art gallery
- .i A health or fitness centre
- .j A day nursery and associated outdoor play area

.5 Non-residential uses listed in 2812.1.4) shall be limited only to the ground floor a building up to a maximum combined gross floor commercial area of 300 square metres

.6 Purposes accessory to the other permitted purposes.

12.2812.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 0.6 hectares;

.2 Maximum Number of Units: 250 apartment dwellings or 332 senior citizen dwelling units residential care home units;

.3 For the purposes of this Section. the lot line abutting Queen Street West shall be the front lot line;

.4 Minimum Front Yard Depth:

- .a To any portion of the building up to 3 storeys in height: 3.0 metres;

.b The main front wall for that portion of the building greater than 3 storeys in height shall be stepped back a minimum 2.5 metres from the edge of the main front wall of that portion of the building 3 storeys and below.

.5 Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres;

.6 Minimum Setback to a Daylight Triangle or Rounding for the portion of the building above 3 storeys: 0 metres;

.7 Minimum Interior and Flankage Side Yard Width:

.a To lands zoned R2-2079: 5.7 metres for any portion of a building within 50.0 metres of the front lot line;

.b To lands zoned R2-9: 5.7 metres for any portion of a building within 50.0 metres of the front lot line;

.c To lands zoned R2-2079: 5.2 metres for any portion of a building located more than 50.0 metres of the front lot line;

.d To lands zoned R2-532: 3.7 metres;

.e To lands zoned OS: 5.0 metres.

.8 Minimum Rear Yard Depth:

.a To lands zoned OS-2810: 2.0 metres.

.9 Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;

.10 Maximum Building Height (exclusive of any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 6.16):

.a 3 storeys for any portion of a building within 50.0 metres of the front lot line and 15.0 metres or less from the interior side lot line abutting a R2-2079 and R2-9 zone;

.b 6 storeys for any portion of a building within 50.0 metres of the front lot line and more than 1S0 metres but less than or equal to 24.0 metres from the interior side lot line abutting a R2-2079 and R2-9 zone;

.c 10 storeys for any portion of a building located within 50.0 metres of the front lot line and more than 24.0 metres from the interior side lot line abutting a R2-2079 and R2-9 zone;

.d 3 storeys for any portion of a building located more than 50.0 metres from the front lot line and 8.4 metres or less from an interior side lot line abutting an R2-2079 zone;

.e 12 storeys for any portion of a building located more than 50.0 metres from the front lot line and more than 8.4 metres from an interior side lot line abutting an R2-2079 zone.

.11 Maximum Lot Coverage: 35%;

.12 Maximum Gross Floor Area: 21,050 m2 (exclusive of an underground parking garage. all accessory buildings and structures);

.13 Maximum FSI: No requirement;

.14 Minimum Landscaped Open Space: 30% of the lot area;

.15 Landscaped Open Space may consist of both hard and soft elements, including retaining walls. stairs, ramps. sunken patios and porches (covered and uncovered) and utility infrastructure;

.16 Minimum Ground Floor Height: 4.5 metres;

.17 Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;

.18 Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum of 60% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors;

.19 Minimum Number of Loading Spaces per building: 1 space;

.20 Bicycle Parking:

- .a Bicycle parking must be located on the same lot as the use or building for which it is required;
- .b A minimum of 0.25 spaces per dwelling unit shall be provided;
- .c A maximum of 50% of the required bicycle parking may be vertical, and the rest must be horizontal spaces;
- .d Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
  - .i A building or structure;
  - .ii A secure area such as a supervised parking lot or enclosure; or;
  - .iii Within bicycle lockers.
- .e Where four or more bicycle parking spaces are provided in a common parking area. each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete;
- .f Dimensions:
  - .i If located in a horizontal position (on ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;
  - .ii If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres.

.21 Waste Disposal and Storage:

- .a Loading, unloading and waste disposal facilities. excepting access thereto, shall not be located on the wall facing a public road;

.b All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use.

.22 All lands zoned 2812 shall be treated as a single lot for zoning purposes;

.23 A drive-through facility shall not be permitted in association with any use;

.24 Shall also be subject to the requirements and restrictions to the base zone and all the general provisions of this by-law which are not in conflict with those set out in Section 2812;

.25 Existing buildings and accessory structures at the time of the passing of this By-law shall be subject to the restrictions and requirements of the exception 349.

12.2812.3 for the purposes of Exception 12.2812:

.1 Senior Citizen Residence shall mean a building owned and operated by a government agency. or by a non-profit and non commercial organization, primarily for the housing of senior citizens, containing only bachelor, one or two bedroom dwelling units, in which each bachelor dwelling unit has a gross floor area of not more than 51.50 m2 , each one bedroom dwelling unit has a gross floor area of not more than 60.50 m2 , each one bedroom plus den dwelling unit has a gross floor area of not more than 74.50 m2 , each two bedroom dwelling unit has a gross floor area of not more than 80.0 m2.

12.2813 Exception 2813

12.2813.1 The lands shall only be used for the following purposes:

.1 Uses permitted in the R3L zone

.2 Townhouses.

12.2814. Exception 2814

12.2814.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 Zone and:

- .a A semi-detached dwelling
- .b Dwelling, Rear Lane Townhouse

12.2814.2 The lands shall be subject to the following requirements and restrictions:

.1 In this Section:

- .a A private road is treated as a street for the zoning purposes regarding definitions of lot, lot area, corner lot, and lot lines, as well as provisions of Frontage on road or street and visibility triangles in the General Provisions for all zones and provisions in the General Provisions for Residential Zones.
- .b A private road shall mean a road established as a common element.
- .c The lot line opposite the lot line traversed by a driveway shall be deemed the Front Lot Line.
- .d Notwithstanding any other section of the bylaw, the maximum driveway width shall not exceed the width of the lot.

.2 Minimum Exterior Side Yard Width: 2.5 metres

.3 Minimum Rear Yard Depth:

- .a 4.5 metres to a building wall
- .b 0.6 metres to a building wall for a corner unit
- .c 6.0 metres where a parking space is proposed between a garage door and a private road

.4 Minimum Front Yard Depth: 3.0m

.5 Maximum Building Height: 13.5 metres

.6 Garage Control:

- .a No garage shall project into the rear yard more than 1.5 metres beyond a porch or rear wall of a dwelling;
- .b No garage shall face the front or side lot line;
- .c The maximum cumulative garage door width: No maximum;
- .d The maximum interior garage width of an attached garage: No maximum;

.7 Minimum Required Visitor Parking Spaces: 0

.8 A porch and/or balcony or bay or boxed window with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front or rear yard;

.9 Minimum Amenity Area: 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard at ground level;

.10 Air conditioning units are permitted to be located on a balcony or uncovered terrace;

.11 No accessory buildings, structure, or swimming pools are permitted within the rear yard.

.12 Minimum Landscaped Open Space: The entire yard areas shall be landscaped open space other than a driveway, and encroachment, or an accessory building permitted by this by-law.

.13 Fencing may be permitted in the front yard up to 1 metre from a private road.

.14 Maximum Number of Dwelling Units: 15

12..2814.3 for the purposes of Exception 2814:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 2814.2

12.2815 Exception 2815

12.2815.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 zone, and:

.a Dwellings, Back to Back Townhouse;

12.2815.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth: 3.0 metres

.2 Minimum Interior Side Yard Width: 1.2 metres

.3 Minimum Exterior Side Yard Width: 3.0 metres

.4 Minimum Rear Yard Depth: 3.0 metres

.5 Minimum Building Setback to a Daylight Triangle: 1.2 metres

.6 Maximum Building Height: 13.5 metres

.7 Maximum Lot Coverage: 45%

.8 A porch and/or balcony with or without foundation including eaves and cornices may encroach 1.8 metres into any required yard;

.9 A bay or boxed window with or without foundation including eaves and cornices may encroach 1.2 metres into any required yard;

.10 Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony or uncovered terrace.

.11 Air conditioning units are permitted to be located on a balcony or uncovered terrace;

.12 Minimum Outdoor Amenity Area: 280 square metres;

.13 Minimum Required Visitor Parking Spaces: 0.15 spaces per unit

.14 Maximum Number of Dwelling Units: 84

12.2815.3 for the purposes of Exception 12.2815:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 2815.2

12.2816. Exception 2816

12.2816.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 Zone.

12.2816.2 The lands shall be subject to the following requirements and restrictions:

.1 In this Section:

- .a a private road is treated as a street for the zoning purposes regarding definitions of lot, lot area, corner lot, and lot lines, as well as provisions of Frontage on road or Street and Visibility Triangle in the General Provisions for all Zones and provisions in the General Provisions for Residential Zones.
- .b a private road shall mean a road established as a common element.
- .c the lot line abutting a public road shall be deemed the Front Lot Line.

.2 Minimum Front Yard Depth: 3.5 metres

.3 Minimum Rear Yard Depth:

- .a 4.5 metres to a building wall; and
- .b 6.0 metres to a garage;

.4 Maximum Building Height: 12.0 metres;

.5 Garage Control:

- .a No garage shall project into the rear yard more than 1.5 metres beyond a porch or rear wall of a dwelling;
- .b No garage shall face the front or side lot line;
- .c The maximum cumulative garage door width for an attached garage shall be 5.0 metres;
- .d The maximum interior garage width of an attached garage shall be 5.6 metres.

.6 Minimum Required Visitor Parking Spaces: 0

.7 A porch and/or balcony or bay or boxed window with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front or rear yard;

.8 Air conditioning units are permitted to be located on a balcony or uncovered terrace;

.9 No accessory buildings, structure, detached garages and/or swimming pools are permitted within the rear yard.

12.2816.3 for the purposes of Exception 2816:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 2816.2.

12.2817 Exception 2817

12.2817.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a R3M zone and the following additional uses:

.a Residential:

.i An apartment dwelling

.b Only in conjunction with an apartment dwelling building, the following uses to a maximum combined gross floor area of 443 square metres:

.i A retail establishment;

.ii A personal service shop;

.iii A take-out restaurant;

.iv An office; and

.v Purposes accessory to other permitted purposes, including the limited outdoor display and sale of goods is permitted only in conjunction with a permitted non-residential use, but shall not include the permanent or temporary outdoor storage of goods, inventory, materials, machinery or vehicles

12.2817.2 The following uses shall be prohibited:

.1 A drive-through facility

12.2817.3 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth:

.a For any portion of a building 6 storeys in height or less: 6.0 metres

.b For any portion of a building 7 storeys in height or more: 9.7 metres

.2 Minimum Interior Side Yard Width (East):

.a For any portion of a building within 31.4 metres from the front lot line minimum interior side: 0.0 metres

.b For any portion of a building beyond 31.4 metres from the front lot line minimum interior side: 7.05 metres

.3 Minimum Interior Side Yard Width (West):

.a For any portion of a building within 19.6 metres from the front lot line minimum interior side: 1.9 metres

.b For any portion of a building beyond 19.6 metres from the front lot line minimum interior side: 15.2 metres

.4 Minimum Rear Yard Depth:

.a For any portion of a building 2 to 5 storeys in height or less: 17.8 metres

.b For any portion of a building at the 6th storey: 20.0 metres

.c For any portion of a building at the 7th storey: 23.0 metres

.d For any portion of a building at the 8th storey: 26.0 metres

.5 Cumulative FSI – 3.05

.6 Maximum Height: 8 storeys

.7 Maximum residential units: 82

.8 Minimum parking requirement for an apartment dwelling use is 1.0 parking space per unit for residents and 0.20 parking space per unit for visitors.

.9 Minimum setback for a Hydrotransformer from the west interior lot line: 0.5m

.10 Minimum setback of a Hydrotransformer from the rear yard: 9 meters

12.2817.4 for the purposes of Exception 12.2817:

.1 Residential dwelling units are permitted on all storeys.

.2 Maximum total non-residential gross floor area of those uses set forth in Section 12.2817.1.1b of this By-law shall be 443m^2

.3 Uses listed in Section 12.2817.1.1.b of this By-law shall be provided on the ground floor.

.4 Building Height of any building shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and stair enclosures, located on the roof of an apartment dwelling.

12.2818 Exception 2818

12.2818.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.2818.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior and Corner Lot Width: 12.0 metres.

.2 Minimum Lot Area: 288 square meters.

.3 Minimum Lot Depth: 24 metres.

.4 Minimum Front Yard Depth:

- .a 2.5 metres but 5.75 metres to the front of the garage;
- .b the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
- .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and
- .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard Width:

- .a 3.0 metres but 5.75 metres to the front of the garage;
- .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding/triangle;
- .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard;
- .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard;

.6 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 metres on the other side;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots and/or at 1.2 metres and 1.2 metres per paired lots;

.c 0.6 metres for a corner lot abutting an interior lot with a side yard of 0.6 metres, resulting in a total minimum separation distance of 1.2 metres between buildings.

.7 Minimum Rear Yard:

.a 7.5 metres

.b a deck off the main floor may encroach 3.0 metres into the minimum rear yard;

.c an open roofed porch or uncovered terrace may encroach 2.5 metres into the minimum rear yard; and,

.d a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard to a maximum width of 4.5 metres.

.8 Maximum Building Height: 12.0 metres.

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

.10 The following provisions apply to attached garages:

.a the maximum cumulative garage door width for lots with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres

.b the maximum cumulative garage door width for lots with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.c for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.d the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,

.e the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

.f The interior space of a garage shall have dimensions not less than 3.3 metres by 6.0 metres.

.g Steps or stairs, ramp, barrier-free access feature and deck may encroach a maximum of 0.5 metres into a required parking space.

.11 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other section of the by-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres

.b Notwithstanding any other section of the by-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre and shall not require side windows.

.12 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in exception 12.2818.2.

12.2818.3 for the purposes of Exception 12.2818:

.1 "Grade, Established" shall mean the average finished surface elevation of the front wall of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the each end and midpoint of the front wall.

12.2819 Exception 2819

12.2819.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.2819.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior/Corner Lot Width: 12.0 metres.

.2 Minimum Lot Area: 288 square meters

.3 Minimum Lot Depth: 24 metres.

.4 Minimum Front Yard Depth:

- .a 2.5 metres but 5.75 metres to the front of the garage;
- .b the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
- .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and
- .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard Width:

- .a 3.0 metres but 5.75 metres to the front of the garage;
- .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding/triangle;
- .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard;
- .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

.e a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

.f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard;

.6 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 metres on the other side;

.b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots and/or at 1.2 metres and 1.2 metres per paired lots;

.c 0.6 metres for a corner lot abutting an interior lot with a side yard of 0.6 metres, resulting in a total minimum separation distance of 1.2 metres between buildings.

.7 Minimum Rear Yard:

.a 6.0 metres

.b a deck off the main floor may encroach 3.0 metres into the minimum rear yard;

.c an open roofed porch or uncovered terrace may encroach 2.5 metres into the minimum rear yard; and,

.d a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard to a maximum width of 4.5 metres.

.8 Maximum Building Height: 12.0 metres.

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

.10 The following provisions apply to attached garages:

.a the maximum cumulative garage door width for lots with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

.b the maximum cumulative garage door width for lots with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.c for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.d the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,

.e the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

.f the interior space of a garage shall have dimensions not less than 3.3 metres by 6.0 metres.

.g steps or stairs, ramp, barrier-free access feature and deck may encroach a maximum of 0.5 metres into a required parking space.

.11 The following shall apply to a bay, bow or box window:

.a Notwithstanding any other section of the by-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

.b Notwithstanding any other section of the by-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre and shall not require side windows.

.12 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 12.2819.2.

12.2819.3 for the purposes of Exception 12.2819:

.1 "Grade, Established" shall mean the average finished surface elevation of the front wall of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the each end and midpoint of the front wall."

12.2820. Exception 2820

12.2820.1 The lands shall only be used for the following purposes:

.1 a townhouse dwelling

.2 a back to back townhouse dwelling

.3 a stacked townhouse dwelling

.4 a stacked back to back townhouse dwelling

.5 purposes accessory to other permitted purposes

12.2820.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 30,000.00 square metres;

.2 Minimum Front Yard Depth: 2.0 metres to the front wall of a dwelling;

.3 Minimum Interior Side Yard Width: 3.0 metres;

.4 Minimum Rear Yard Depth to an Open Space Zone: 4.0 metres;

.5 Minimum separation between buildings: 12.0 metres, except that a minimum 3.0 metres shall be permitted between end wall of dwellings;

.6 Minimum setback to all stairwells, enclosed or open, providing access to townhouse dwelling from a Private Street: No requirement;

.7 Minimum setback from a Private Street:

- .a 3.0 metres from the wall of a dwelling to a private road, except:
  - .i where the building abuts a daylight rounding of a private road, the setback may be reduced to a minimum of 2.0 metres;
  - .ii where the flanking wall of a back to back townhouse dwelling abuts a Private Street the setback may be reduced to 2.5 metres;
- .b 5.4 metres to a garage door opening;

.8 Maximum Building Height: 4 storeys or 16.6 metres, whichever is greater;

.9 Minimum Landscaped Open Space: 30% of the lot area;

.10 A balcony or porch may project into the interior side yard by a maximum of 0.6 metres including eaves and cornices;

.11 Any structures or equipment required for the provision of services by a public or private utility company may be located no less than 2 metres from a public road right-of-way and 1 metre from a private road or dwelling;

.12 Maximum Floor Space Index: 0.85;

.13 Maximum Number of Dwelling units: 200;

.14 Maximum Building Width: 50.0 metres;

.15 Patios and Amenity Areas: Below grade patios and amenity areas shall be permitted within a required yard.

.16 Minimum Dwelling Unit Width:

.a 5.5 metres for a townhouse dwelling;

.b 4.2 metres for a townhouse dwelling where parking is located at the rear of the building;

.c 5.8 for back to back townhouses, stacked townhouses, and stacked back to back townhouses;

12.2820.3 for the purposes of Exception 2820:

.1 All lands zoned R2-2820 shall be deemed to be one lot for zoning purposes;

.2 For the purposes of this Section, Private Street shall mean a private thoroughfare providing primary access to abutting uses, but shall not include a public street, public lane, or private lane.

.3 For the purposes of this Section, a Stacked Back to Back Townhouse Dwelling shall mean a building not exceeding four storeys in height, containing a minimum of four attached dwelling units that are divided horizontally and vertically, each with an entrance that is independent or through a common vestibule, with a minimum of four units per block that are attached sharing a common rear wall.

.4 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of the By-law which are not in conflict with those set out in Section 2820.2, 2820.3.1, 2820.3.2, and 2820.3.3.

12.2821 Exception 2821

12.2821.1 The lands shall only be used for the following purposes:

.1 A stacked back-to-back townhouse dwelling

.2 A semi-detached dwelling

.3 purposes accessory to the other permitted purposes

12.2821.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: No requirement

.2 Minimum Lot Width: 28 metres

.3 Minimum Front Yard Depth: 6.0 m to a lot line abutting a public street

.4 Minimum East Interior Side Yard Width:

- .a 4.5 metres for a Semi-detached Dwelling
- .b 5.8 metres for a Stacked Back-to-back Townhouse Dwelling

.5 Minimum West Interior Side Yard Width

- .a 6.0 metres for a Stacked back-to-back Townhouse Dwelling
- .b 3.0m to a garbage enclosure

.6 Minimum Rear Yard Depth: 12.0 metres

.7 Minimum setback from the front wall of a semidetached dwelling to the curb of a private road: 3.0 metres

.8 Minimum setback from a garage door to a private road for a semi-detached dwelling: 7.0 metres

.9 Maximum Building Height: 10.8 metres

.10 Minimum Drive Aisle Widths: 6.0 metres shall be provided where parking stalls located in an underground parking structure, including underground parking ramp.

.11 Minimum Landscaped Open Space:

- .a 1.2m along a side lot line
- .b 9.0m along a rear lot line

.12 Minimum Parking Requirements

- .a 1.0 space per dwelling unit for resident parking
- .b 0.2 spaces per dwelling unit for visitor parking

.13 Maximum Number of Dwelling Units: 26

.14 Minimum dwelling unit width: 5.0 metres

.15 Garage Control: The maximum garage door width per dwelling unit shall be 2.5 metres

.16 Minimum width of a Private Road: 6.6 metres

.17 Hydro Transformer: Setbacks to a hydro transformer shall not apply

12.2821.3 for the purposes of Exception 12.2821:

.1 a stacked back-to-back Townhouse Dwelling shall mean a building not exceeding four storeys in height, containing more than three attached dwelling units that are divided horizontally and vertically, each with an entrance that is independent or through a common vestibule, with a minimum four units per block that are attached sharing a common rear wall.

.2 Additional residential units shall not be permitted.

.3 A ground terrace may encroach a maximum of 3.1 metres into a required interior side

.4 A porch or a balcony may encroach a maximum of 1.8 metres into a required interior side yard

.5 All waste and recycling containers and bulk items must be stored inside an enclosed structure.

.6 All lands zoned Exception 2821 shall be treated as one lot for zoning purposes

.7 Shall also be subject to the requirements and restrictions relating to the parent zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 2821.

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0 1 2 3 4 5 Kilometres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

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BRAMPTON

City of Brampton
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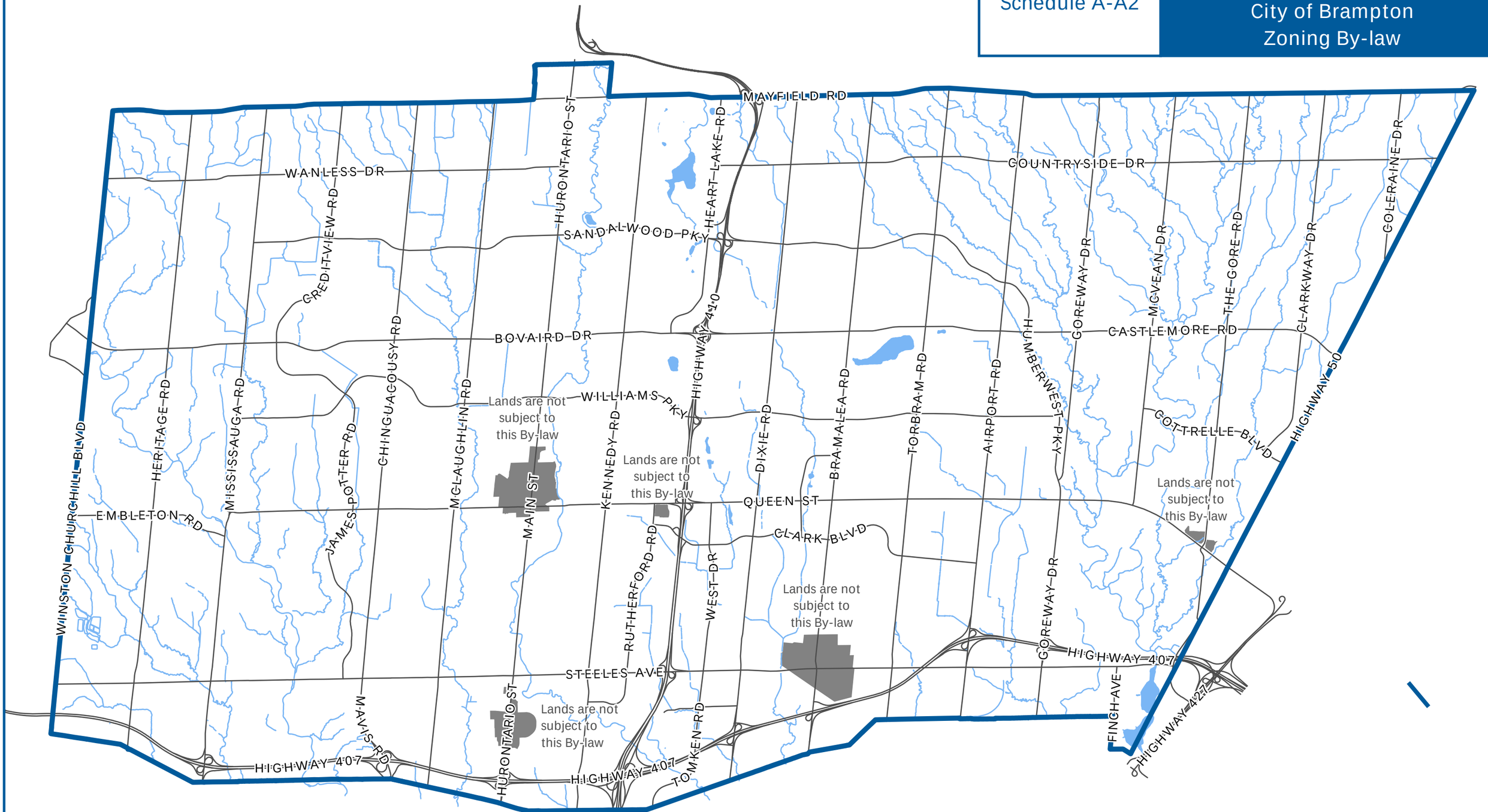

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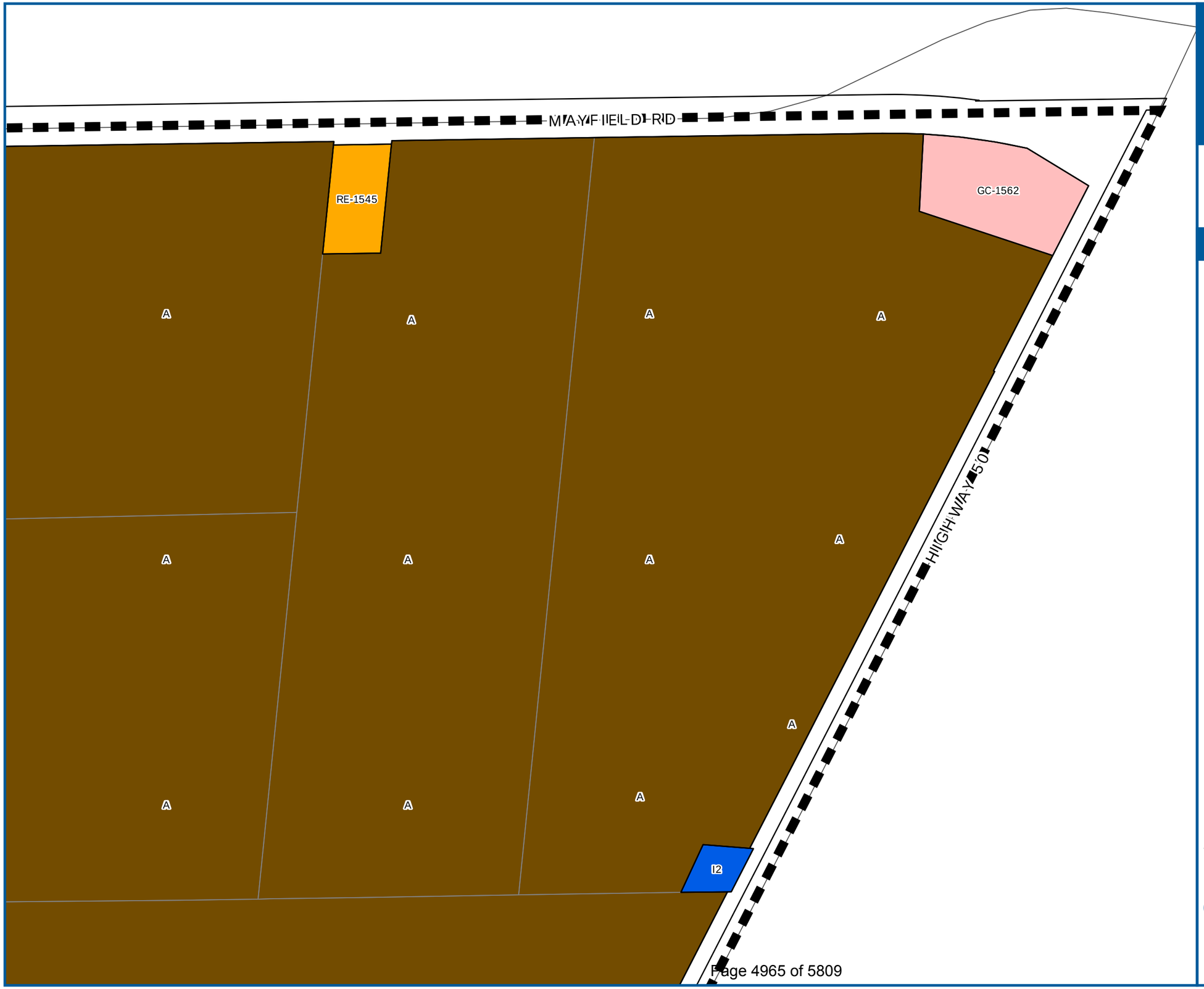
January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

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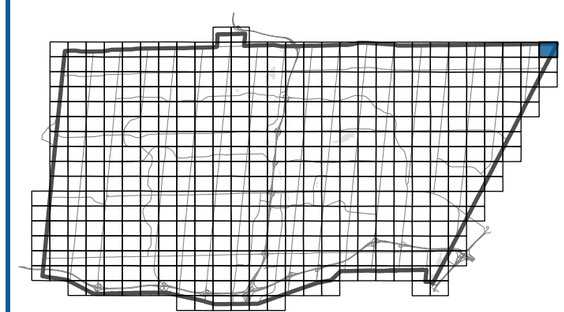
Zoning By-law

Schedule A-A3

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Major Institutional (I2)
- Residential Estate (RE)



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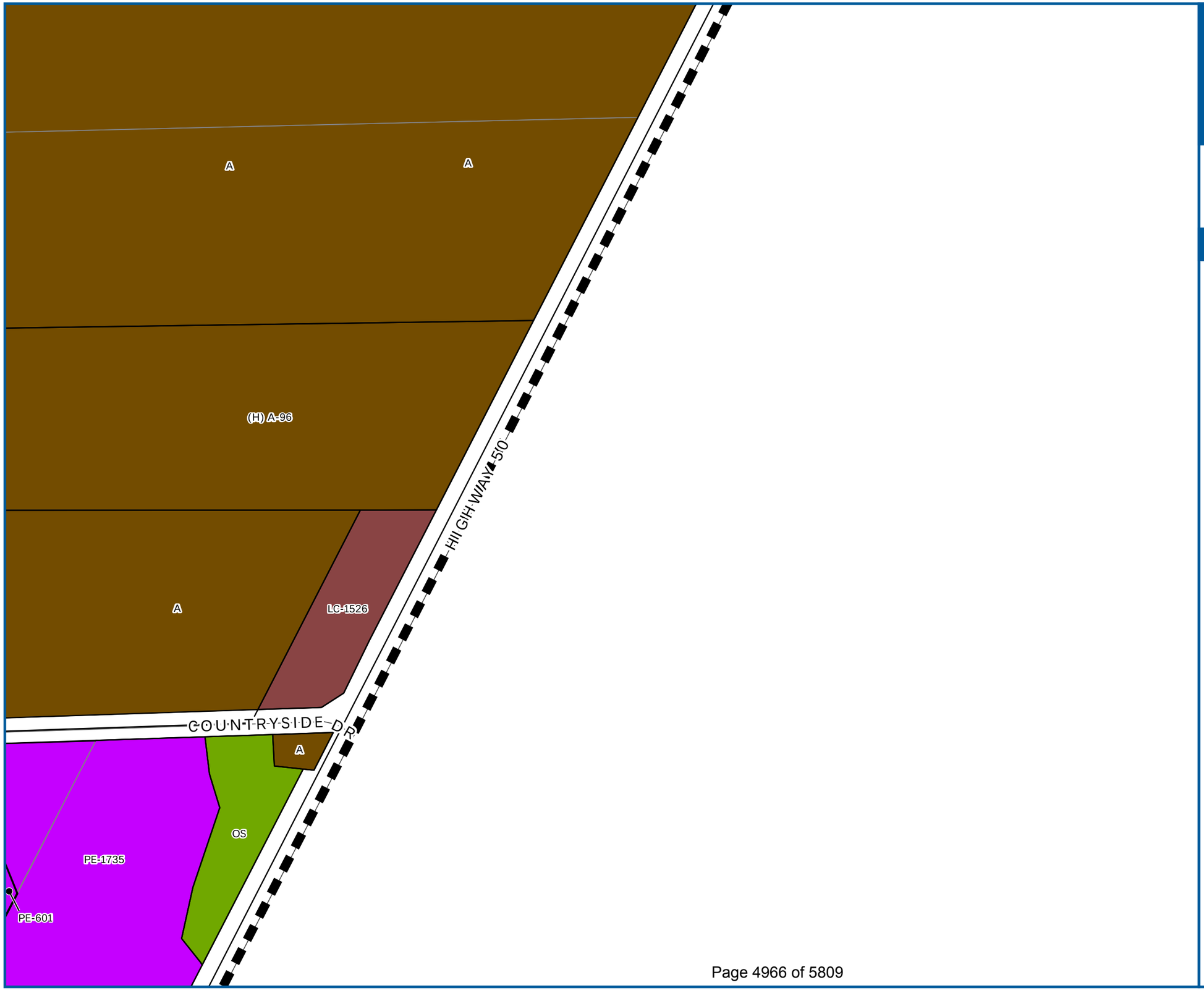
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

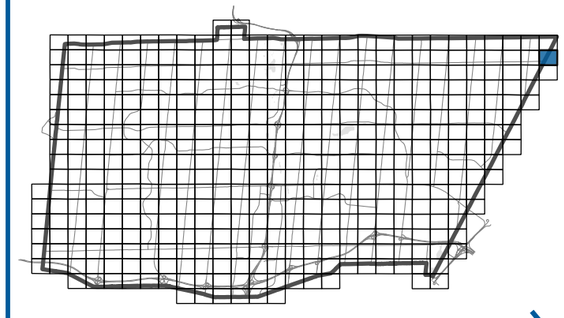
City of Brampton
Zoning By-law

Schedule A-A4

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- Prestige Employment (PE)
- Open Space (OS)



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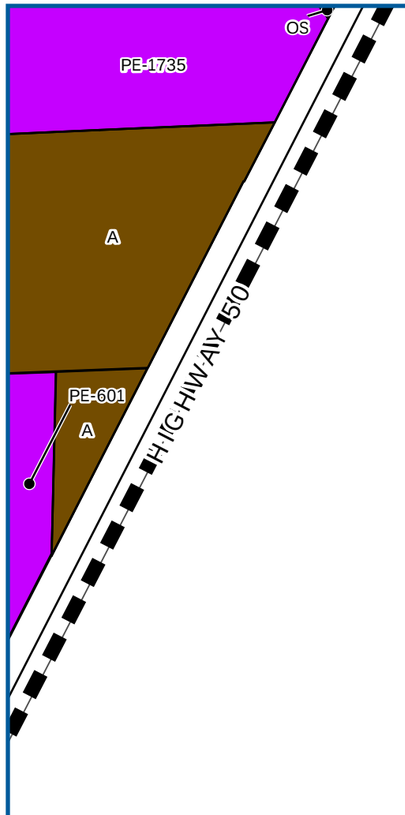
January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

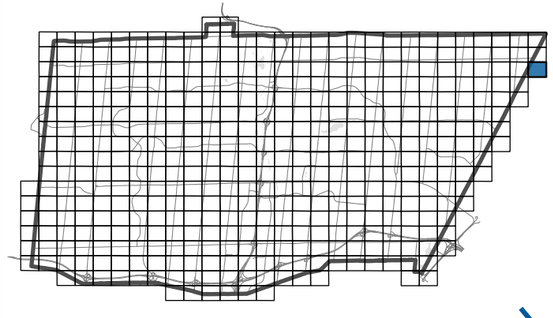
City of Brampton
Zoning By-law

Schedule A-A5

Legend

Zone Boundaries

- Agriculture (A)
- Prestige Employment (PE)
- Open Space (OS)



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Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule A-A6

MAYFIELD RD

GOLER ANE DR

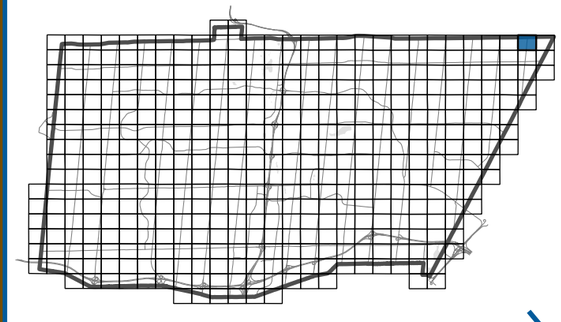
RE

A

Legend

Zone Boundaries

- Agriculture (A)
- Residential Estate (RE)



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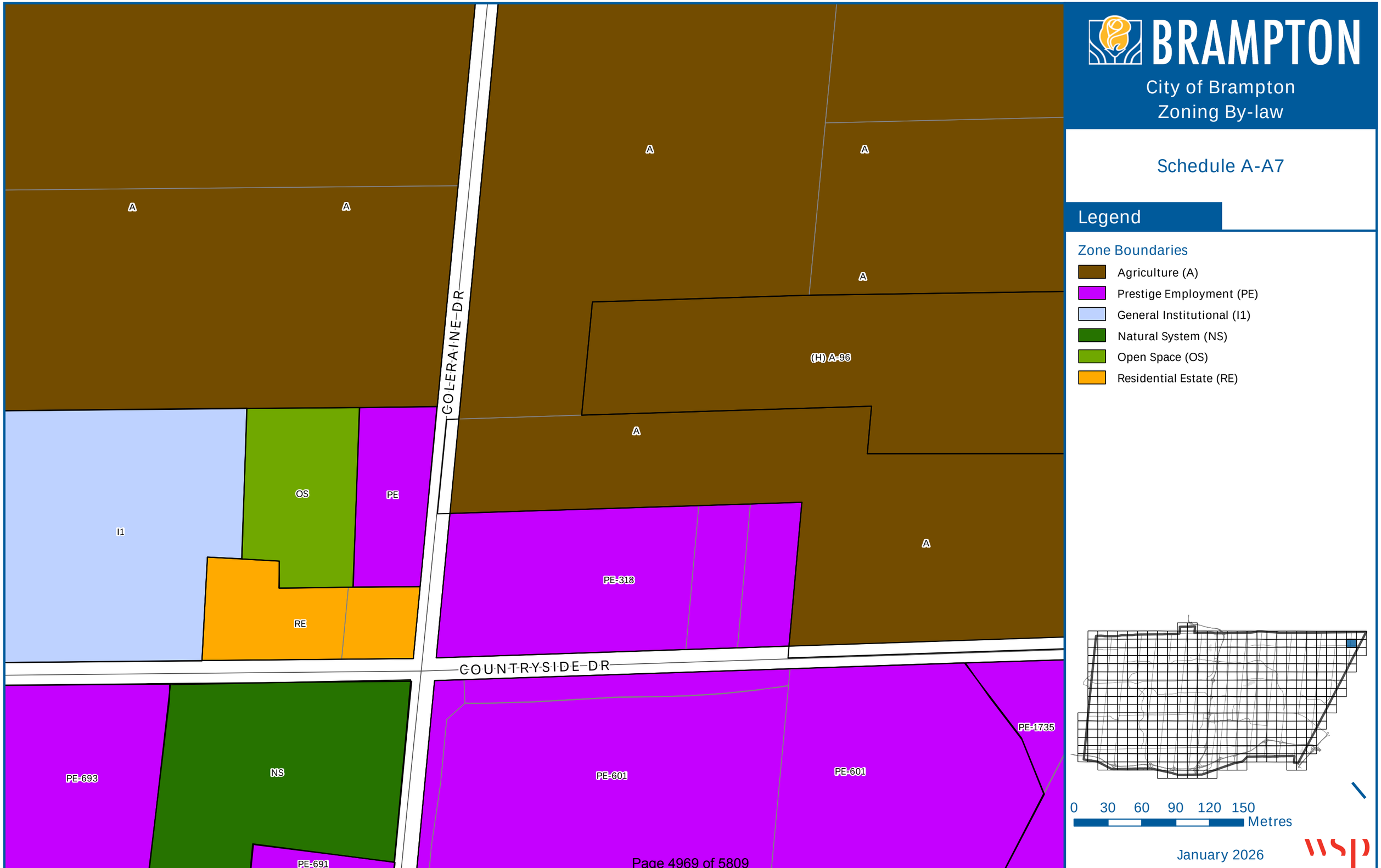
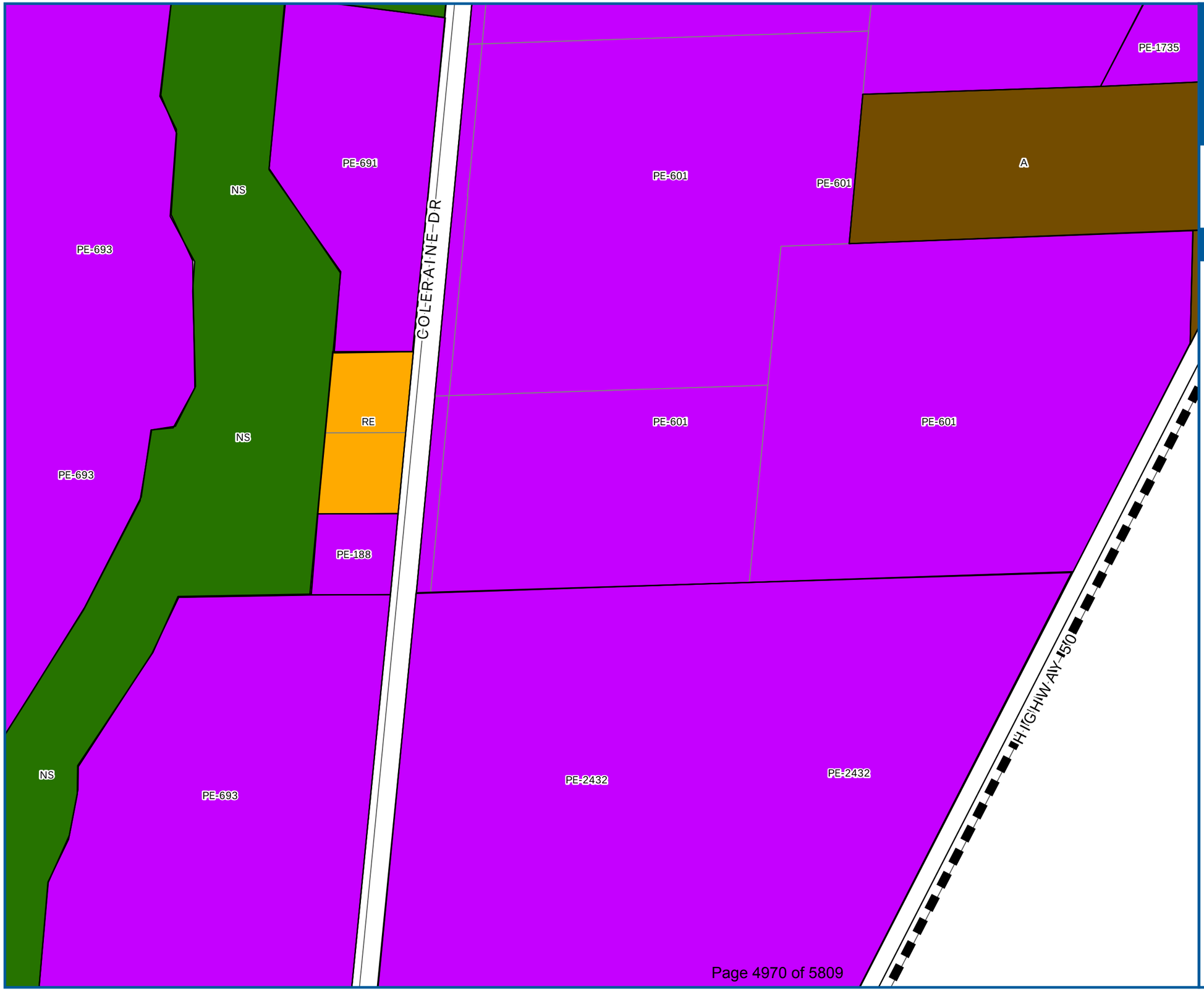
Sources: City of Brampton Projection NAD 1983 UTM Zone 17N



Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

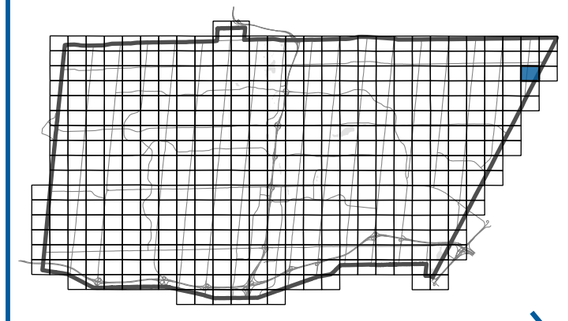
City of Brampton
Zoning By-law

Schedule A-A8

Legend

Zone Boundaries

- Agriculture (A)
- Prestige Employment (PE)
- Natural System (NS)
- Residential Estate (RE)



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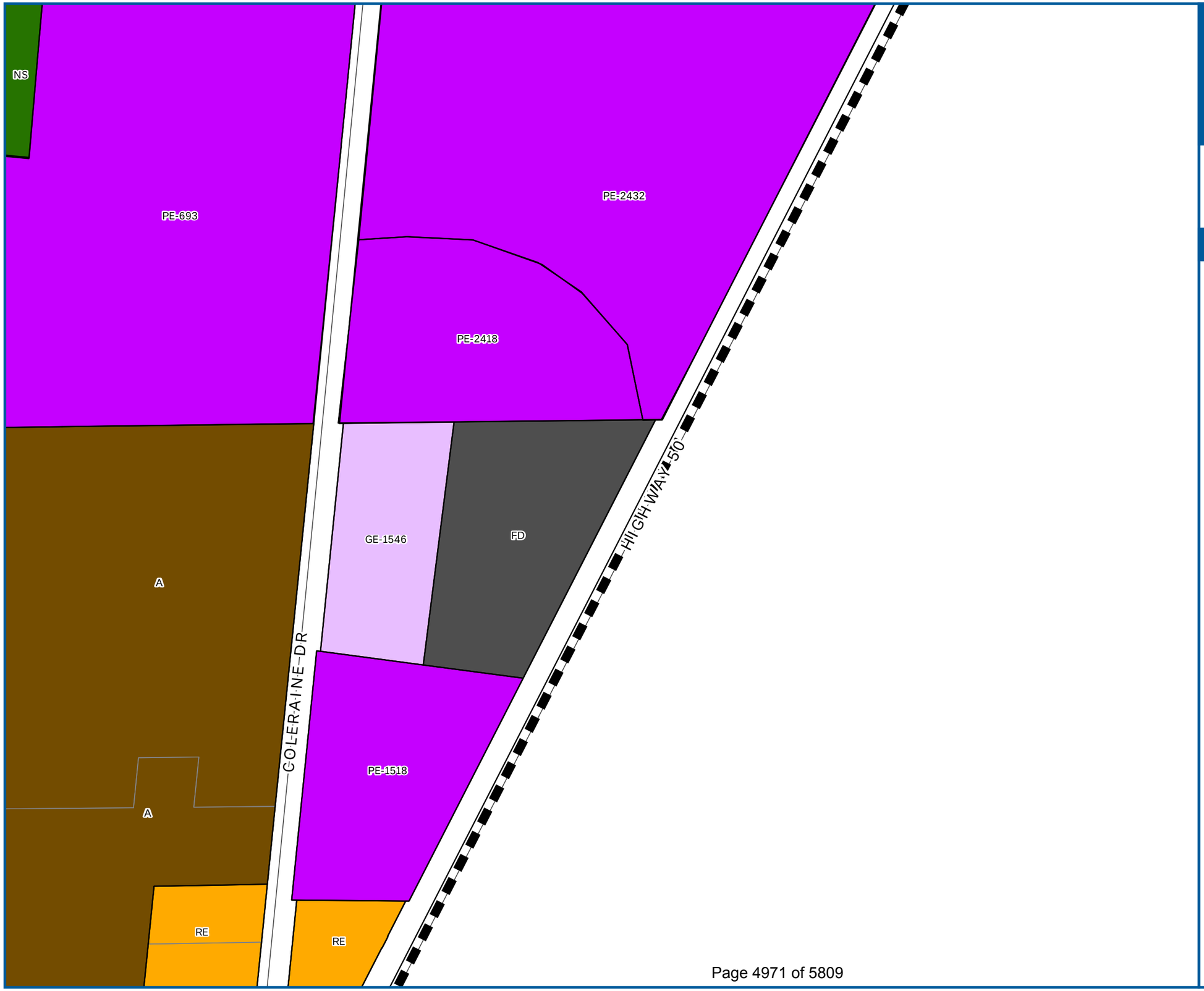
January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

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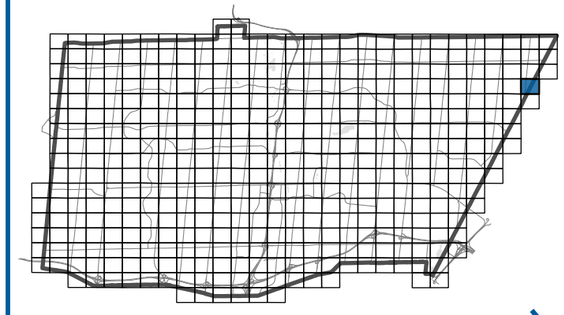
Schedule A-A9

Legend

Zone Boundaries

- Agriculture (A)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Residential Estate (RE)
- Future Development (FD)



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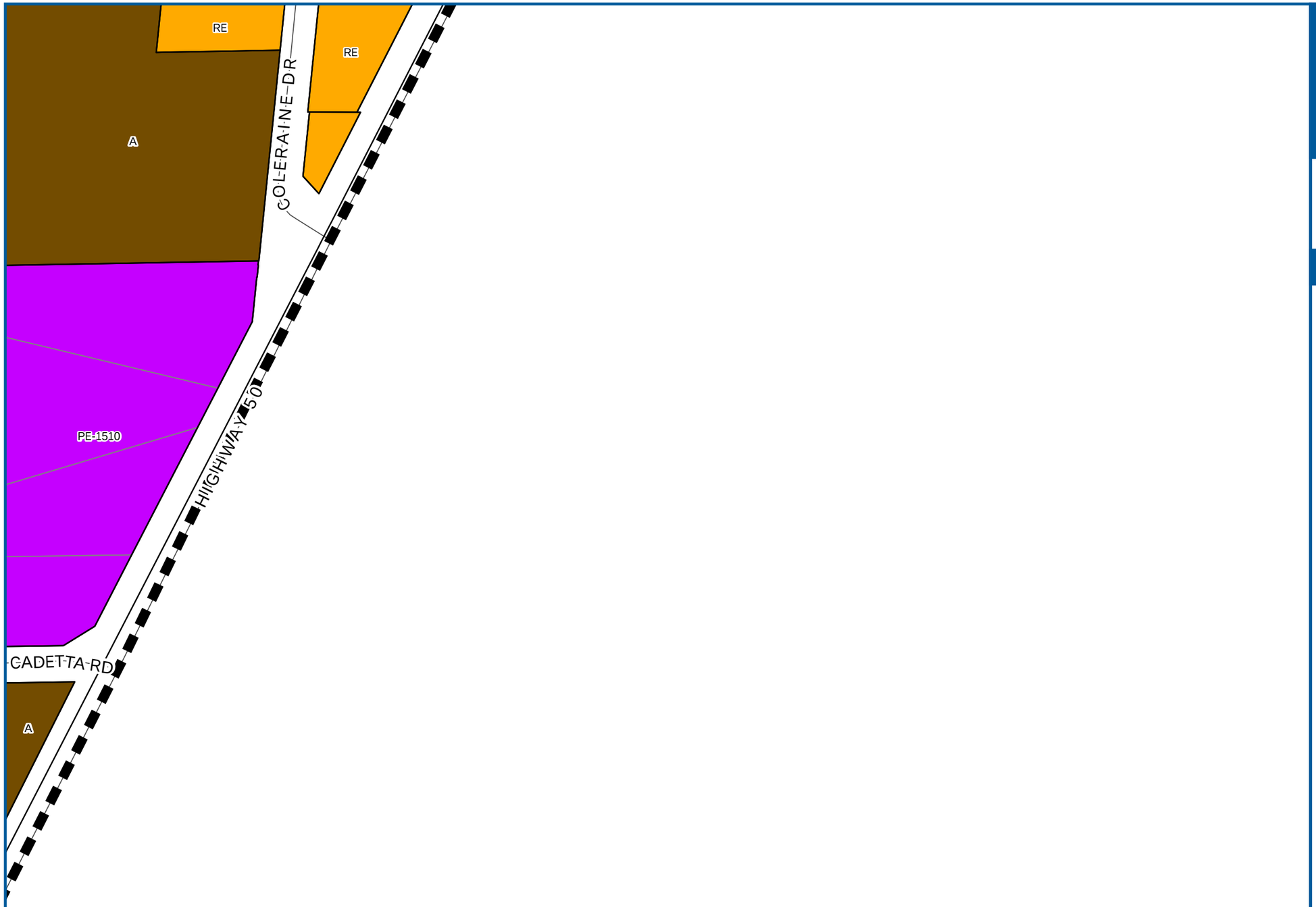
Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

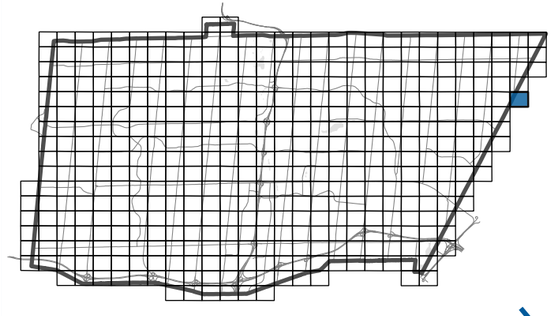
City of Brampton
Zoning By-law

Schedule A-A10

Legend

Zone Boundaries

- Agriculture (A)
- Prestige Employment (PE)
- Residential Estate (RE)



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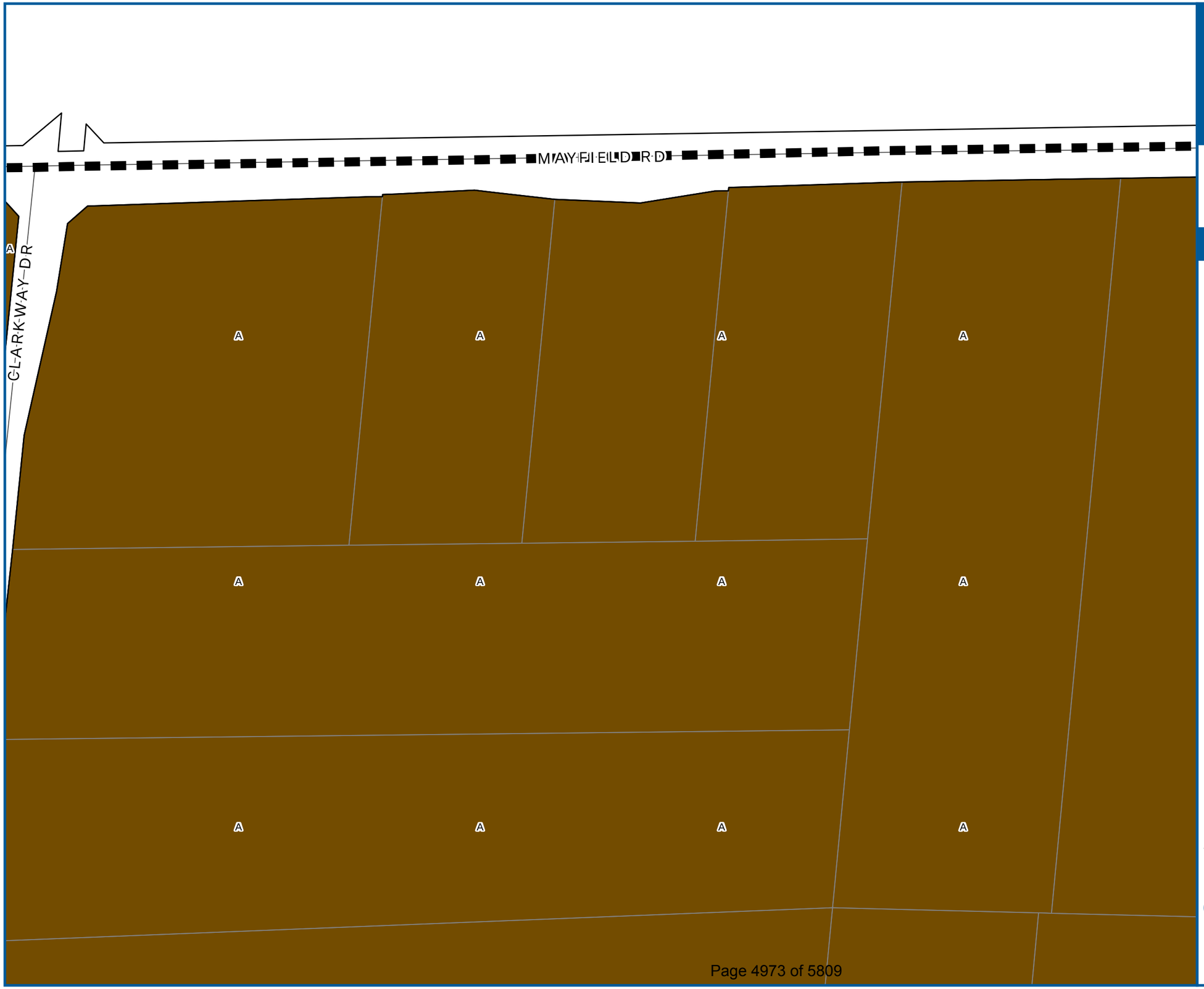
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

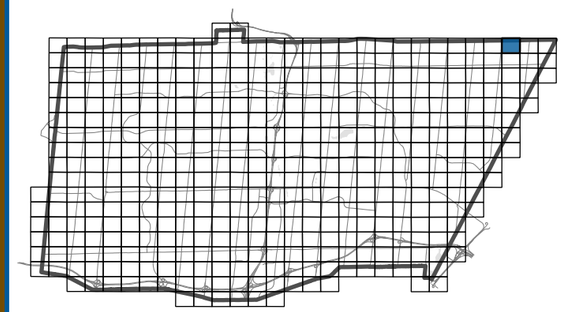
City of Brampton
Zoning By-law

Schedule A-A11

Legend

Zone Boundaries

Agriculture (A)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

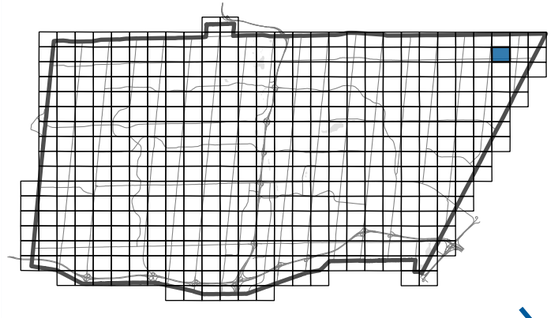
City of Brampton
Zoning By-law

Schedule A-A12

Legend

Zone Boundaries

- Agriculture (A)
- Prestige Employment (PE)
- General Institutional (I1)
- Open Space (OS)
- Residential Estate (RE)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

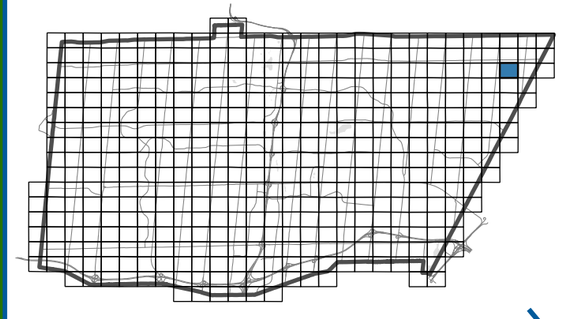
City of Brampton
Zoning By-law

Schedule A-A13

Legend

Zone Boundaries

- Agriculture (A)
- Prestige Employment (PE)
- Natural System (NS)



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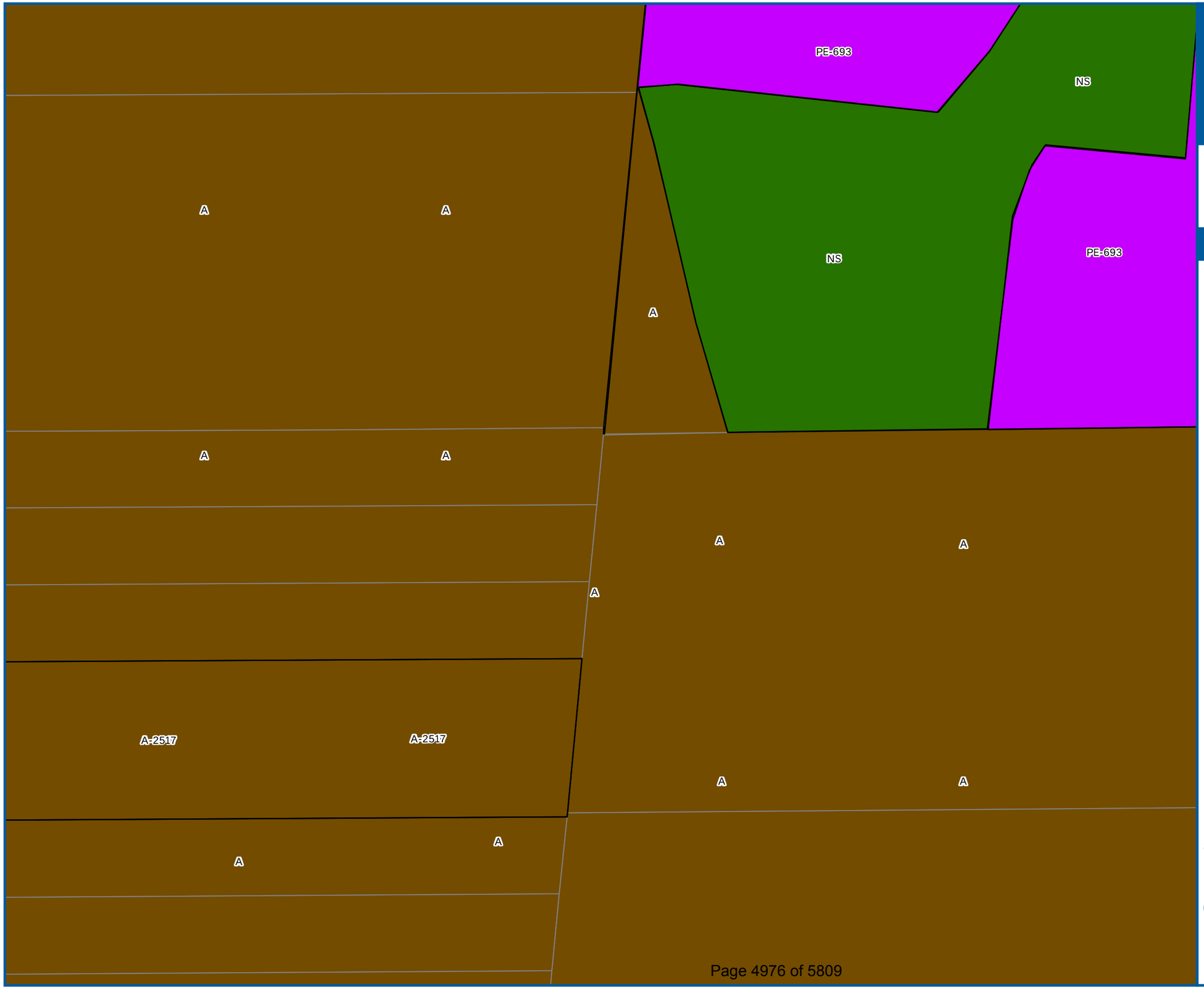
January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

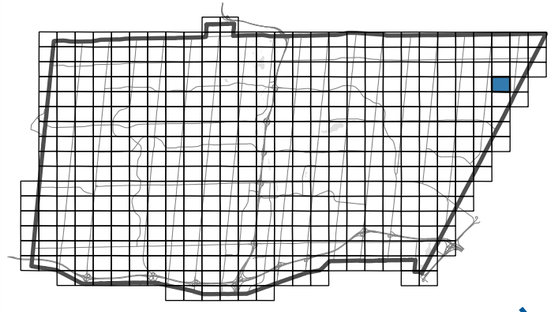
City of Brampton
Zoning By-law

Schedule A-A14

Legend

Zone Boundaries

- Agriculture (A)
- Prestige Employment (PE)
- Natural System (NS)



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Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

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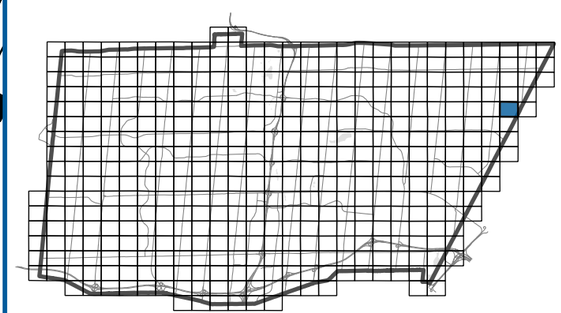
Zoning By-law

Schedule A-A15

Legend

Zone Boundaries

- Agriculture (A)
- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

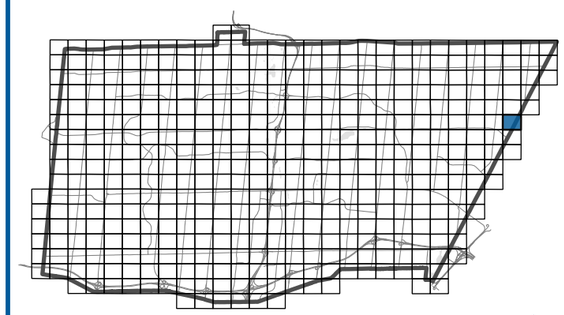
City of Brampton
Zoning By-law

Schedule A-A16

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- General Employment (GE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential First Density (R1)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton
Projection: NAD 1983 UTM Zone 17N

BRAMPTON

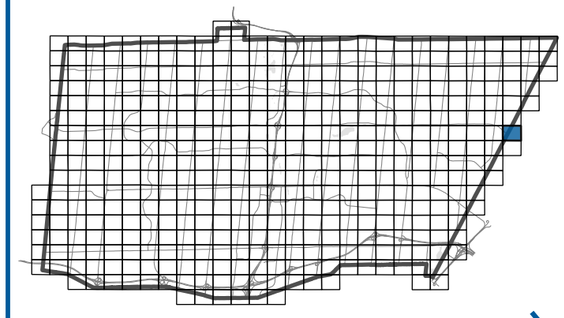
City of Brampton
Zoning By-law

Schedule A-A17

Legend

Zone Boundaries

- Local Commercial (LC)
- Natural System (NS)
- Open Space (OS)



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Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

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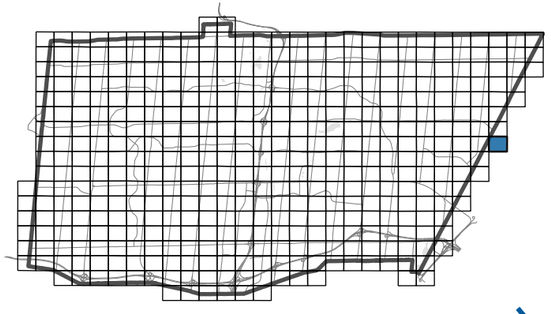
City of Brampton
Zoning By-law

Schedule A-A18

Legend

Zone Boundaries

Natural System (NS)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

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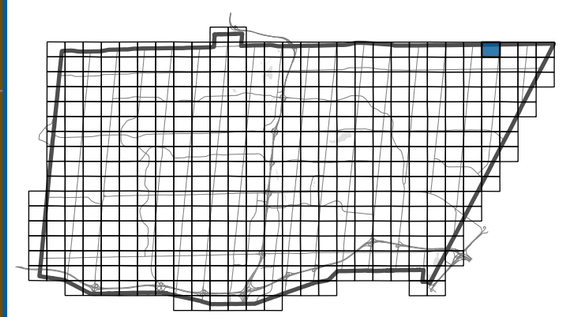
Zoning By-law

Schedule A-A19

Legend

Zone Boundaries

- Agriculture (A)
- General Institutional (I1)
- Natural System (NS)
- Residential Estate (RE)

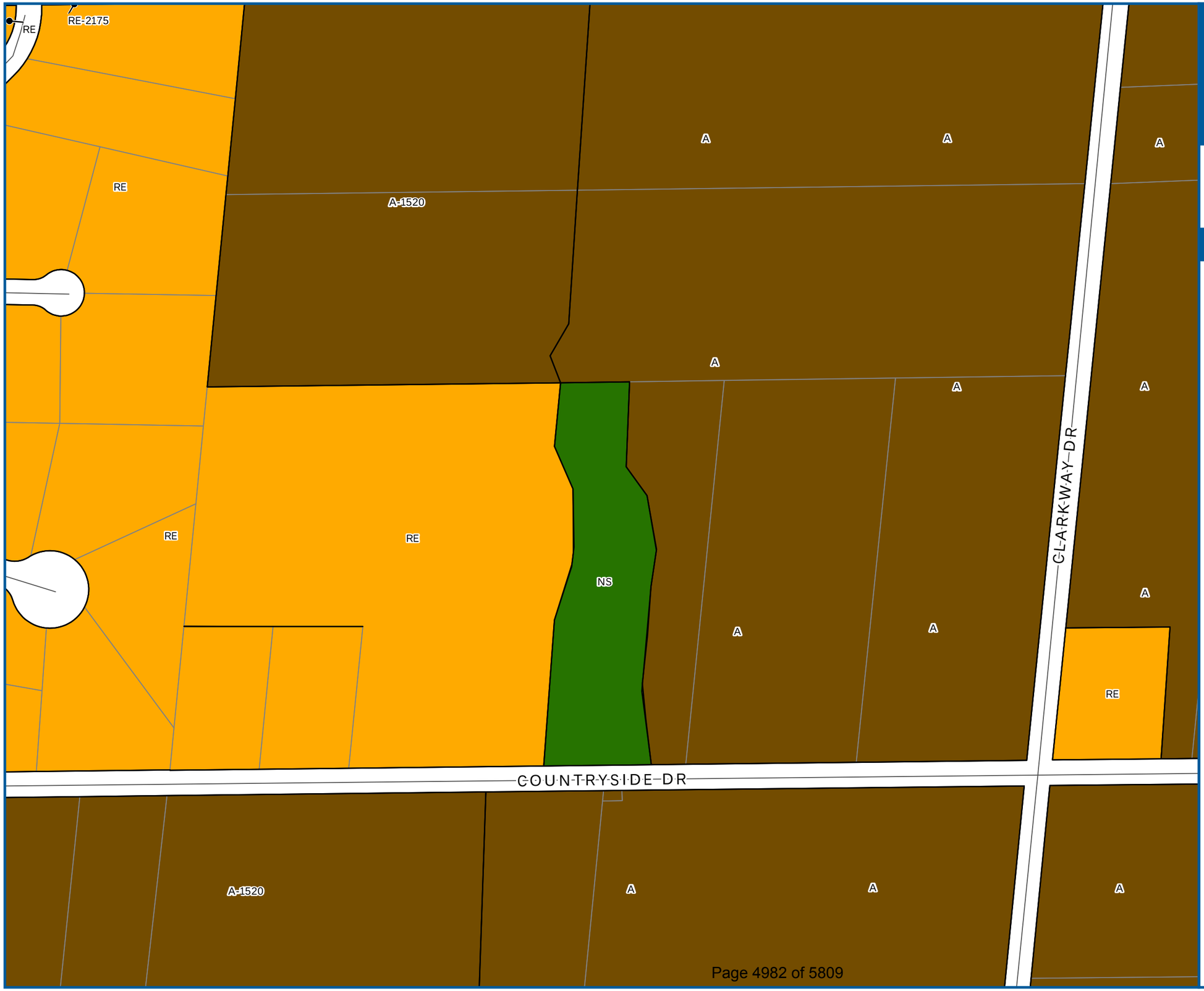


0 30 60 90 120 150
Metres

January 2026

MAYFIELD RD
MARYSFIELD DR
ST. PATRICKS RD
CLARKWAY DR
RE
RE-2175
NS
I1-2000
A
A-1520

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N


RE
RE-2175
RE
A-1520
A
A
A

BRAMPTON

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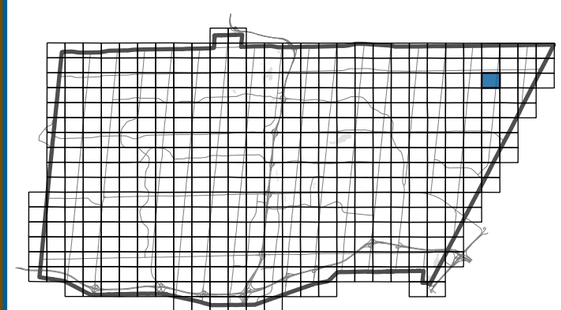
Schedule A-A21

Legend

Zone Boundaries

- Agriculture (A)
- Residential First Density (R1)



0 30 60 90 120 150
Metres

January 2026

GLARKWAY DR

A-1520
A
A
A
A-1520
A-1522
A-1522
A-1522
A-1520
A
A
A
R1-227
A-1520
A
A
A-1520
A
A

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

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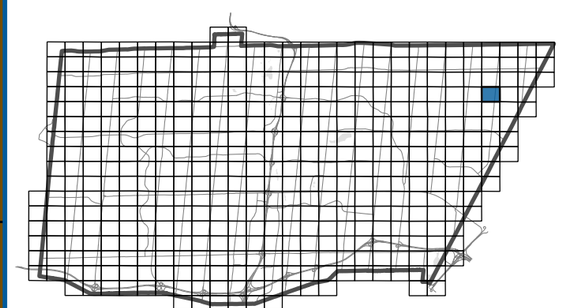
Schedule A-A22

Legend

Zone Boundaries

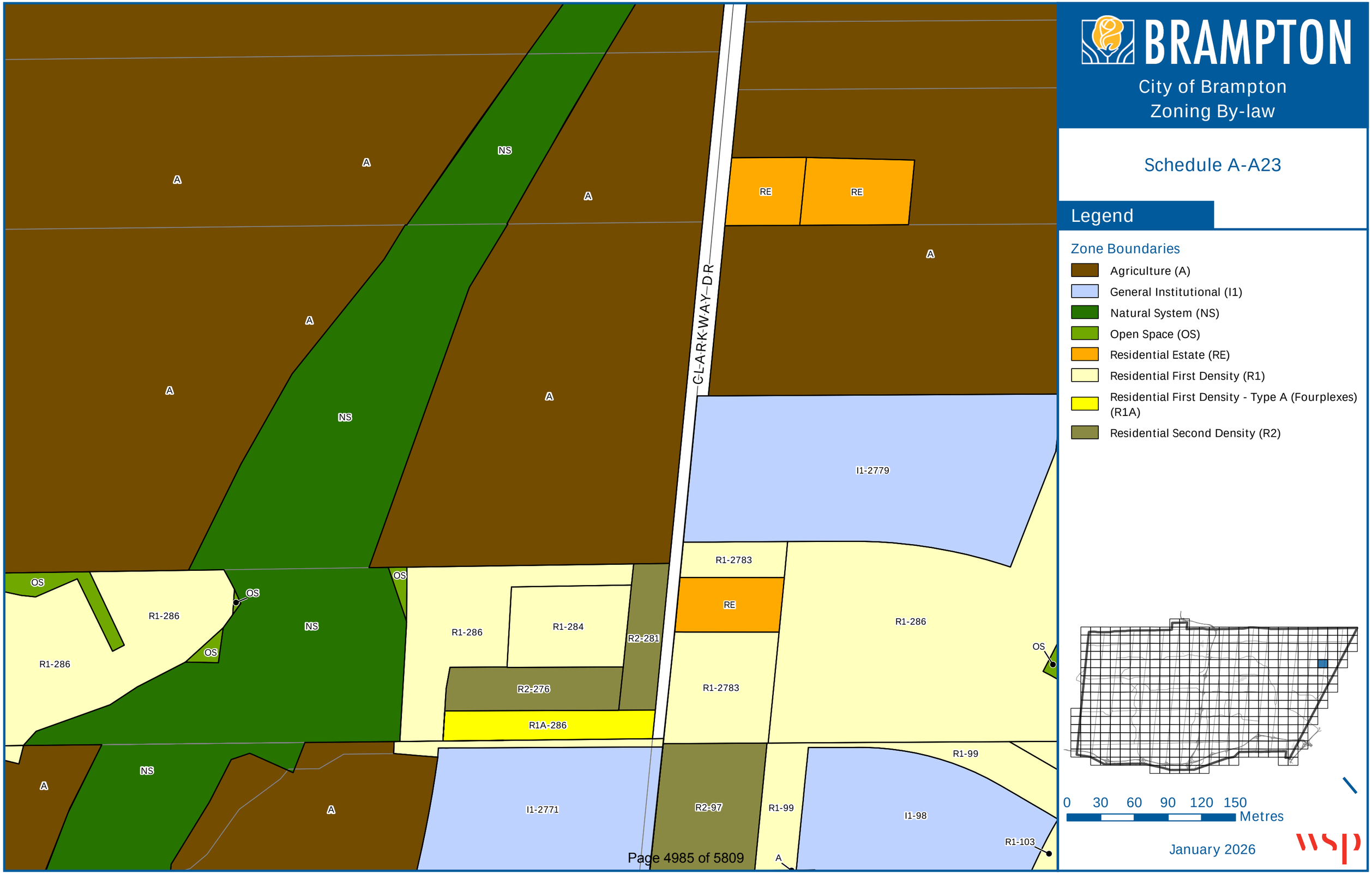
- Agriculture (A)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential First Density (R1)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N


BRAMPTON
City of Brampton
Zoning By-law
Schedule A-A23
Legend
Zone Boundaries
Agriculture (A)
General Institutional (I1)
Natural System (NS)
Open Space (OS)
Residential Estate (RE)
Residential First Density (R1)
Residential First Density - Type A (Fourplexes) (R1A)
Residential Second Density (R2)
0 30 60 90 120 150
Metres
January 2026
wsp
CLARKWAY DR
A
NS
RE
OS
R1-286
R1-284
R2-281
R2-276
R1A-286
R1-2783
I1-2779
I1-2771
R2-97
R1-99
I1-98
R1-103
Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

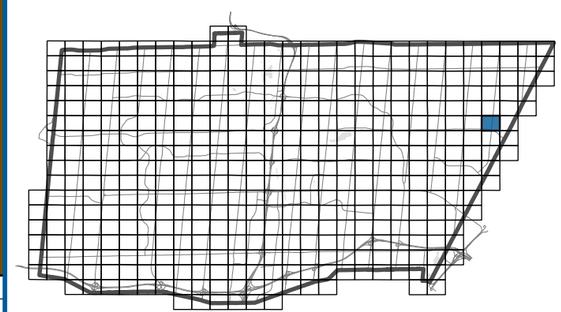
City of Brampton
Zoning By-law

Schedule A-A24

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

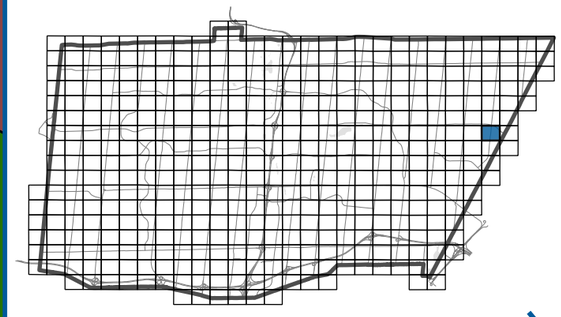
City of Brampton
Zoning By-law

Schedule A-A25

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N

BRAMPTON

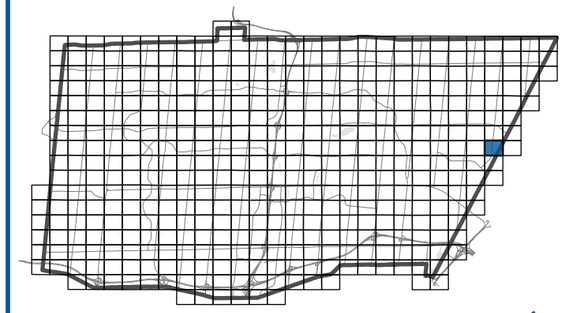
City of Brampton
Zoning By-law

Schedule A-A26

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

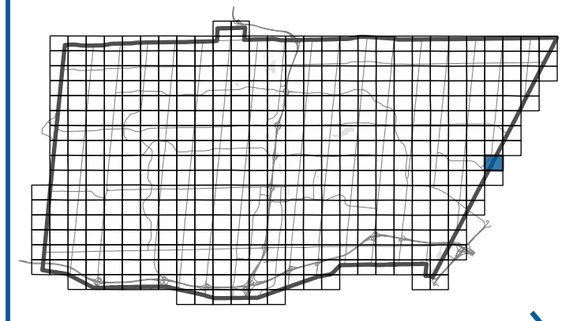
City of Brampton
Zoning By-law

Schedule A-A27

Legend

Zone Boundaries

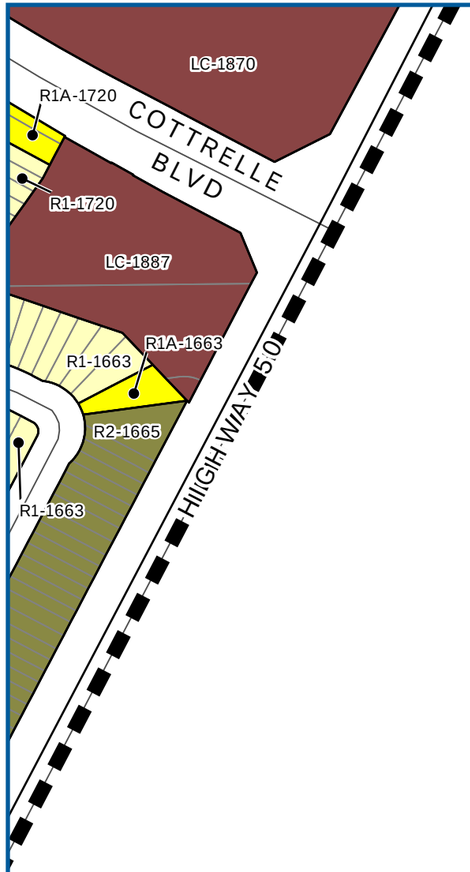
- Agriculture (A)
- Highway Commercial (HC)
- Local Commercial (LC)
- General Institutional (I1)
- Open Space (OS)
- Park (P)
- Mixed Use Low Rise (ML)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

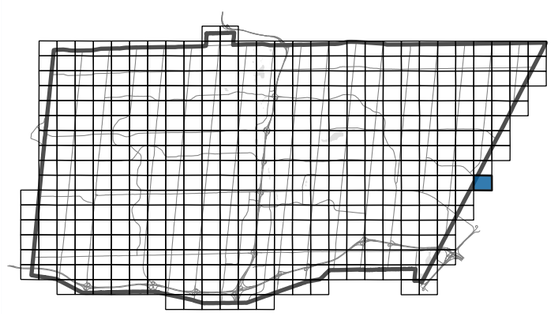
City of Brampton
Zoning By-law

Schedule A-A28

Legend

Zone Boundaries

- Local Commercial (LC)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)

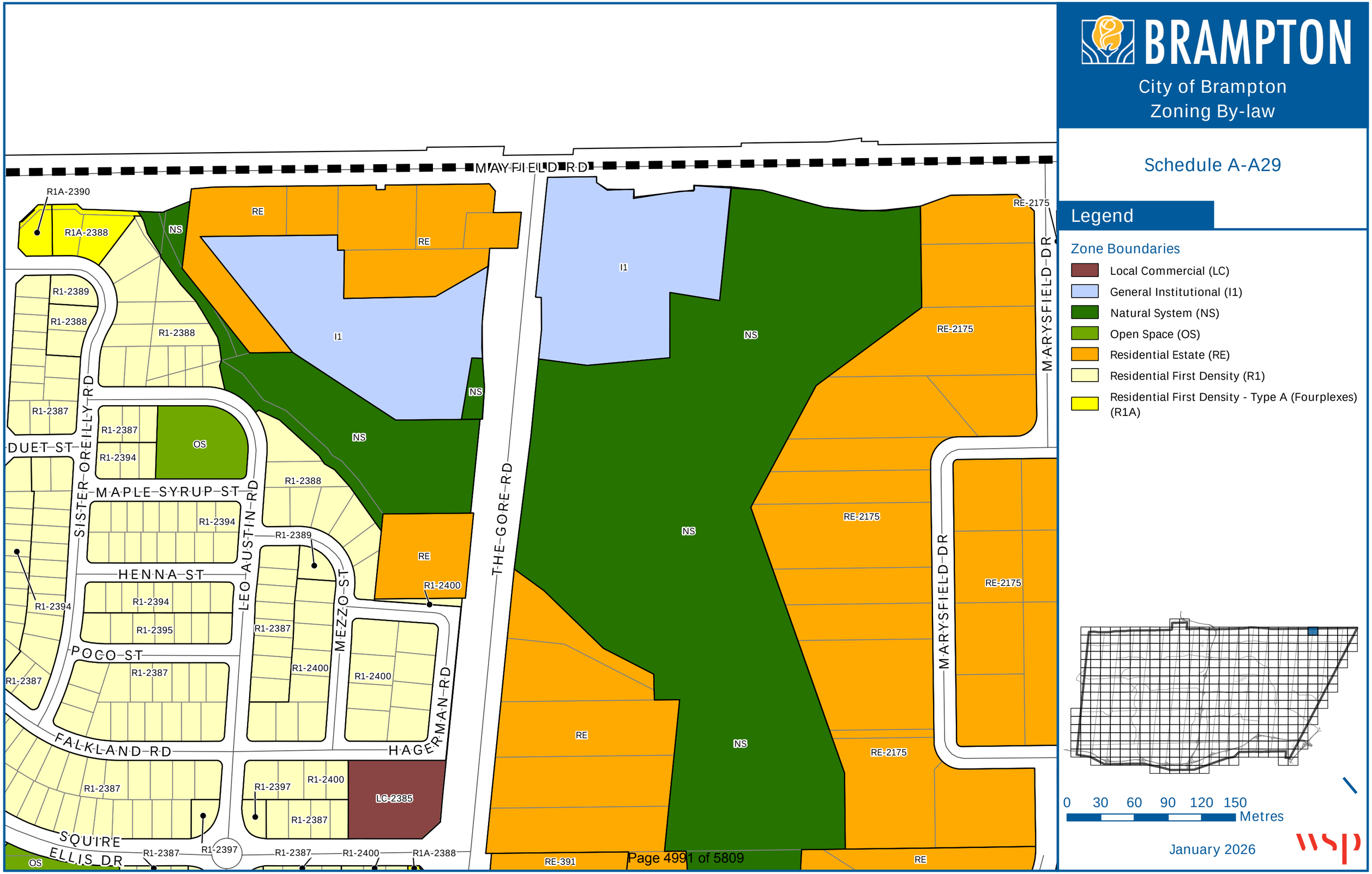


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N


BRAMPTON
City of Brampton
Zoning By-law
Schedule A-A29
Legend
Zone Boundaries
Local Commercial (LC)
General Institutional (I1)
Natural System (NS)
Open Space (OS)
Residential Estate (RE)
Residential First Density (R1)
Residential First Density - Type A (Fourplexes) (R1A)
0 30 60 90 120 150
Metres
January 2026
MAYFIELD RD
THE GORE RD
MARYSFIELD DR
SISTER OREILLY RD
DUET ST
MAPLE SYRUP ST
HENNA ST
POCO ST
FALKLAND RD
SQUIRE ELLIS DR
LEO AUSTIN RD
MEZZO ST
HAGERMAN RD
R1A-2390
R1A-2388
R1-2389
R1-2388
R1-2387
R1-2394
R1-2395
R1-2400
R1-2397
R1A-2388
RE
NS
I1
OS
LC-2385
RE-2175
RE-391

BRAMPTON

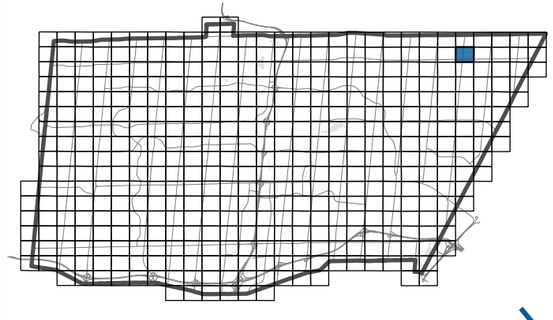
City of Brampton
Zoning By-law

Schedule A-A30

Legend

Zone Boundaries

- Agriculture (A)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)

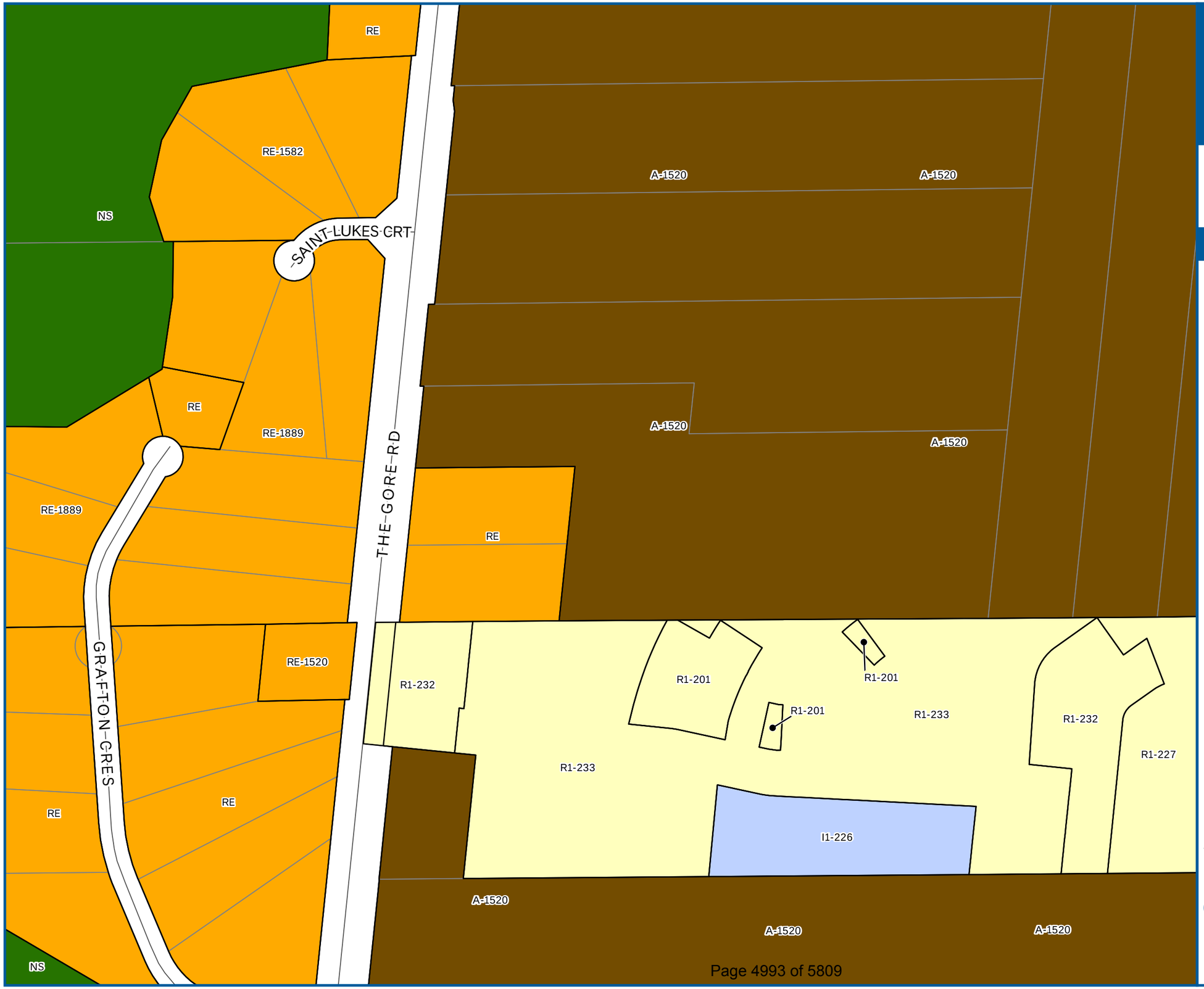


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

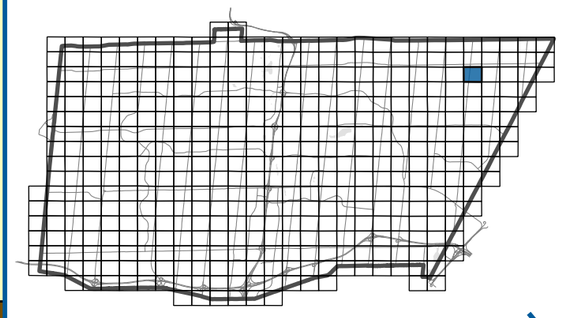
City of Brampton
Zoning By-law

Schedule A-A31

Legend

Zone Boundaries

- Agriculture (A)
- General Institutional (I1)
- Natural System (NS)
- Residential Estate (RE)
- Residential First Density (R1)

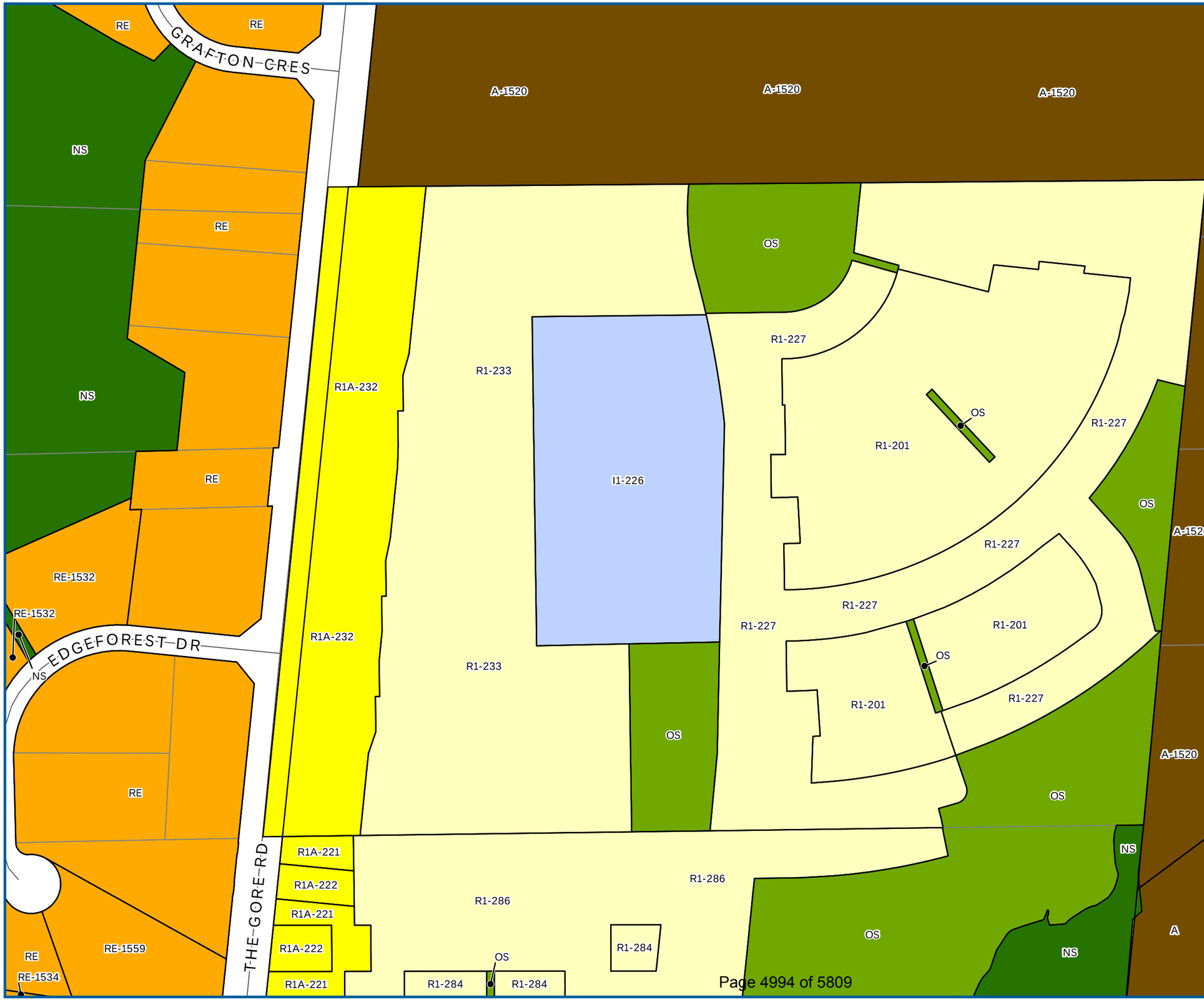


0 30 60 90 120 150 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

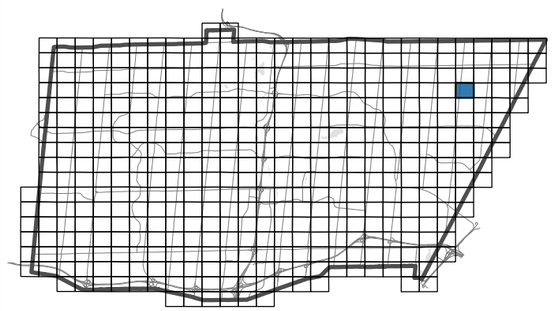
City of Brampton
Zoning By-law

Schedule A-A32

Legend

Zone Boundaries

- Agriculture (A)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

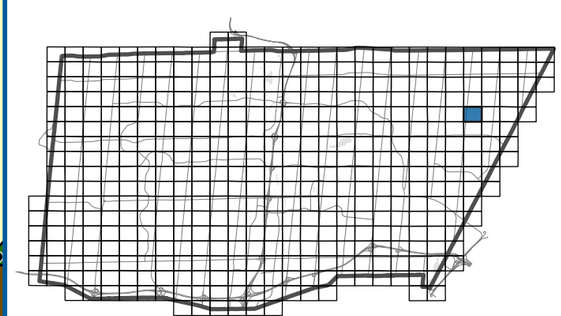
City of Brampton
Zoning By-law

Schedule A-A33

Legend

Zone Boundaries

- Agriculture (A)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Mixed Use Low Rise (ML)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

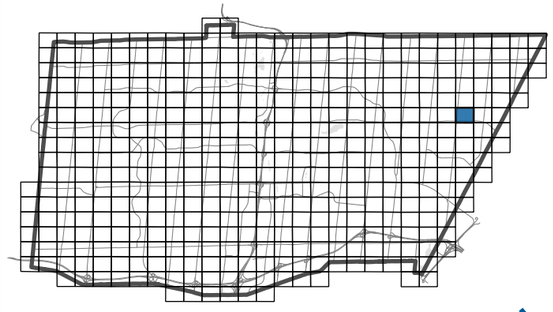
City of Brampton
Zoning By-law

Schedule A-A34

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

wsp

THE GORE RD

CASTLEMORE RD

BLOOM DR

SEASCAPE CRES

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

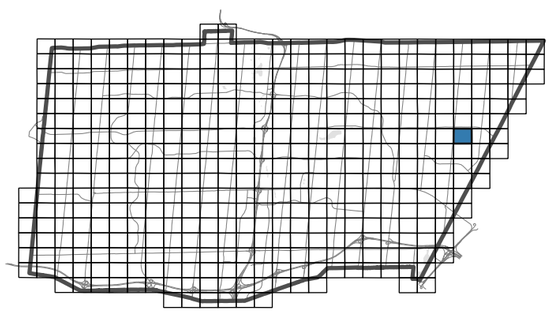
City of Brampton
Zoning By-law

Schedule A-A35

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

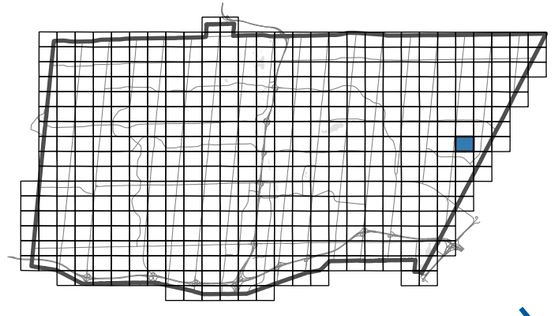
City of Brampton
Zoning By-law

Schedule A-A36

Legend

Zone Boundaries

- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

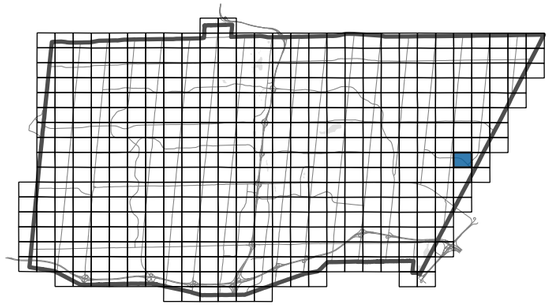
City of Brampton
Zoning By-law

Schedule A-A37

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

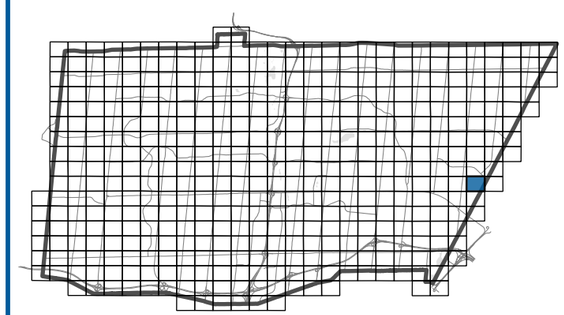
City of Brampton
Zoning By-law

Schedule A-A38

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

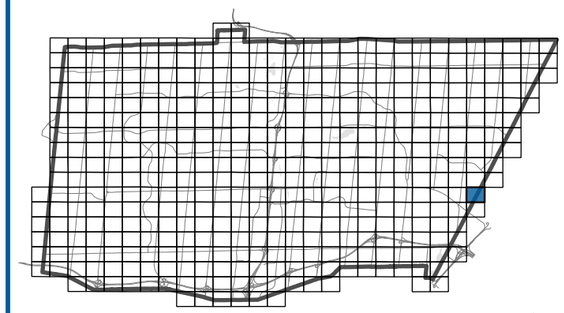
City of Brampton
Zoning By-law

Schedule A-A39

Legend

Zone Boundaries

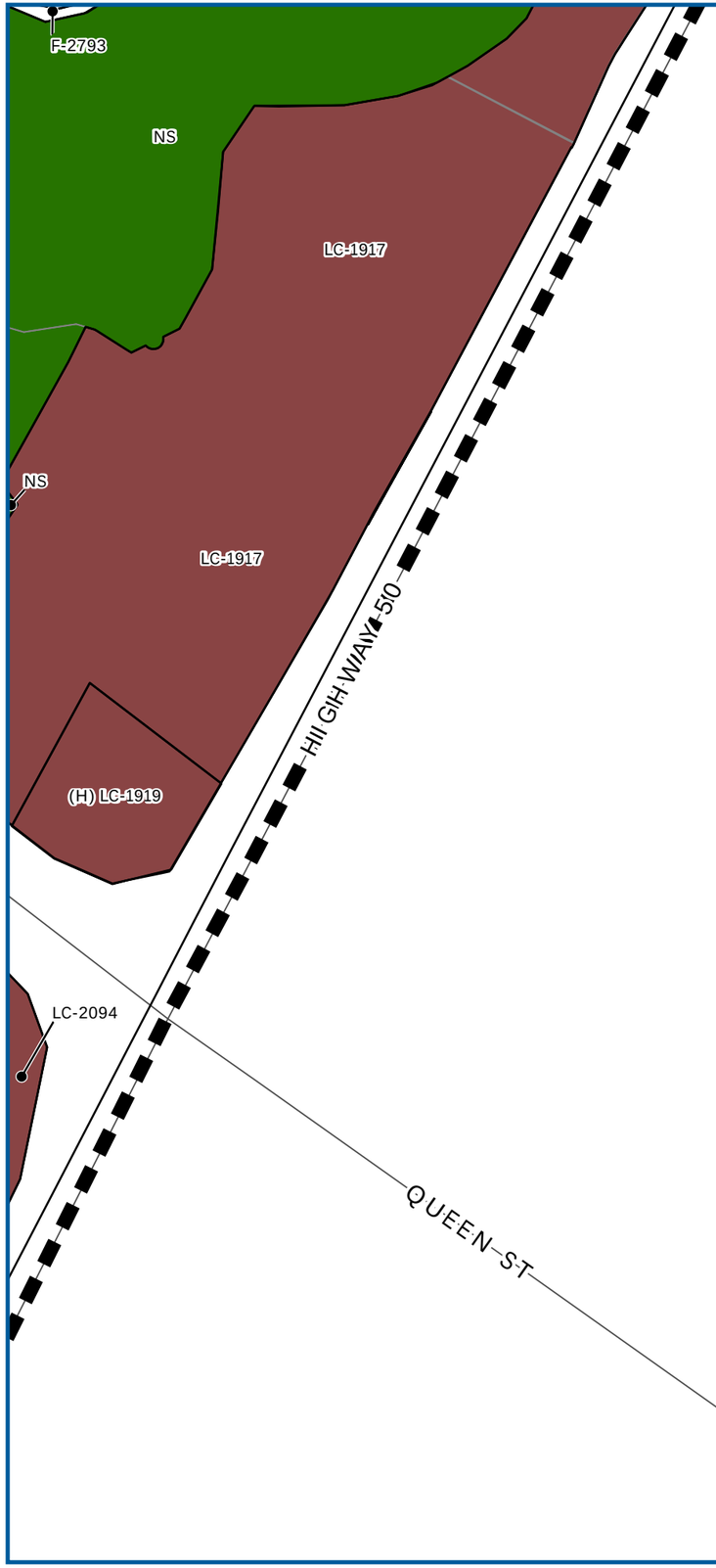
- Agriculture (A)
- Local Commercial (LC)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

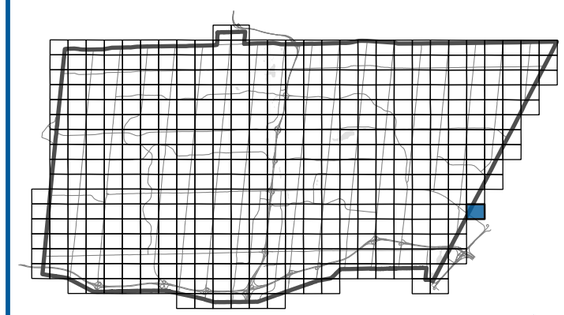
City of Brampton
Zoning By-law

Schedule A-A40

Legend

Zone Boundaries

- Local Commercial (LC)
- Natural System (NS)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

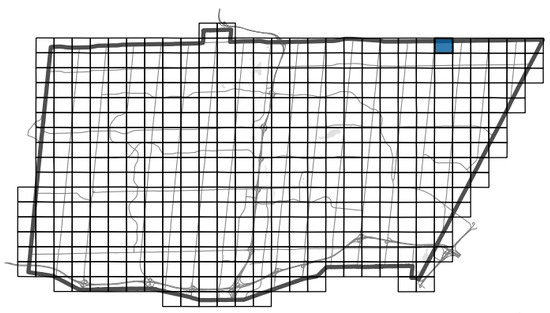
City of Brampton
Zoning By-law

Schedule A-A41

Legend

Zone Boundaries

- General Commercial (GC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

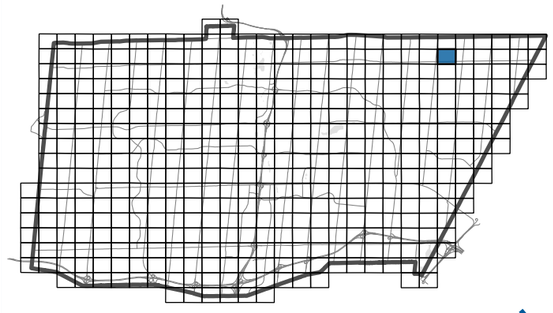
City of Brampton
Zoning By-law

Schedule A-A42

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

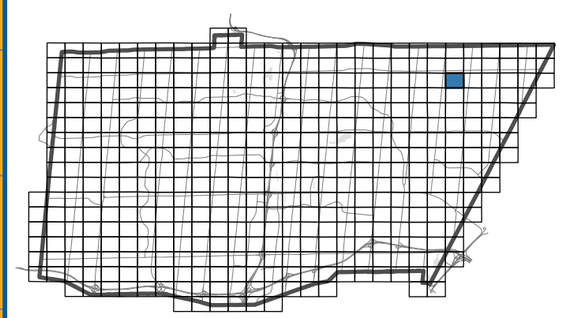
City of Brampton
Zoning By-law

Schedule A-A43

Legend

Zone Boundaries

- Natural System (NS)
- Residential Estate (RE)



0 30 60 90 120 150
Metres

January 2026

MOONLIGHT PL
EVERGLADE DR
FENTON WAY
BOWMAN AVE

RE
RE-1520
RE-1888
RE-73
RE-75
RE-1889
NS

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

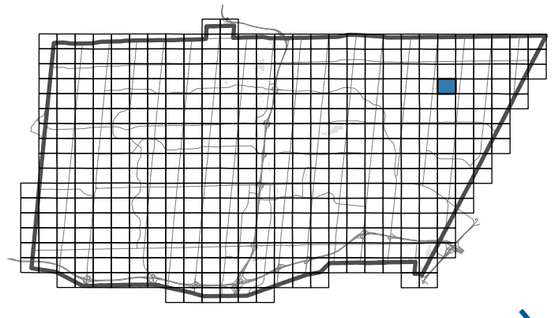
City of Brampton
Zoning By-law

Schedule A-A44

Legend

Zone Boundaries

- Agriculture (A)
- Natural System (NS)
- Residential Estate (RE)



0 30 60 90 120 150
Metres

January 2026

BOWMAN AVE
FENTON WAY
RYCKMAN LANE
EDGEFOREST DR

RE
NS
A-1520
RE-1532
RE-1534

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

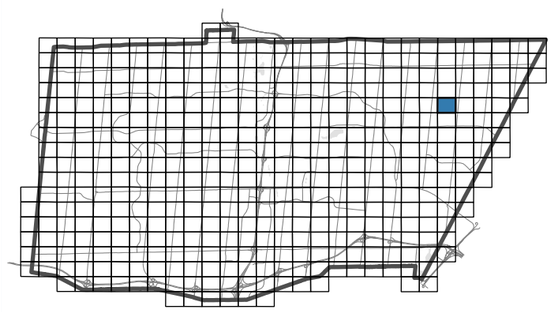
City of Brampton
Zoning By-law

Schedule A-A45

Legend

Zone Boundaries

- Agriculture (A)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Mixed Use Low Rise (ML)
- Residential Estate (RE)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

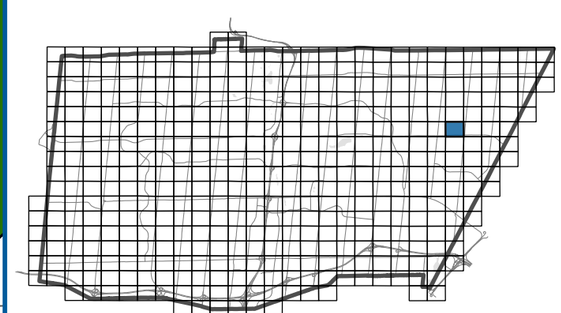
City of Brampton
Zoning By-law

Schedule A-A46

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)



0 30 60 90 120 150
Metres

January 2026

wsp

A-1520
NS
NS
I2-1520
I2-1520
NS-1520
OS-1520
NS
NS
OS
I2-1519
I2-1520
NS-1520
NS-1520
NS
NS
I2-1519
NS-1520
I2-1520
I2-1520
RE-1519
CASTLEMORE RD
RE-2278
NS
OS
RE-2279
RE
JULIAN DR
RE
NS
OS
LC-2445

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

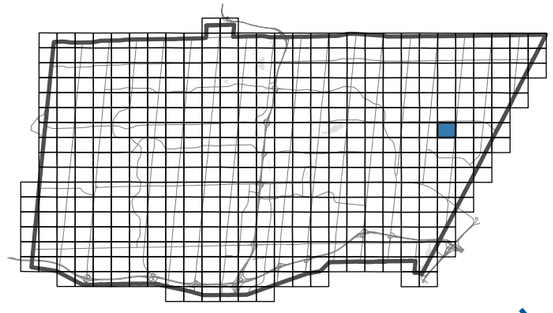
City of Brampton
Zoning By-law

Schedule A-A47

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential First Density (R1)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

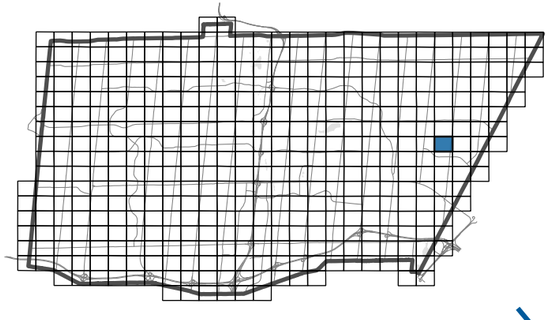
City of Brampton
Zoning By-law

Schedule A-A48

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

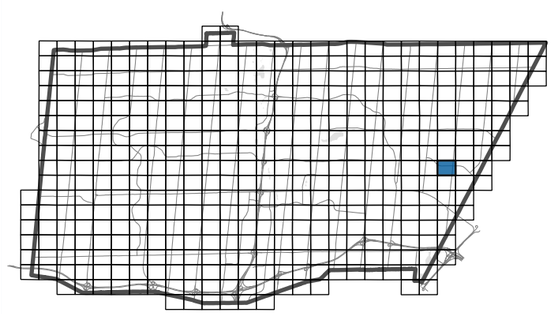
City of Brampton
Zoning By-law

Schedule A-A49

Legend

Zone Boundaries

- Recreational Commercial (RC)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

WSP

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

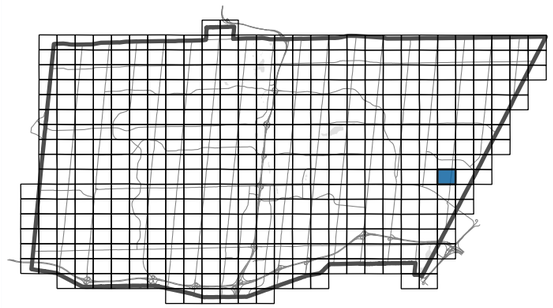
City of Brampton
Zoning By-law

Schedule A-A50

Legend

Zone Boundaries

- Local Commercial (LC)
- Prestige Employment (PE)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

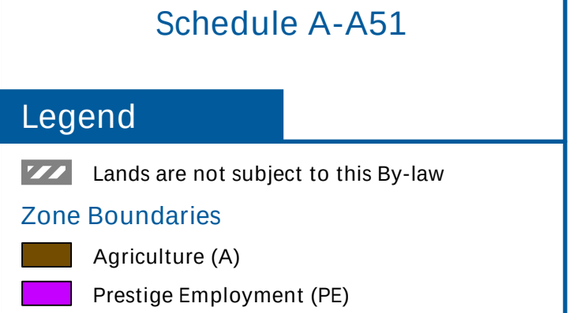
Schedule A-A51

Legend

- Lands are not subject to this By-law

Zone Boundaries

- Agriculture (A)
- Prestige Employment (PE)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Mixed Use Mid Rise (MM)
- Mixed Use High Rise (MH)
- Residential First Density (R1)
- Residential Second Density (R2)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

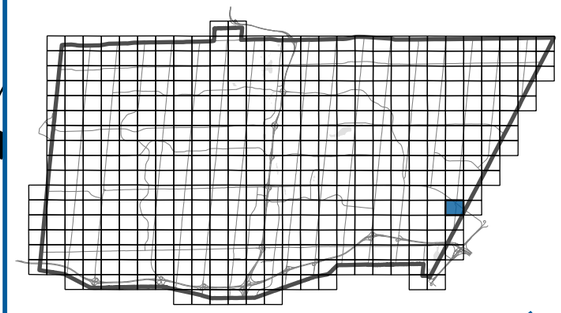
Schedule A-A52

Legend

- Lands are not subject to this By-law

Zone Boundaries

- Highway Commercial (HC)
- Local Commercial (LC)
- Office Commercial (OC)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential First Density (R1)



0 30 60 90 120 150
Metres

January 2026

wsp

BREWSTER RD
SEACLIFF CRES
KELWAYS CIR
THE GORE RD
QUEEN ST
MANSWOOD CRES
HIGHWAY 50

PE
PE-1536
NS
NS-1536
R1-1959
R1-1958
R1-1957
R1-1960
OS
OC
OC-2545
RESIDENTIAL HIGH DENSITY ZONE-2793
RESIDENTIAL ZONE-2793
2793
F-2793
HC-1505
LC-1917
(H) LC-1919
NS-1515
RE
RE-1515
LC-2094

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

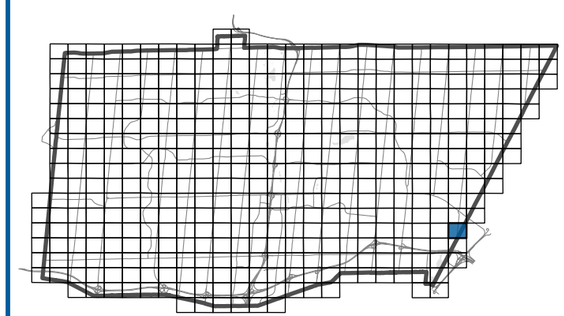
City of Brampton
Zoning By-law

Schedule A-A53

Legend

Zone Boundaries

- Local Commercial (LC)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

NS

OS

OS

OS

OS

HIGHWAY-50

UT

HIGHWAY-407

HIGHWAY-407

HIGHWAY-407

HIGHWAY 427

HIGHWAY-427

HIGHWAY-427

BRAMPTON

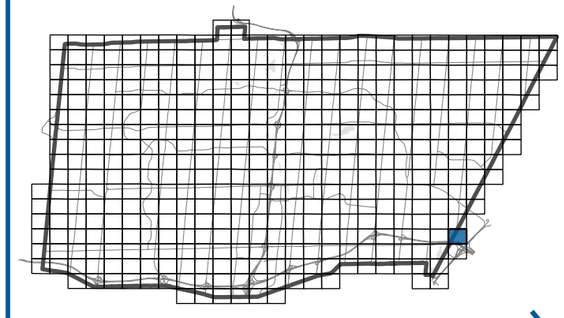
City of Brampton
Zoning By-law

Schedule A-A54

Legend

Zone Boundaries

- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

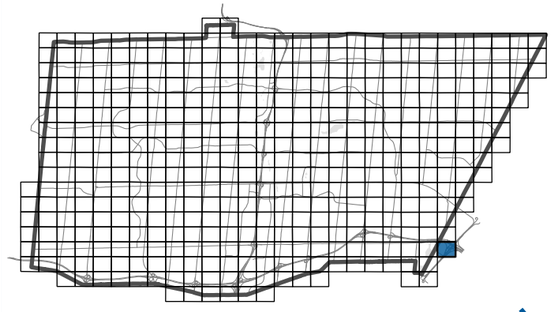
Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule A-A55

Legend



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

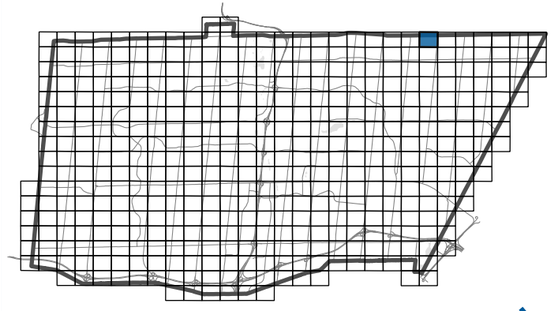
City of Brampton
Zoning By-law

Schedule A-A56

Legend

Zone Boundaries

- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

MAYFIELD RD
BANSBURY CIR
GORDON RANDLE DR
LOVE CRT
BOYCE CRES
AMRIK DR
JURA CRES
MCVEAN DR
LAYTON ST
JELLYSTONE ST
GORDON RANDLE DR
BOYCE CRES
BEDOUIN CRES
MEDALIST RD
MEDALIST CRES
GOLD BOTTOM CR

R1A-2459 R1-2459 R1A-2401 R1A-347 R1-68 R1-2459 R1-2459 R1A-2459 R1-2401 R1-2459 R1-2396 R1-2396 R1-2458 R1-2459 R1-2458 R1-2459 R1-2459 R1-2459 R1-2459 R1-2459 R1-2459 R1-2459 R1-2459 R1-2457 R1-2459 R1-2459 R1-2459 R1-753 R1-753 R1-748 R1-753 R1-2459 R1-2459 R1-2459 R1-2459 R1-2459 R1-2459 R1-2459 R1-2459

BRAMPTON

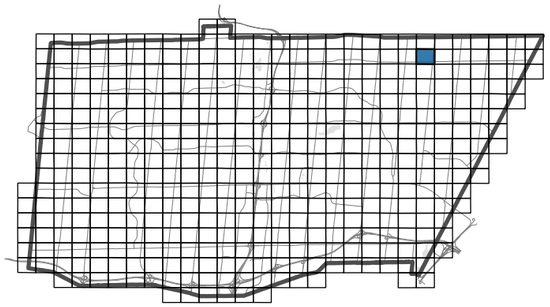
City of Brampton
Zoning By-law

Schedule A-A57

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

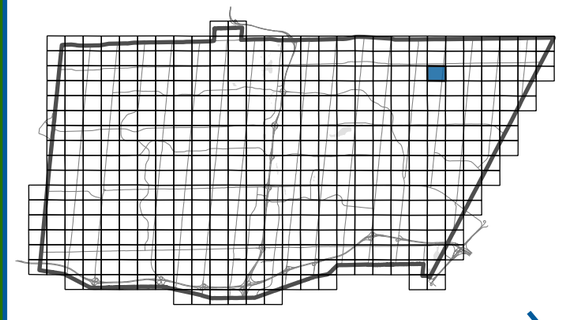
City of Brampton
Zoning By-law

Schedule A-A58

Legend

Zone Boundaries

- Natural System (NS)
- Residential Estate (RE)



0 30 60 90 120 150
Metres

January 2026

EMANUELE PL
BLUE JAY AVE
BELLINI AVE
MICHELANGELO BLVD
MCVEAN DR
BOWMAN AVE

RE
NS
RE-77

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

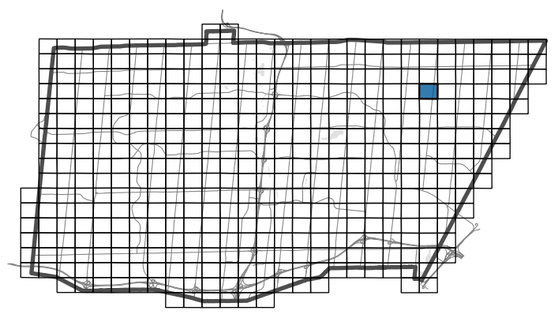
City of Brampton
Zoning By-law

Schedule A-A59

Legend

Zone Boundaries

- Agriculture (A)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

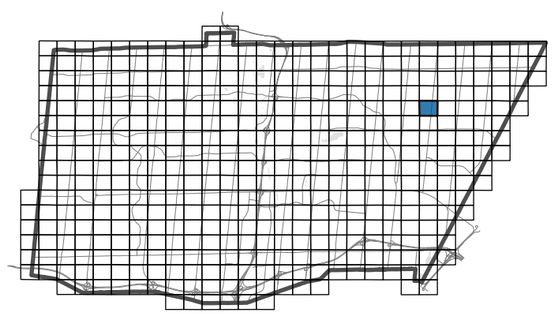
City of Brampton
Zoning By-law

Schedule A-A60

Legend

Zone Boundaries

- Agriculture (A)
- Natural System (NS)
- Residential Estate (RE)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

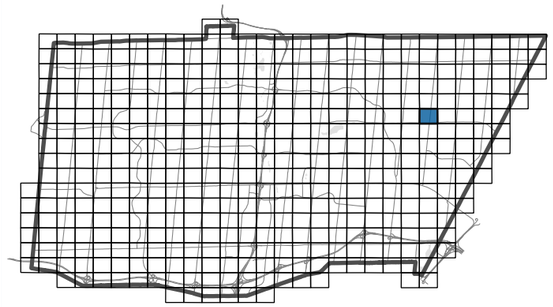
City of Brampton
Zoning By-law

Schedule A-A61

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

RE
A-1520
NS
OS
OS-1520
NS-1520
I2-2409
R1A-1805
R1A-1804
RE-1804
R1
R1A-1806
LC-1822
LC-2302
R2-2301
R1-2299
GLENBROOK BLVD
TAVENDER LANE
MCVEAN DR
CASTLEMORE RD

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

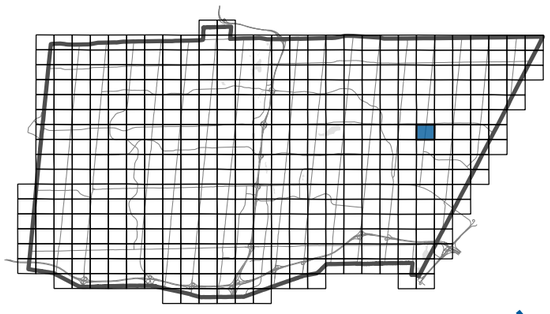
City of Brampton
Zoning By-law

Schedule A-A62

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

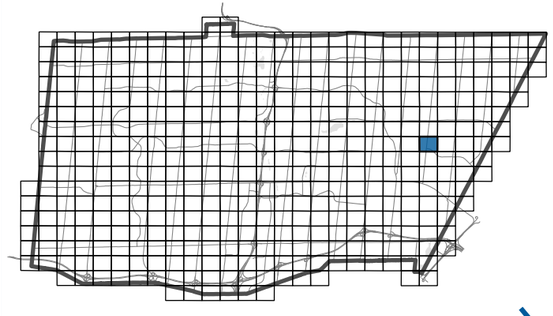
City of Brampton
Zoning By-law

Schedule A-A63

Legend

Zone Boundaries

- General Commercial (GC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

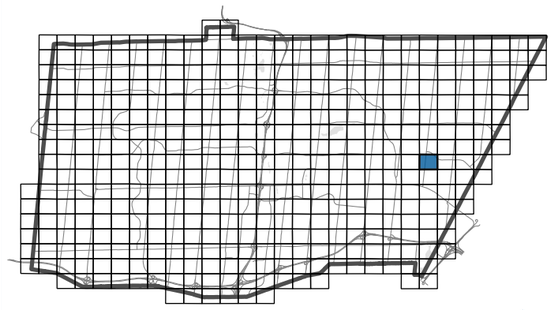
City of Brampton
Zoning By-law

Schedule A-A64

Legend

Zone Boundaries

- Recreational Commercial (RC)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

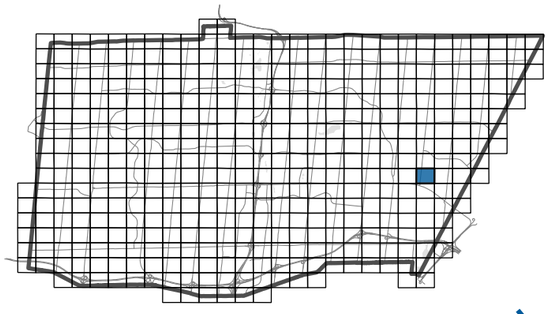
City of Brampton
Zoning By-law

Schedule A-A65

Legend

Zone Boundaries

- Agriculture (A)
- Recreational Commercial (RC)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

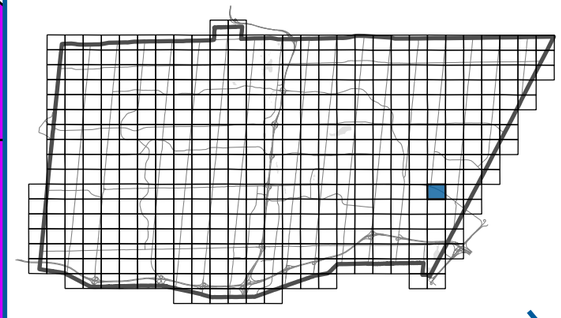
City of Brampton
Zoning By-law

Schedule A-A66

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Office Commercial (OC)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Mixed Use Mid Rise (MM)
- Mixed Use High Rise (MH)
- Residential Estate (RE)
- Residential First Density (R1)



0 30 60 90 120 150
Metres

January 2026

wsp

EBENEZER RD
MCVEAN DR
CHERRYCREST DR
ATTMAR DR
QUEEN ST
ABACUS RD

RE
OS
A
OC-34
MM-32
(H) MM-30
OS-26
(H) OC-28
MM-24
MH-23
PE-1488
GC-1489
OS-1878
R1-1874
NS-1800
PE-1800
PE-1677
PE-1536
NS
PE

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

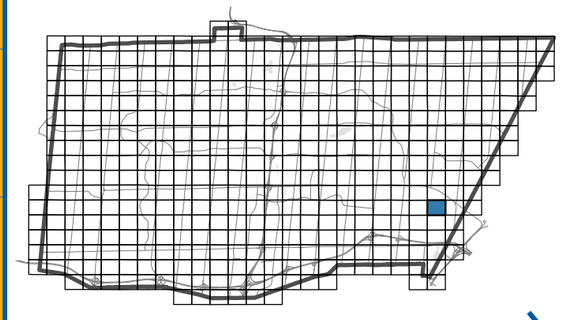
City of Brampton
Zoning By-law

Schedule A-A67

Legend

Zone Boundaries

- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

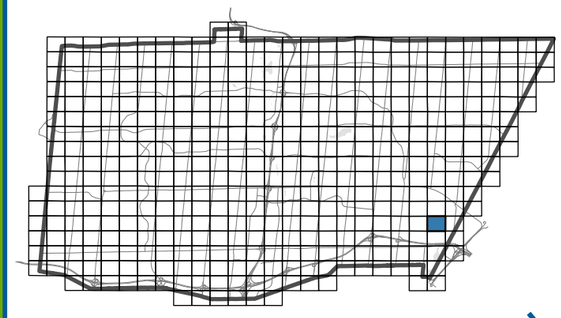
City of Brampton
Zoning By-law

Schedule A-A68

Legend

Zone Boundaries

- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

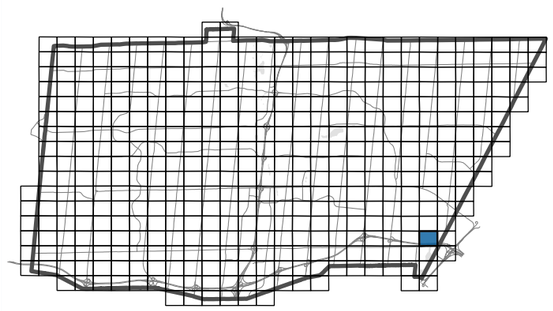
City of Brampton
Zoning By-law

Schedule A-A69

Legend

Zone Boundaries

- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

NS
OS
UT
HIGHWAY 407
HIGHWAY 427

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

STEELES AVE

OS

OS-2581

HIGHWAY 50

BRAMPTON

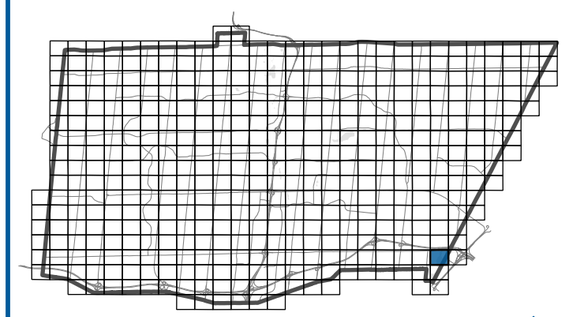
City of Brampton
Zoning By-law

Schedule A-A70

Legend

Zone Boundaries

Open Space (OS)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

OS-2581

OS-2581

UT

UT

OS-2581

OS-2581

OS-2581

OS-2581

HIGHWAY 427

HIGHWAY 427

HIGHWAY 427

BRAMPTON

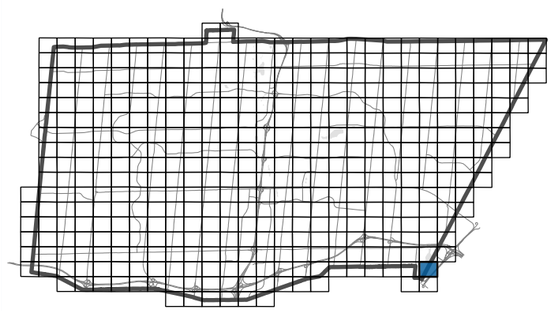
City of Brampton
Zoning By-law

Schedule A-A71

Legend

Zone Boundaries

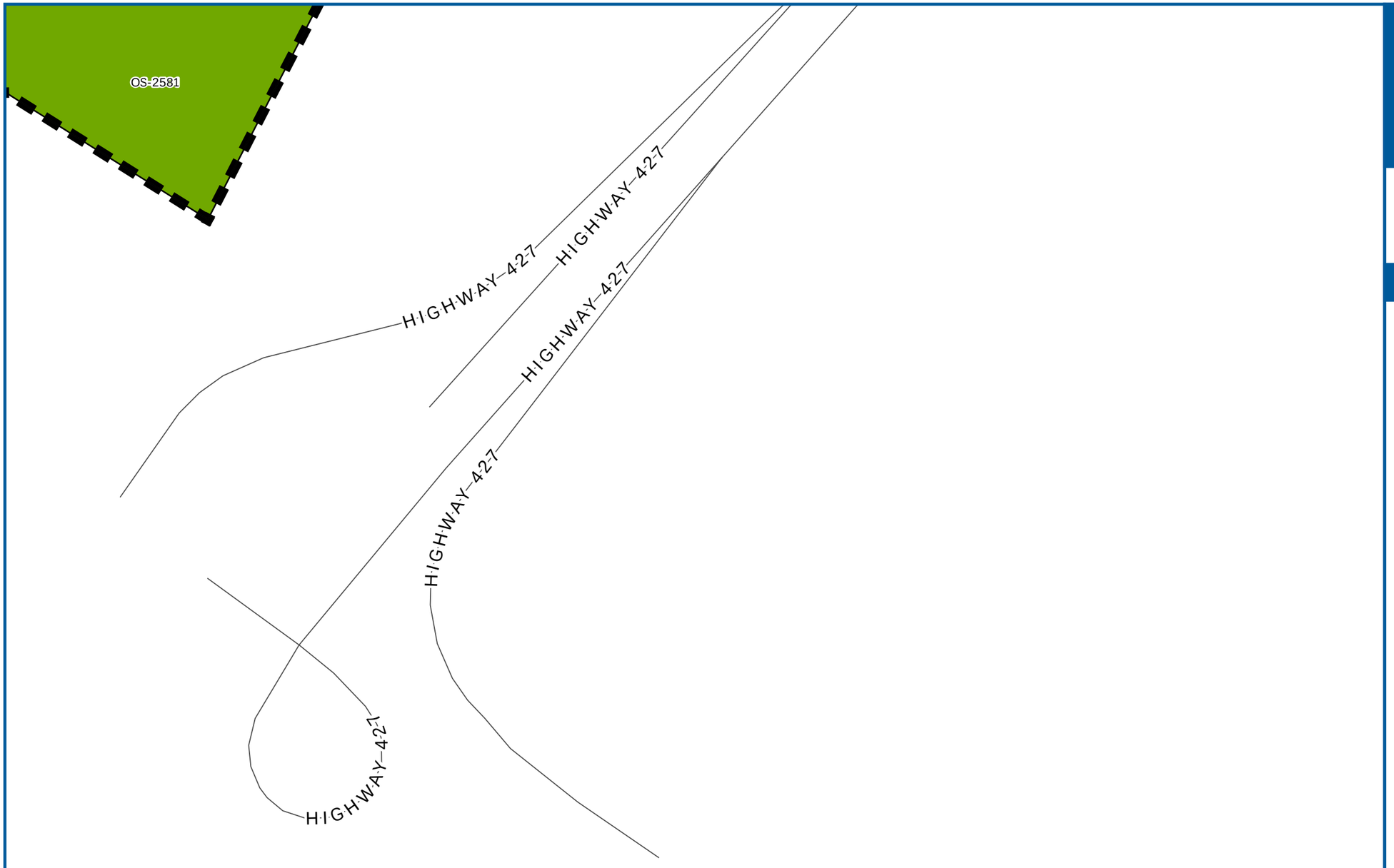
- Open Space (OS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

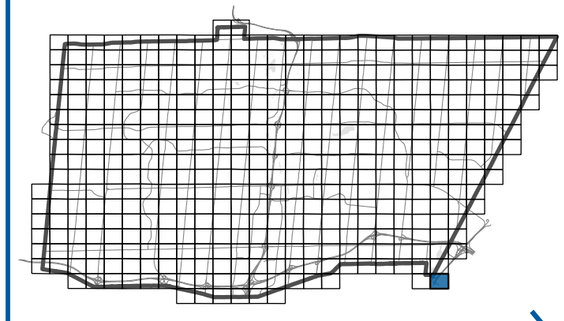
City of Brampton
Zoning By-law

Schedule A-A72

Legend

Zone Boundaries

Open Space (OS)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule A-A73

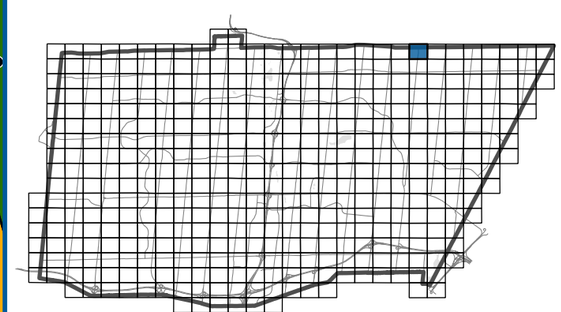
MAYFIELD RD

R1A-1769
(H) I1-2777
RE
LC-2078
OS-2060
LC-359
R1-1768
NS
R1-1772
R1-1777
R1-1771
R1-1776
R1-1772
R1-1769
R1-1772
SAINT-HUBERT-DR
R1-1775
R1-1776
R1-1775
R1-1776
R1-1777
R1-1776
GONCORDE-DR
R1-1770
OS
NS
R1-1772
R1-1769
BILLANGOURT-CRES
R1-1775
R1-1777
ODEON-ST
R1-1773
R1-1775
OS
R1A-1770
R1-1768
R1-1769
R1-1773
R1A-1775
R1-1775
R1-1775
R1-1769
R1A-1773
BELLEVILLE-DR
GOREWAY-DR
LUCINDA-CRT
RE
NS
R1-2458
RE
RE
NS
NS
RE
STANLEY-CARBERRY-DR

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

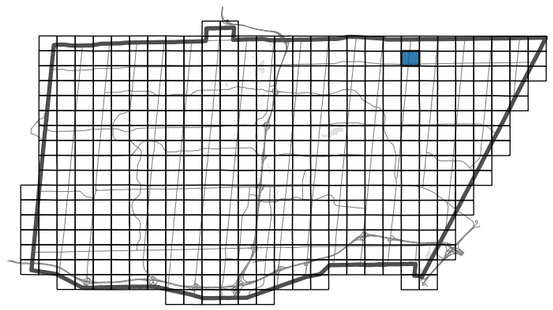
City of Brampton
Zoning By-law

Schedule A-A74

Legend

Zone Boundaries

- General Commercial (GC)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

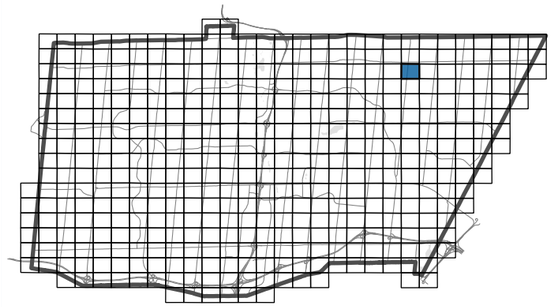
City of Brampton
Zoning By-law

Schedule A-A75

Legend

Zone Boundaries

- General Commercial (GC)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

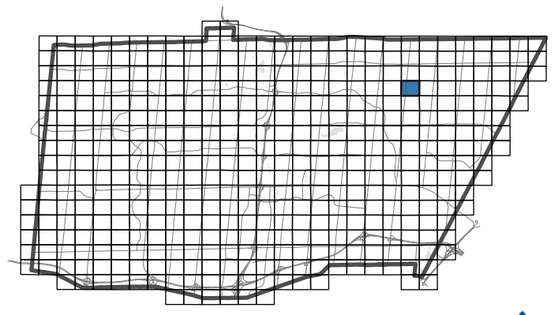
City of Brampton
Zoning By-law

Schedule A-A76

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

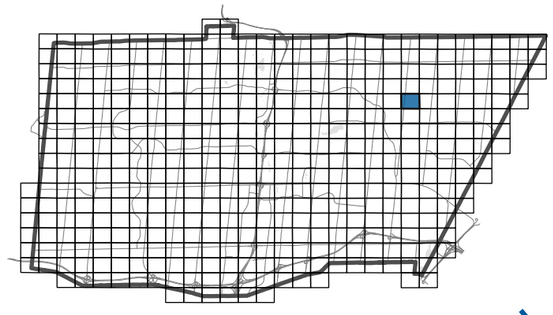
City of Brampton
Zoning By-law

Schedule A-A77

Legend

Zone Boundaries

- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

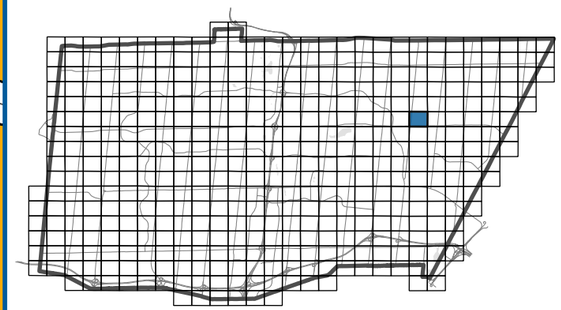
City of Brampton
Zoning By-law

Schedule A-A78

Legend

Zone Boundaries

- Highway Commercial (HC)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

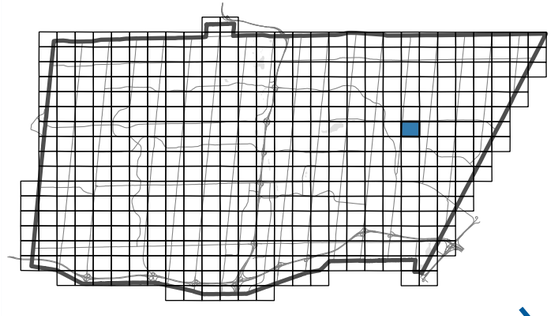
City of Brampton
Zoning By-law

Schedule A-A79

Legend

Zone Boundaries

- Highway Commercial (HC)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

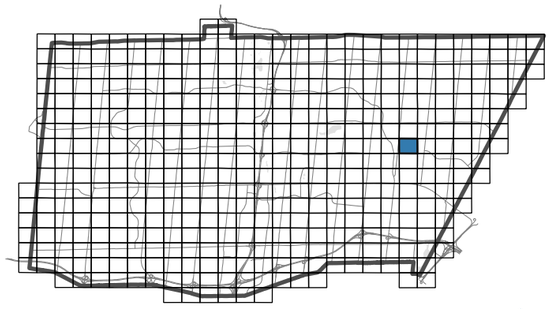
City of Brampton
Zoning By-law

Schedule A-A80

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Utility and Transportation (UT)

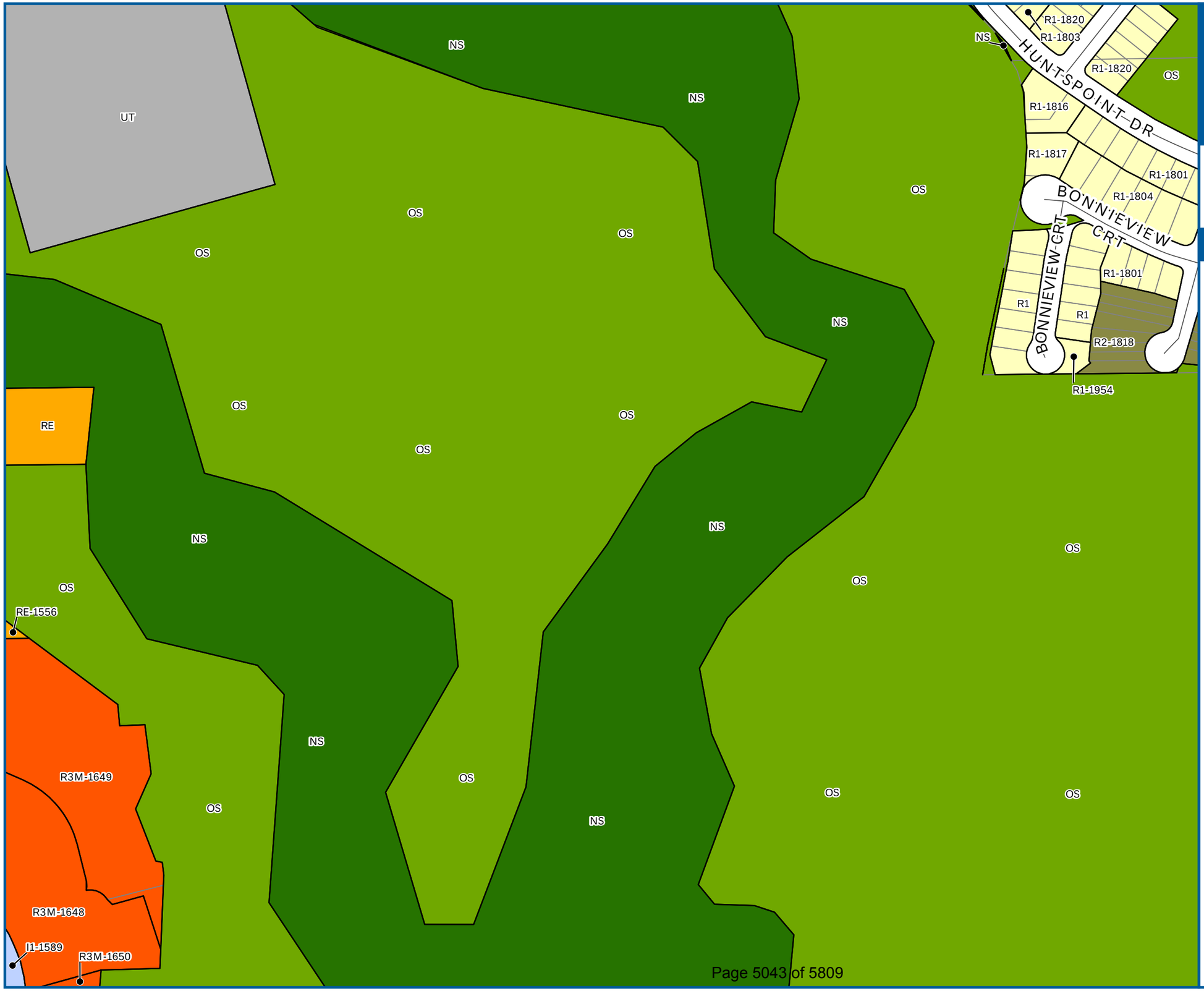


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

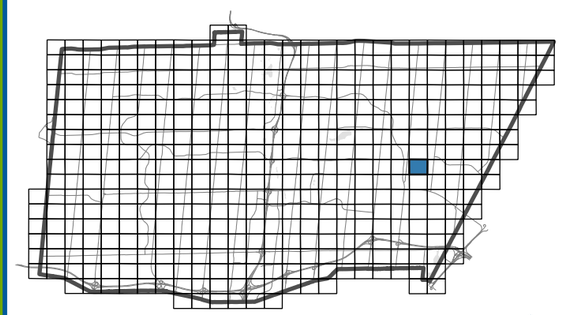
City of Brampton
Zoning By-law

Schedule A-A81

Legend

Zone Boundaries

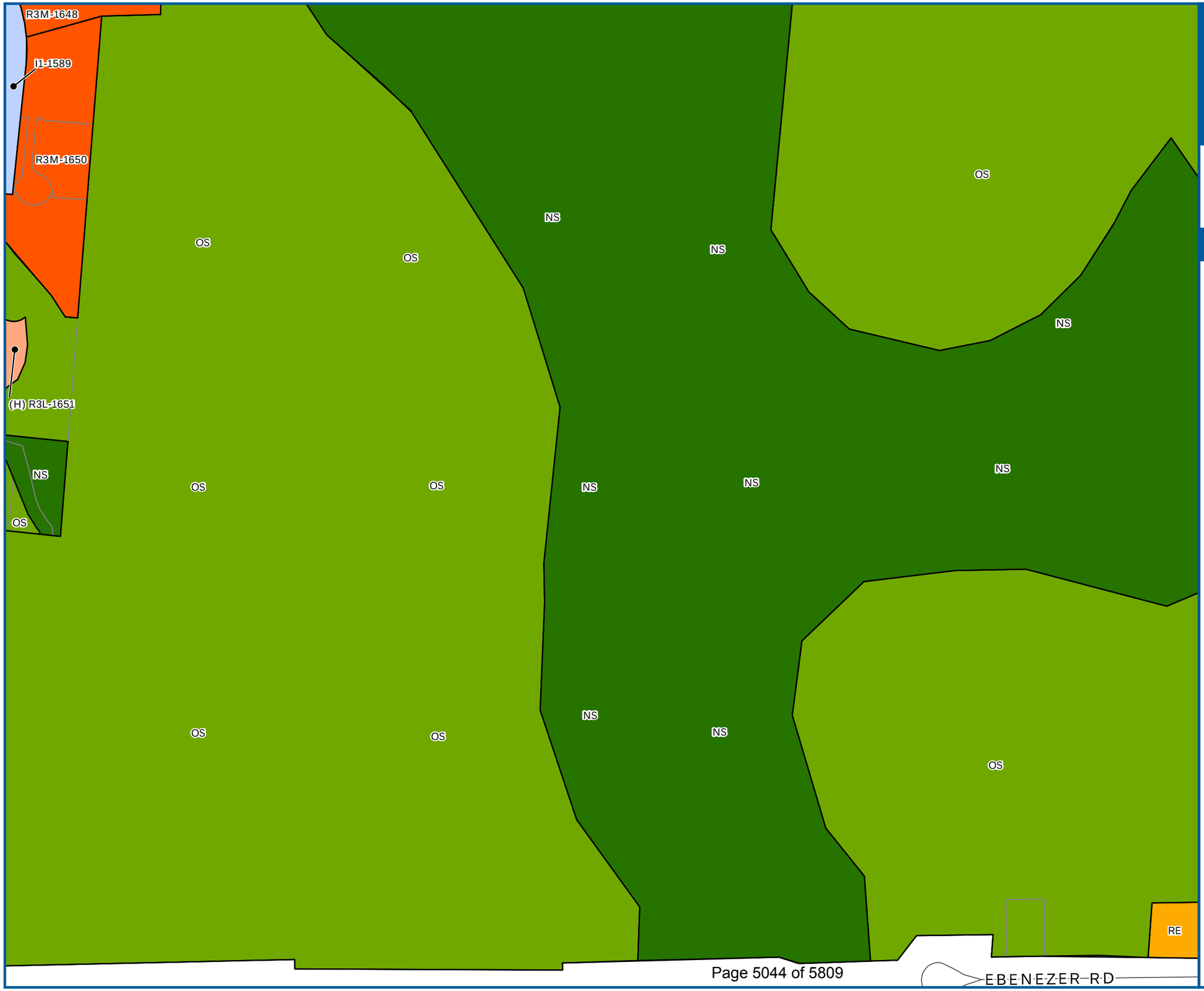
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential Second Density (R2)
- Residential Third Density - Mid Rise (R3M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

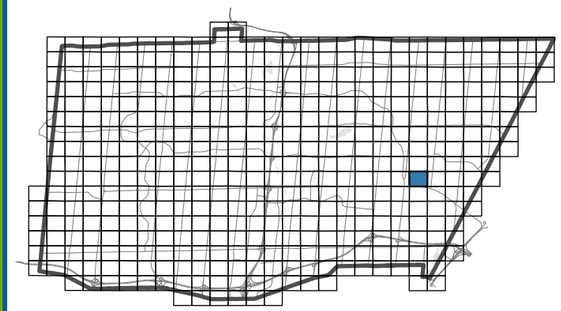
City of Brampton
Zoning By-law

Schedule A-A82

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

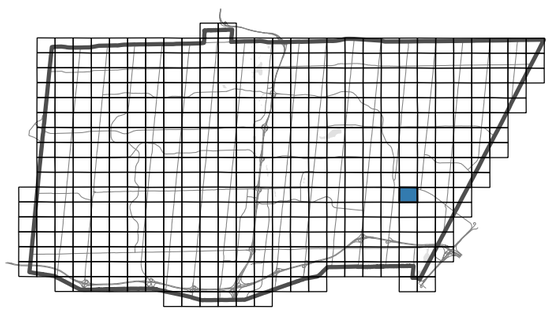
City of Brampton
Zoning By-law

Schedule A-A83

Legend

Zone Boundaries

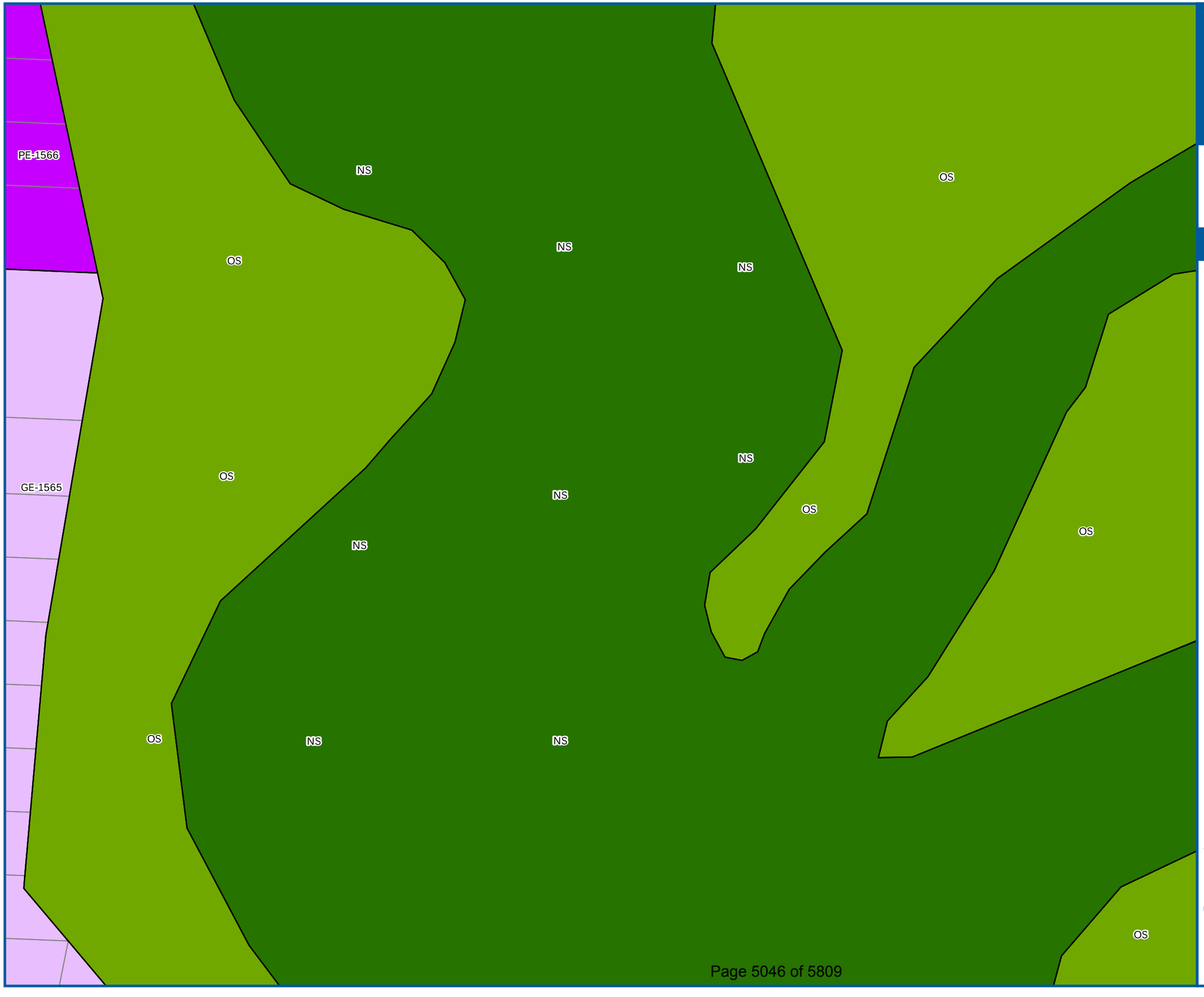
- Agriculture (A)
- Local Commercial (LC)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

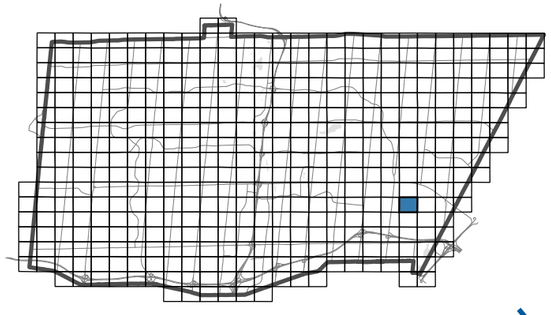
City of Brampton
Zoning By-law

Schedule A-A84

Legend

Zone Boundaries

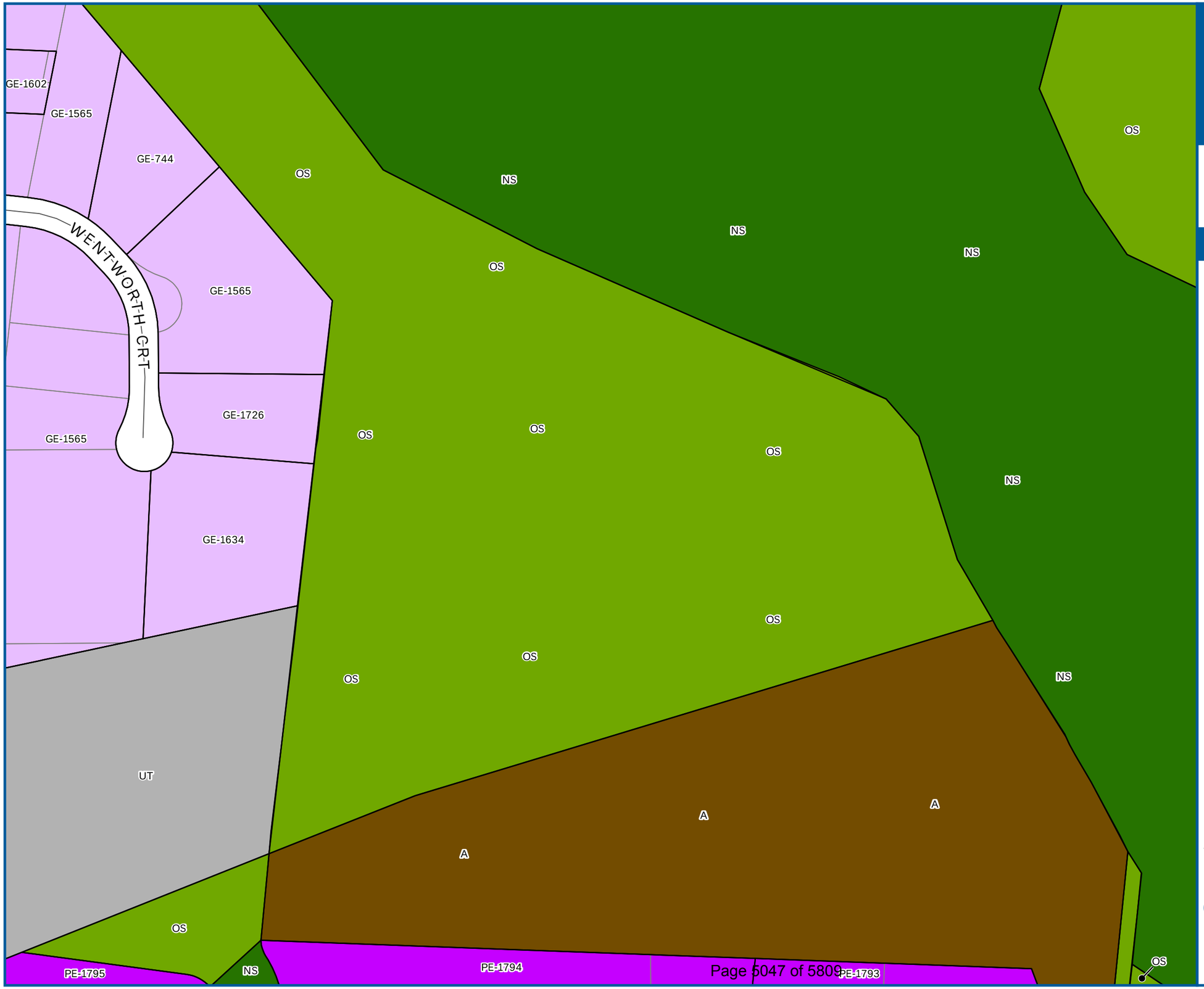
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

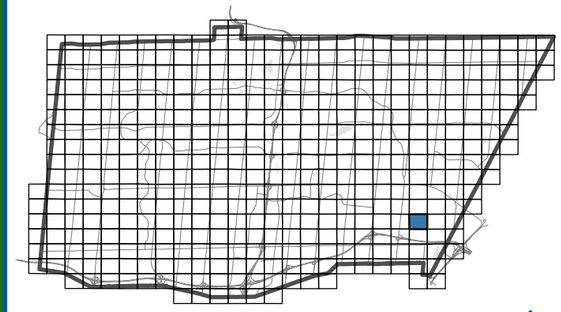
City of Brampton
Zoning By-law

Schedule A-A85

Legend

Zone Boundaries

- Agriculture (A)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

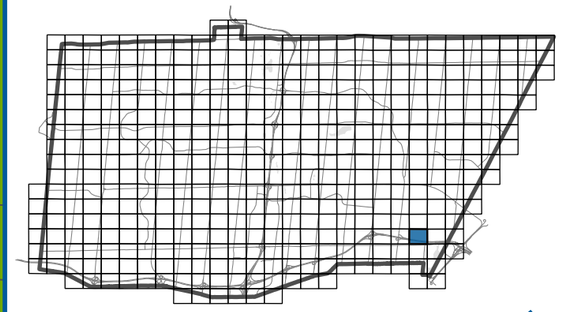
City of Brampton
Zoning By-law

Schedule A-A86

Legend

Zone Boundaries

- Agriculture (A)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

OS
NS
PE-1795
PE-1794
PE-1793
INTERMODAL DR
PE-1792
PE-1793
PE-1793
RE
OS
GOREWOOD DR
HIGHWAY 407 RAMP
UT
HIGHWAY 407
UT
HIGHWAY 407
UT
RE
OS
A
A
I1

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

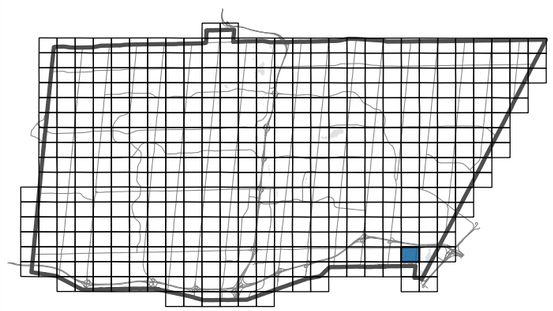
City of Brampton
Zoning By-law

Schedule A-A87

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Local Commercial (LC)
- Prestige Employment (PE)
- General Institutional (I1)
- Open Space (OS)
- Residential Estate (RE)



0 30 60 90 120 150
Metres

January 2026

wsp

A
A
RE
RE
I1
OS
STEELES AVE
GC-2686
PE-2616
PE-2638
PE-2614
CASTLEVIEW DR
PE-2615
KENVIEW BLVD
PE-2637
FINCH AVE
OS-2581
PE-2615
PE-2615
OS-2581
PE-2615
PE-2683
LC-2684
OS-2581
PARKSHORE DR
PE-2687
PE-2688
LC-2684

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

PE-2615
PE-2687
PE-2688
LC-2684
LC-2684
OS-2581
UT
UT
UT
UT
UT
UT
UT
F·I·N·C·H·–·A·V·E
OS-2581
OS-2581

BRAMPTON

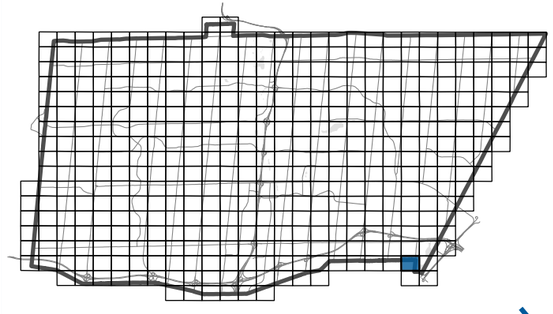
City of Brampton
Zoning By-law

Schedule A-A88

Legend

Zone Boundaries

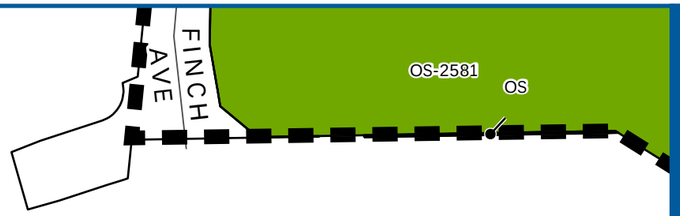
- Local Commercial (LC)
- Prestige Employment (PE)
- Open Space (OS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

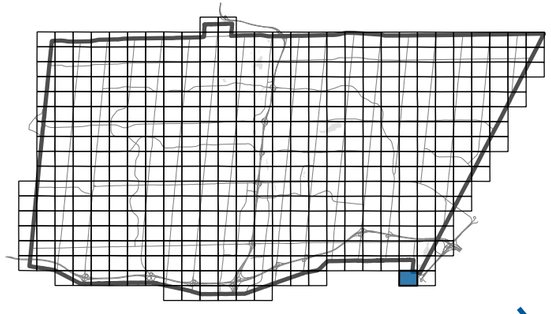
City of Brampton
Zoning By-law

Schedule A-A89

Legend

Zone Boundaries

Open Space (OS)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

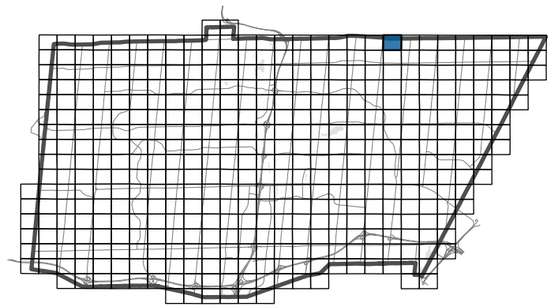
City of Brampton
Zoning By-law

Schedule A-A90

Legend

Zone Boundaries

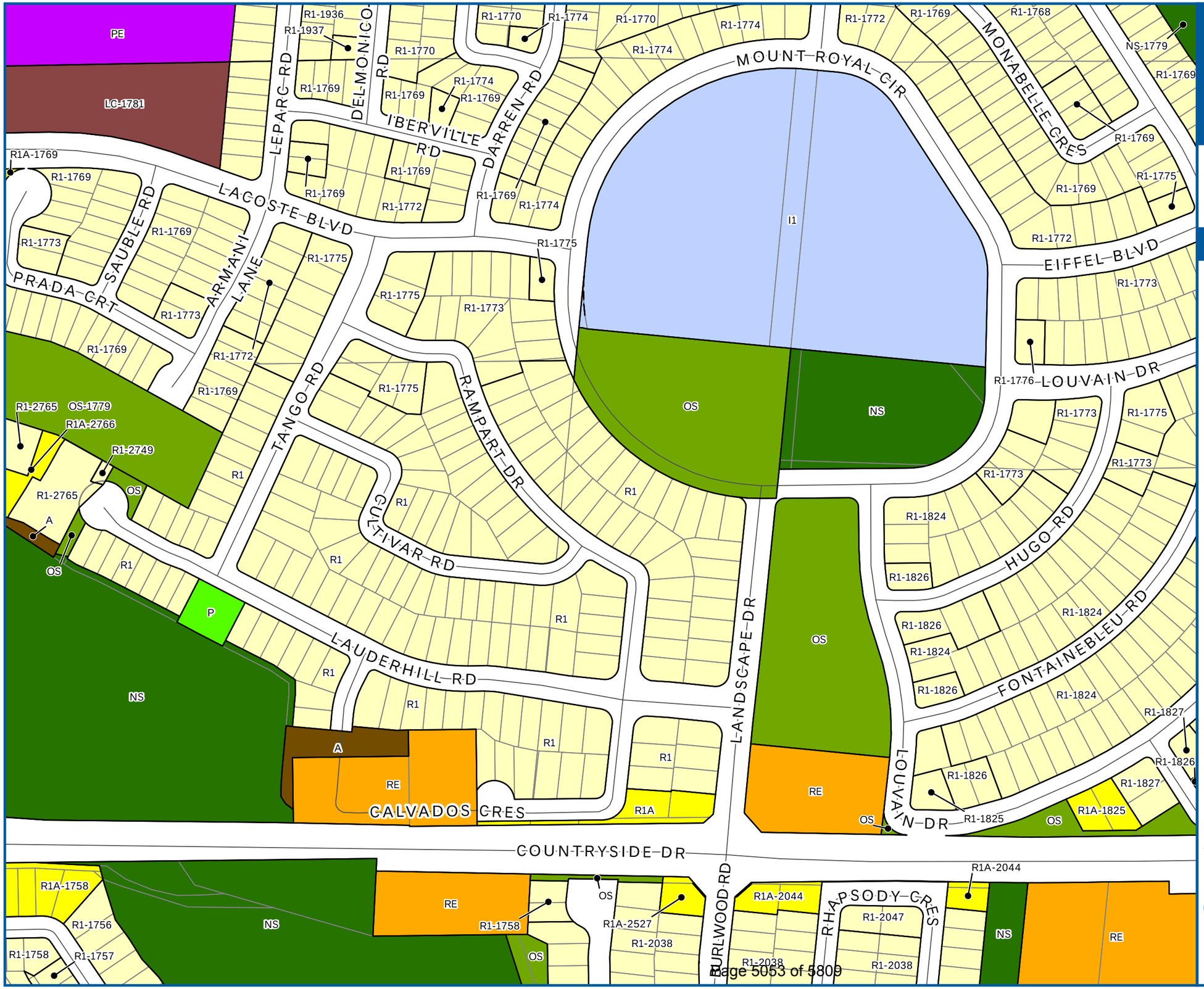
- Local Commercial (LC)
- Prestige Employment (PE)
- Natural System (NS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

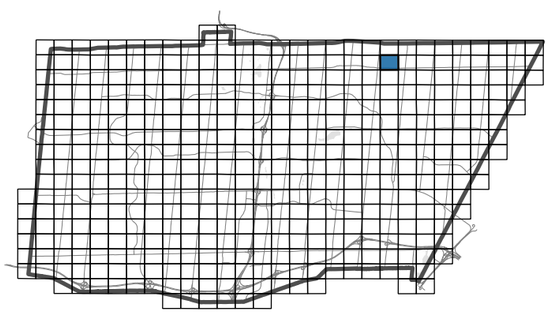
City of Brampton
Zoning By-law

Schedule A-A91

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

wsp

BRAMPTON

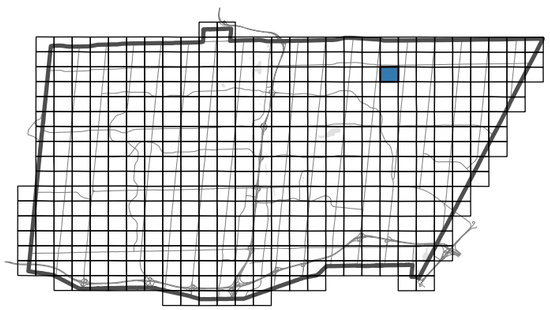
City of Brampton
Zoning By-law

Schedule A-A92

Legend

Zone Boundaries

- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

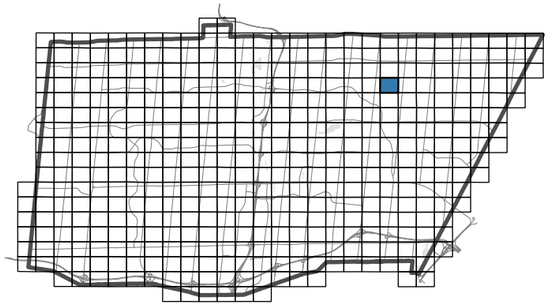
City of Brampton
Zoning By-law

Schedule A-A93

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

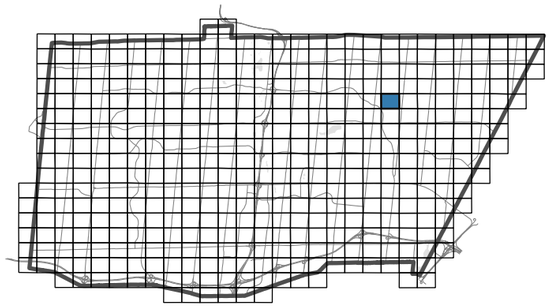
City of Brampton
Zoning By-law

Schedule A-A94

Legend

Zone Boundaries

- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

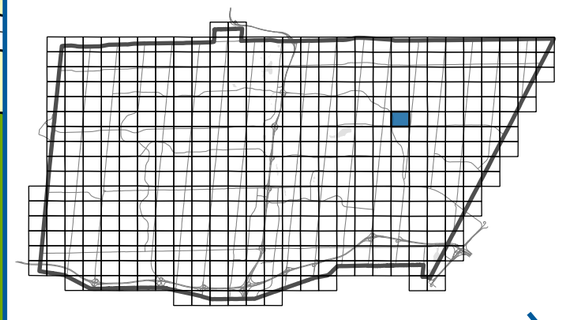
City of Brampton
Zoning By-law

Schedule A-A95

Legend

Zone Boundaries

- Agriculture (A)
- Highway Commercial (HC)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

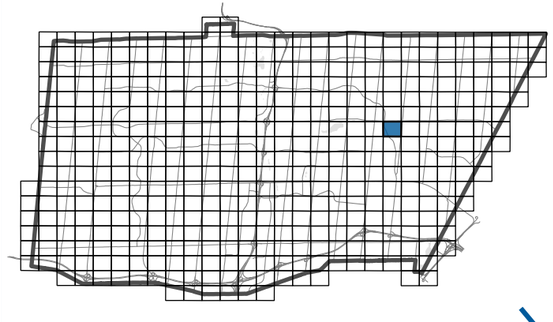
City of Brampton
Zoning By-law

Schedule A-A96

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

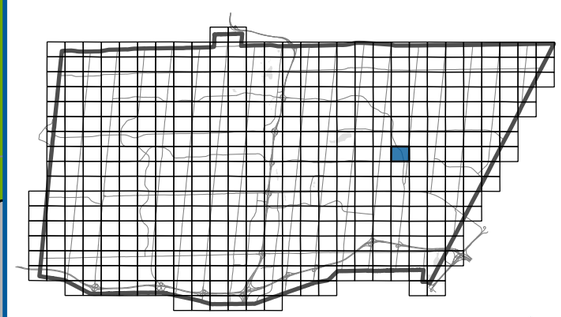
City of Brampton
Zoning By-law

Schedule A-A97

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential Third Density - Low Rise (R3L)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

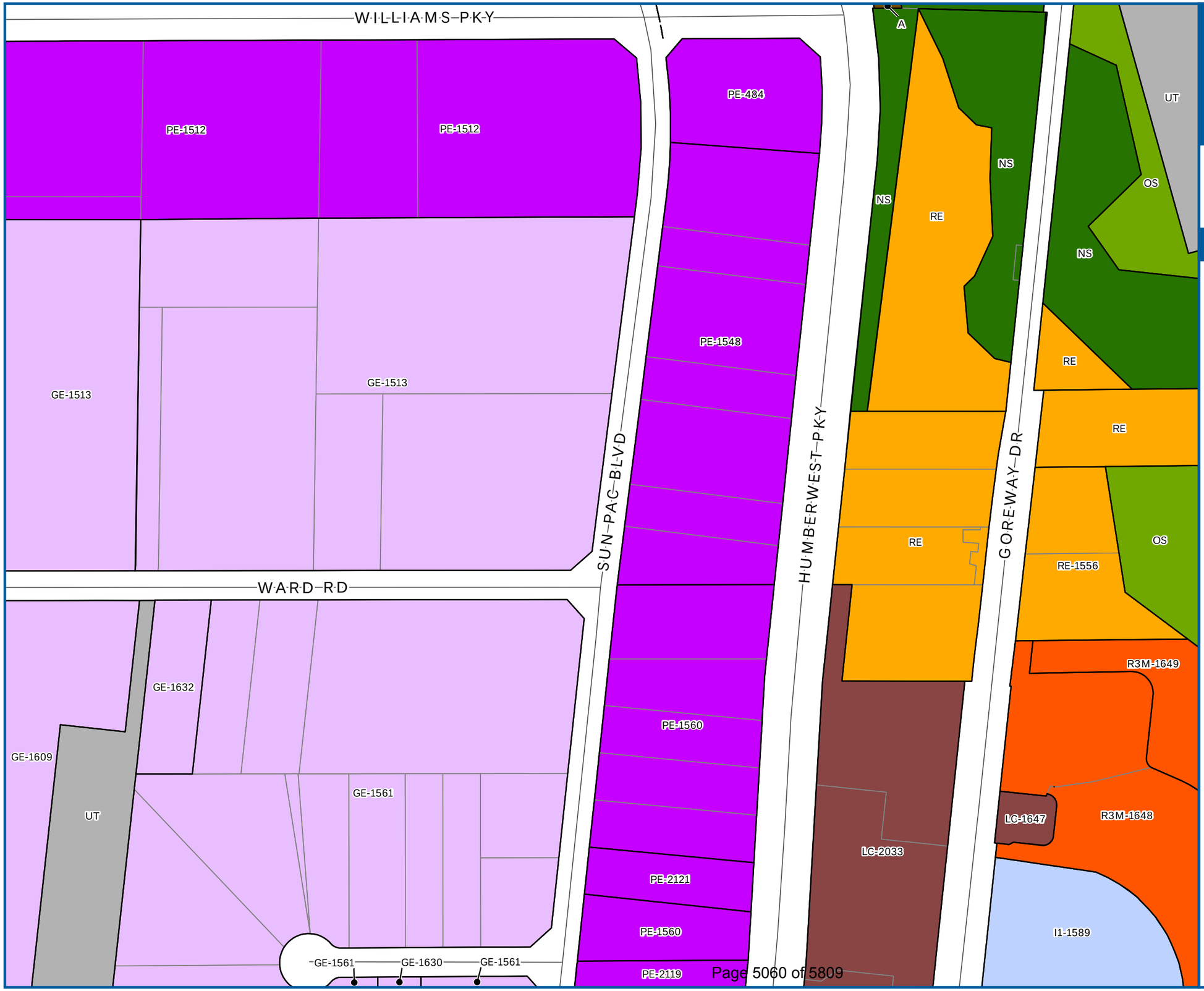
January 2026

wsp

AUTOMATIC RD
HUMBERWEST PKY
EDVAC DR
GOREWAY DR
WILLIAMS PKY

PE-1627 GC-1626 NS OS A I1-2540 RE R3L-1898 UT GE-1513 GE-605 PE-1548

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N



BRAMPTON

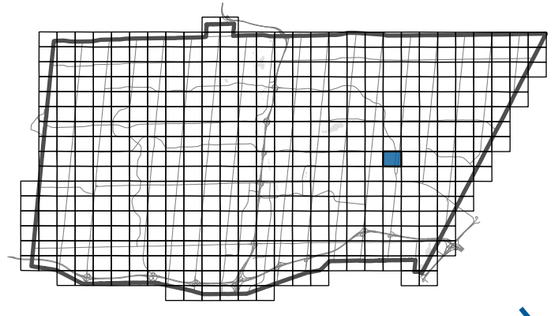
City of Brampton
Zoning By-law

Schedule A-A98

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential Third Density - Mid Rise (R3M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

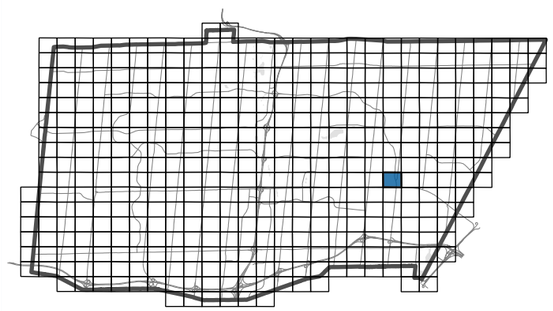
City of Brampton
Zoning By-law

Schedule A-A99

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)
- Utility and Transportation (UT)
- Future Development (FD)

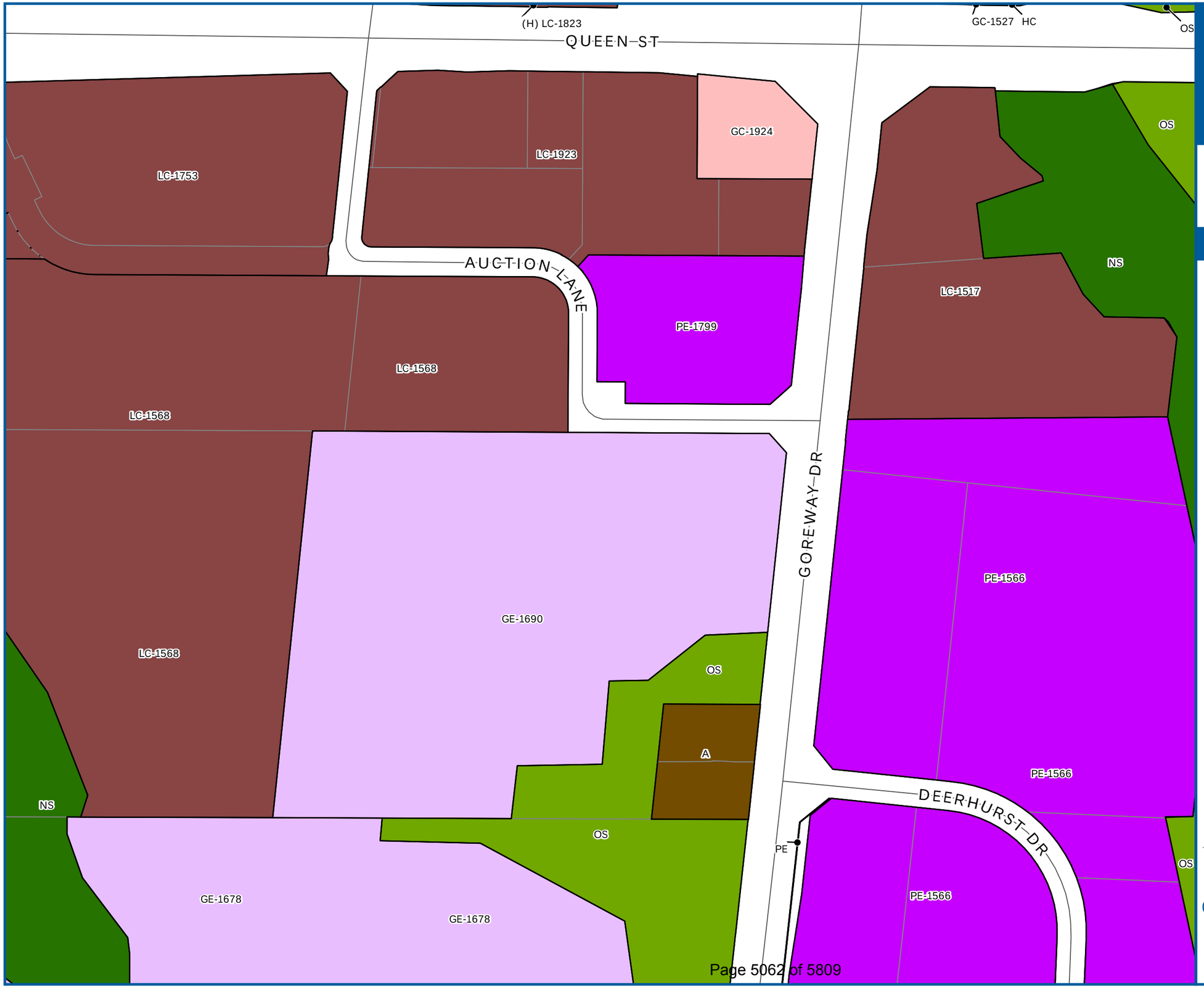


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

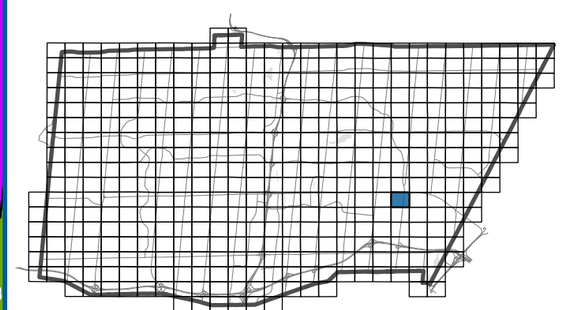
City of Brampton
Zoning By-law

Schedule A-A100

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)



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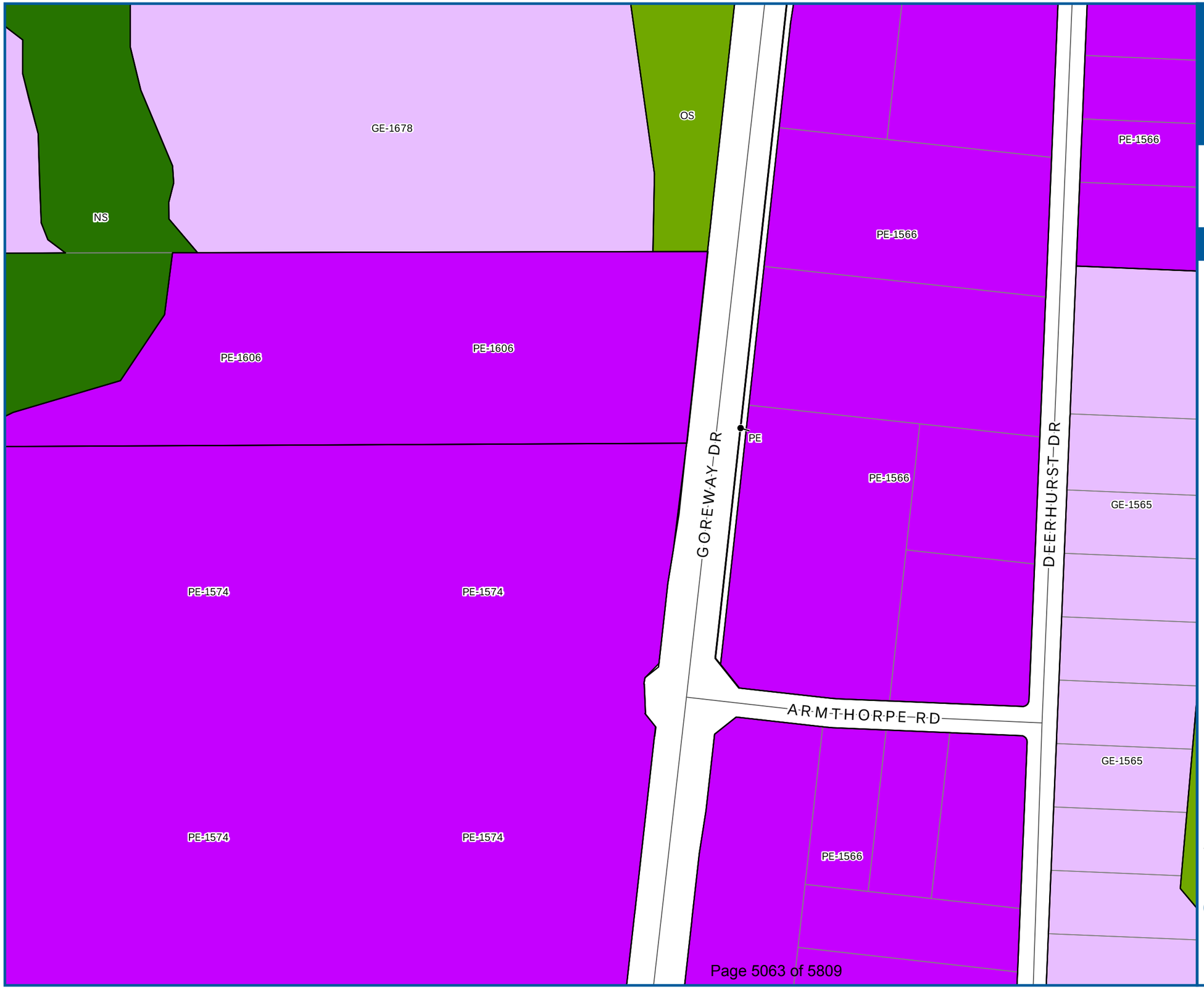
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

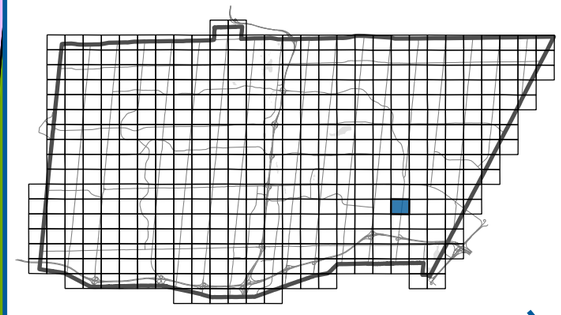
City of Brampton
Zoning By-law

Schedule A-A101

Legend

Zone Boundaries

- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

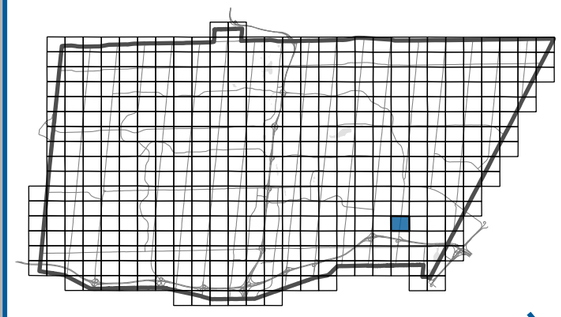
City of Brampton
Zoning By-law

Schedule A-A102

Legend

Zone Boundaries

- General Commercial (GC)
- General Employment (GE)
- Prestige Employment (PE)
- Open Space (OS)
- Residential Estate (RE)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

PE-1574
PE-1574
PE-1574
PE-1574
PE-1574
PE-1575
RE
PE-1641
PE-1566
PE-1566
GE-1565
GE-1601
GE-1602
GE-1565
GE-1565
GE-1565
(H) GC-1797
UT
UT
UT
GE-1543
GE-1577
OS
PE-1795

WENTWORTH CRT
GOREWAY DR
DEERHURST DR
INTERMODAL DR

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

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Zoning By-law

Schedule A-A103

GE-1543
GE-1577
UT
PE-1795
PE-1792
RE
A
GORE WAY DR
INTERMODAL DR
HIGHWAY 407
HIGHWAY 407 RAMP

Legend

Zone Boundaries

- Agriculture (A)
- General Employment (GE)
- Prestige Employment (PE)
- Open Space (OS)
- Residential Estate (RE)
- Utility and Transportation (UT)

0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

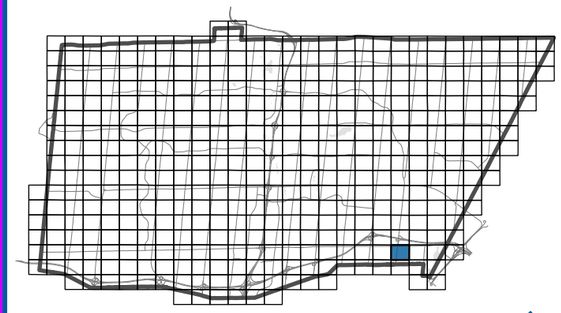
City of Brampton
Zoning By-law

Schedule A-A104

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)



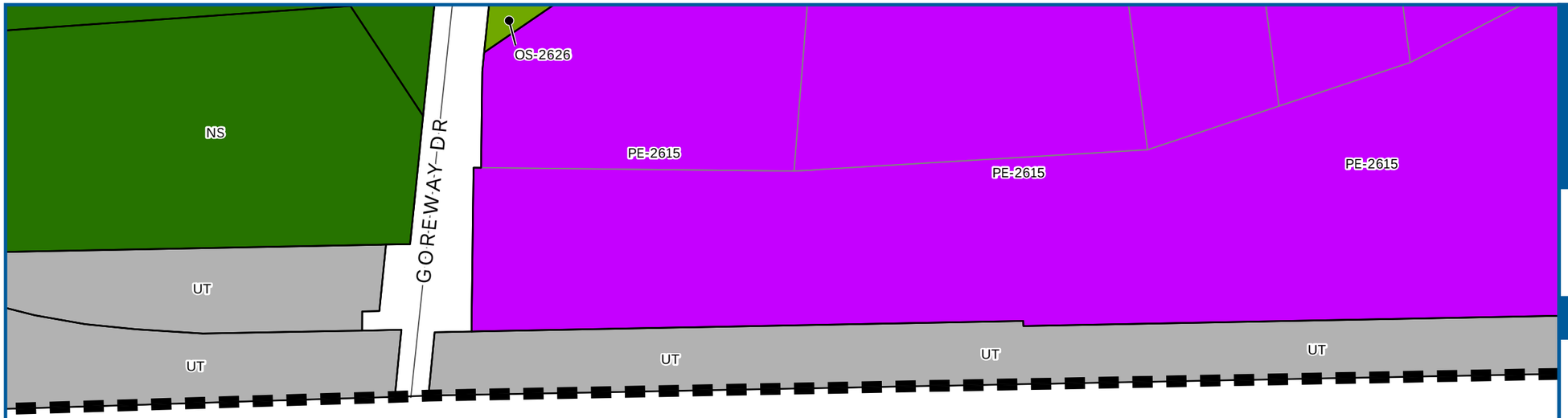
0 30 60 90 120 150
Metres

January 2026

wsp

UT
UT
A
UT
A
STEELES AVE
GC-2686
PE-2695
PE-2742
PE-2614
PAGET RD
PE-2614
PE-2724
PE-2575
GORE WAY DR
KENVIEW BLVD
PE-2615
PE-2615
NS
A
OS-2721
OS-2626
PE-2615
PE-2615
NS
NS

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

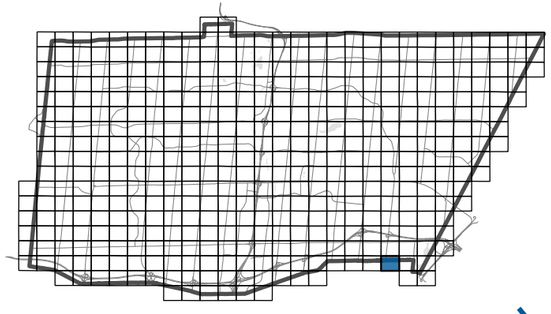
City of Brampton
Zoning By-law

Schedule A-A105

Legend

Zone Boundaries

- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

To navigate to a map page, enter the index number within the corresponding Package in the page number interface of your PDF program.

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City of Brampton
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D89	D72	D55	D38	D21	D4	C96	C78	C60	C42	C23	C4	B103	B86	B69	B52	B36	B20	B4	A91	A74	A57	A42	A30	A20	A12	A7	A4
D90	D73	D56	D39	D22	D5	C97	C79	C61	C43	C24	C5	B104	B87	B70	B53	B37	B21	B5	A92	A75	A58	A43	A31	A21	A13	A8	A5
D91	D74	D57	D40	D23	D6	C98	C80	C62	C44	C25	C6	B105	B88	B71	B54	B38	B22	B6	A93	A76	A59	A44	A32	A22	A14	A9	
D92	D75	D58	D41	D24	D7	C99	C81	C63	C45	C26	C7	B106	B89	B72	B55	B39	B23	B7	A94	A77	A60	A45	A33	A23	A15	A10	
D93	D76	D59	D42	D25	D8	C100	C82	C64	C46	C27	C8	B107	B90	B73	B56	B40	B24	B8	A95	A78	A61	A46	A34	A24	A16		
D94	D77	D60	D43	D26	D9	C101	C83	C65	C47	C28	C9	B108	B91	B74	B57	B41	B25	B9	A96	A79	A62	A47	A35	A25	A17		
D95	D78	D61	D44	D27	D10	C102	C84	C66	C48	C29	C10	B109	B92	B75	B58	B42	B26	B10	A97	A80	A63	A48	A36	A26	A18		
D96	D79	D62	D45	D28	D11	C103	C85	C67	C49	C30	C11	B110	B93	B76	B59	B43	B27	B11	A98	A81	A64	A49	A37	A27			
D97	D80	D63	D46	D29	D12	C104	C86	C68	C50	C31	C12	B111	B94	B77	B60	B44	B28	B12	A99	A82	A65	A50	A38	A28			
D104	D98	D81	D64	D47	D30	D13	C105	C87	C69	C51	C32	C13	B112	B95	B78	B61	B45	B29	B13	A100	A83	A66	A51	A39			
D105	D99	D82	D65	D48	D31	D14	C106	C88	C70	C52	C33	C14	B113	B96	B79	B62	B46	B30	B14	A101	A84	A67	A52	A40			
D106	D100	D83	D66	D49	D32	D15	C107	C89	C71	C53	C34	C15	B114	B97	B80	B63	B47	B31	B15	A102	A85	A68	A53				
D107	D101	D84	D67	D50	D33	D16	C108	C90	C72	C54	C35	C16	B115	B98	B81	B64	B48	B32	B16	A103	A86	A69	A54				
D108	D102	D85	D68	D51	D34	D17	C109	C91	C73	C55	C36	C17	B116	B99	B82	B65	B49	B33	B17	A104	A87	A70	A55				
D109	D103	D86	D69	D52	D35	D18	C110	C92	C74	C56	C37	C18	B117	B100	B83	B66	B50	B34	B18	A105	A88	A71					
		D87	D70	D53	D36	D19	C111	C93	C75	C57	C38	C19	B118	B101	B84	B67					A89	A72					
								C94	C76	C58	C39	C20	B119														

0 1 2 3 4 5 Kilometres

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

January 2026

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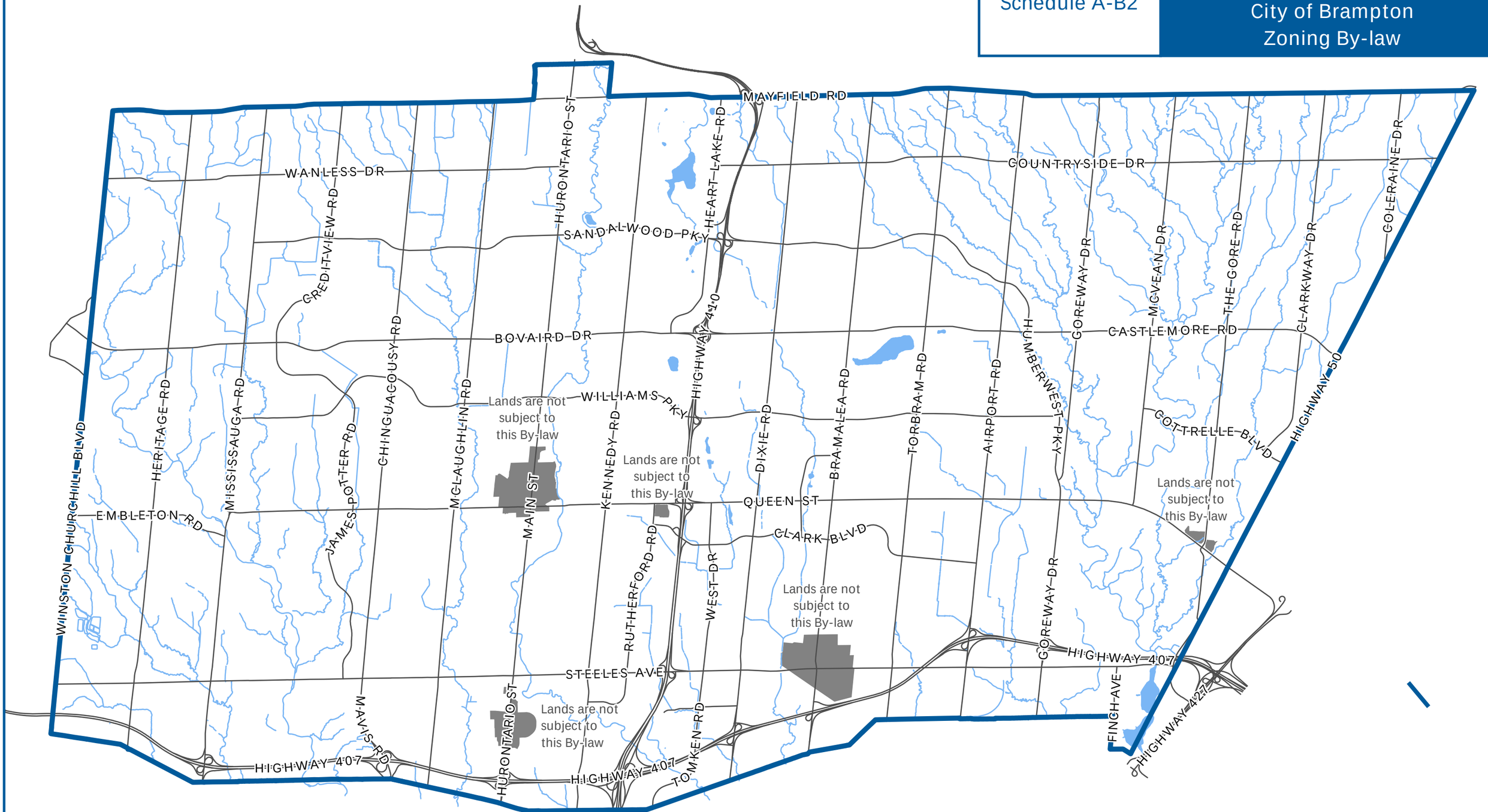
Schedule A-B2

BRAMPTON

City of Brampton
Zoning By-law



0 1 2 3 4 5 Kilometres

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

January 2026

BRAMPTON

City of Brampton
Zoning By-law

Schedule A-B3

MAYFIELD RD

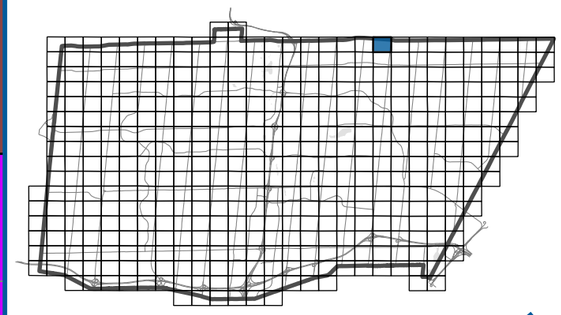
AIRPORT RD

OS
LC-2809
R1A-2368
R1A-383
OS
R1A-2367
R1-383
A
GC-213
R1-2367
R1A-383
RE
NS
R1-2367
R1-379
R2-378
R1-383
NS
I1
A
R1-383
R1-2367
R1-2367
NS
R1-383
R1-383
OS
NS
R1-2368
R1-2368
OS
R1-644
R1-2367
R1-2368
R1-2368
R1-2367
NS
A
A
LC-500
NS
A
NS
NS
OS
A
PE

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Local Commercial (LC)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N

BRAMPTON

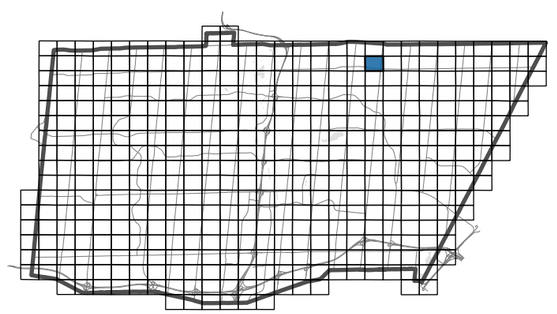
City of Brampton
Zoning By-law

Schedule A-B4

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Local Commercial (LC)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

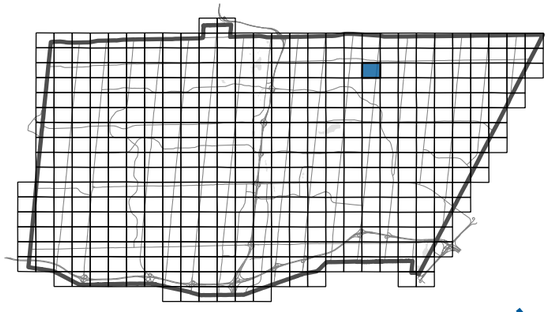
City of Brampton
Zoning By-law

Schedule A-B5

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

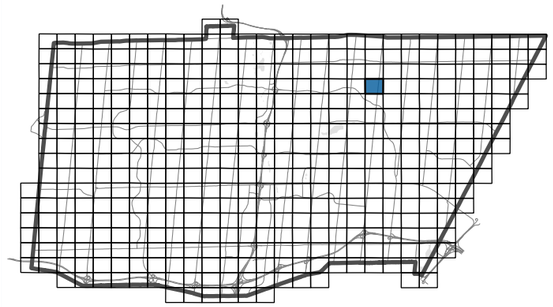
City of Brampton
Zoning By-law

Schedule A-B6

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

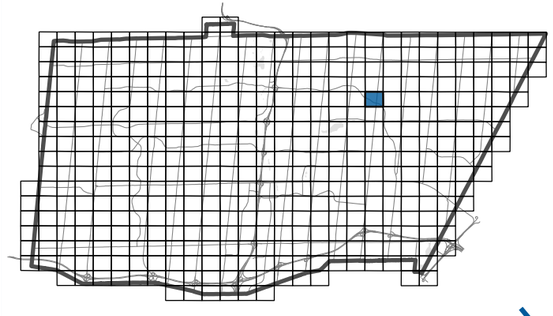
City of Brampton
Zoning By-law

Schedule A-B7

Legend

Zone Boundaries

- Agriculture (A)
- Highway Commercial (HC)
- Local Commercial (LC)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

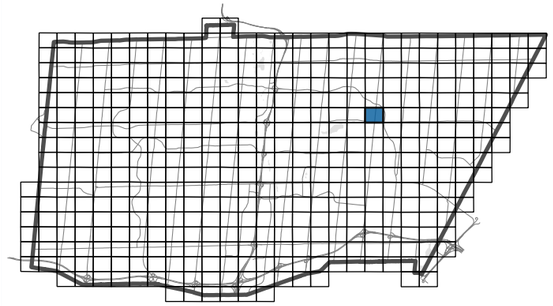
City of Brampton
Zoning By-law

Schedule A-B8

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

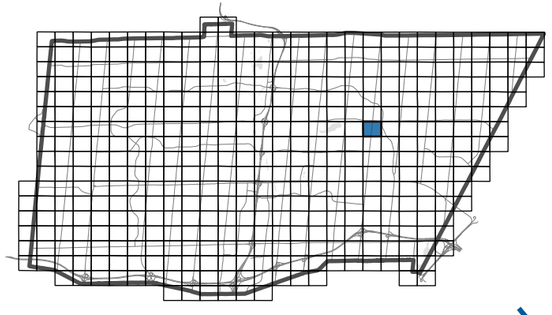
City of Brampton
Zoning By-law

Schedule A-B9

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)

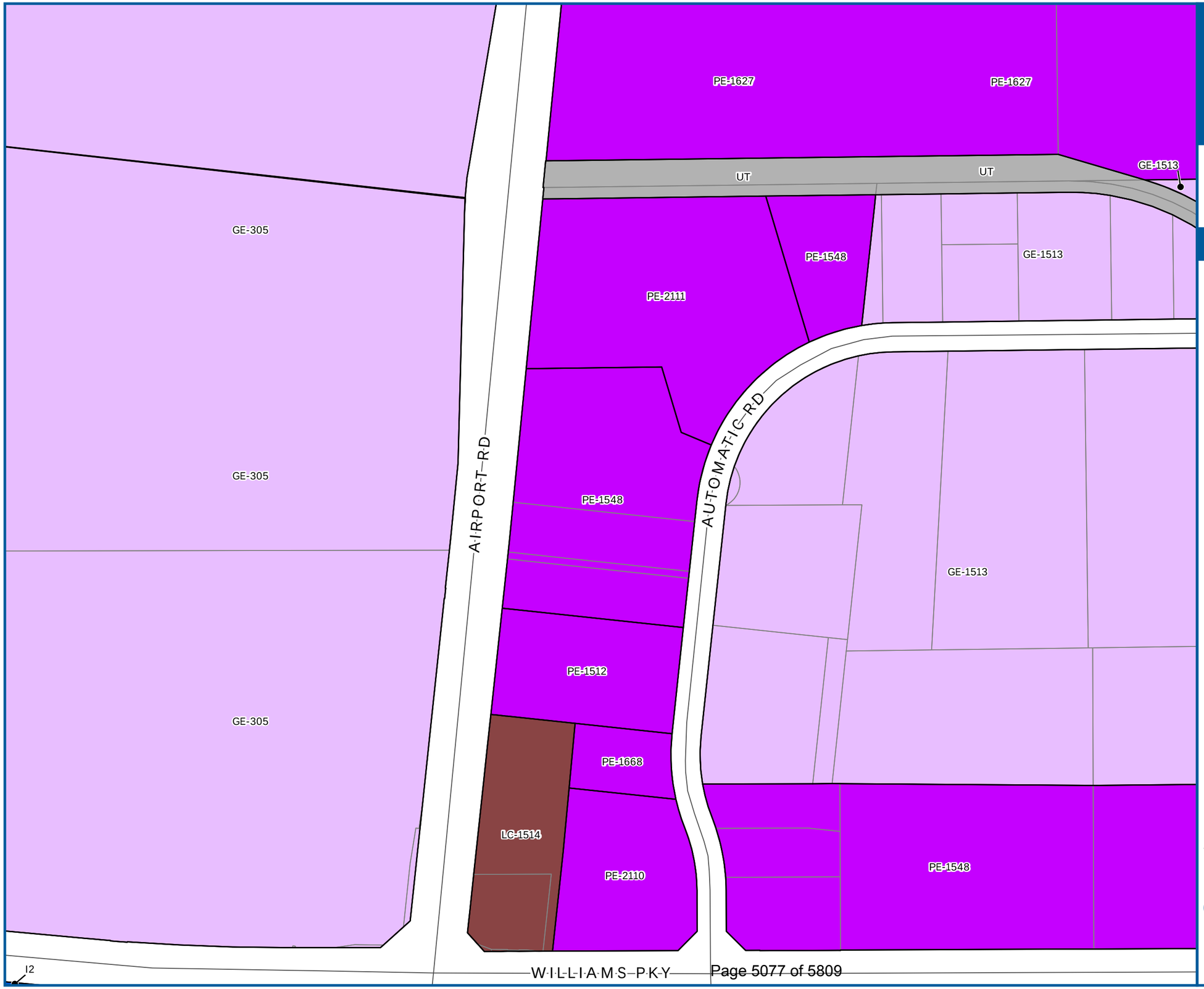


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

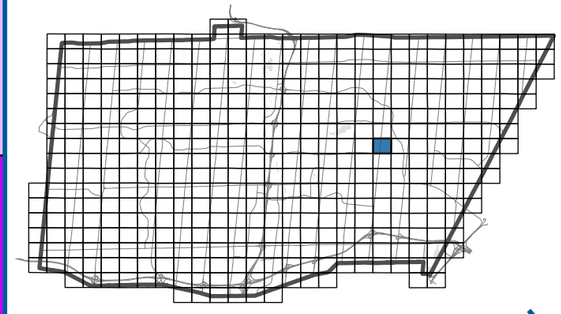
City of Brampton
Zoning By-law

Schedule A-B10

Legend

Zone Boundaries

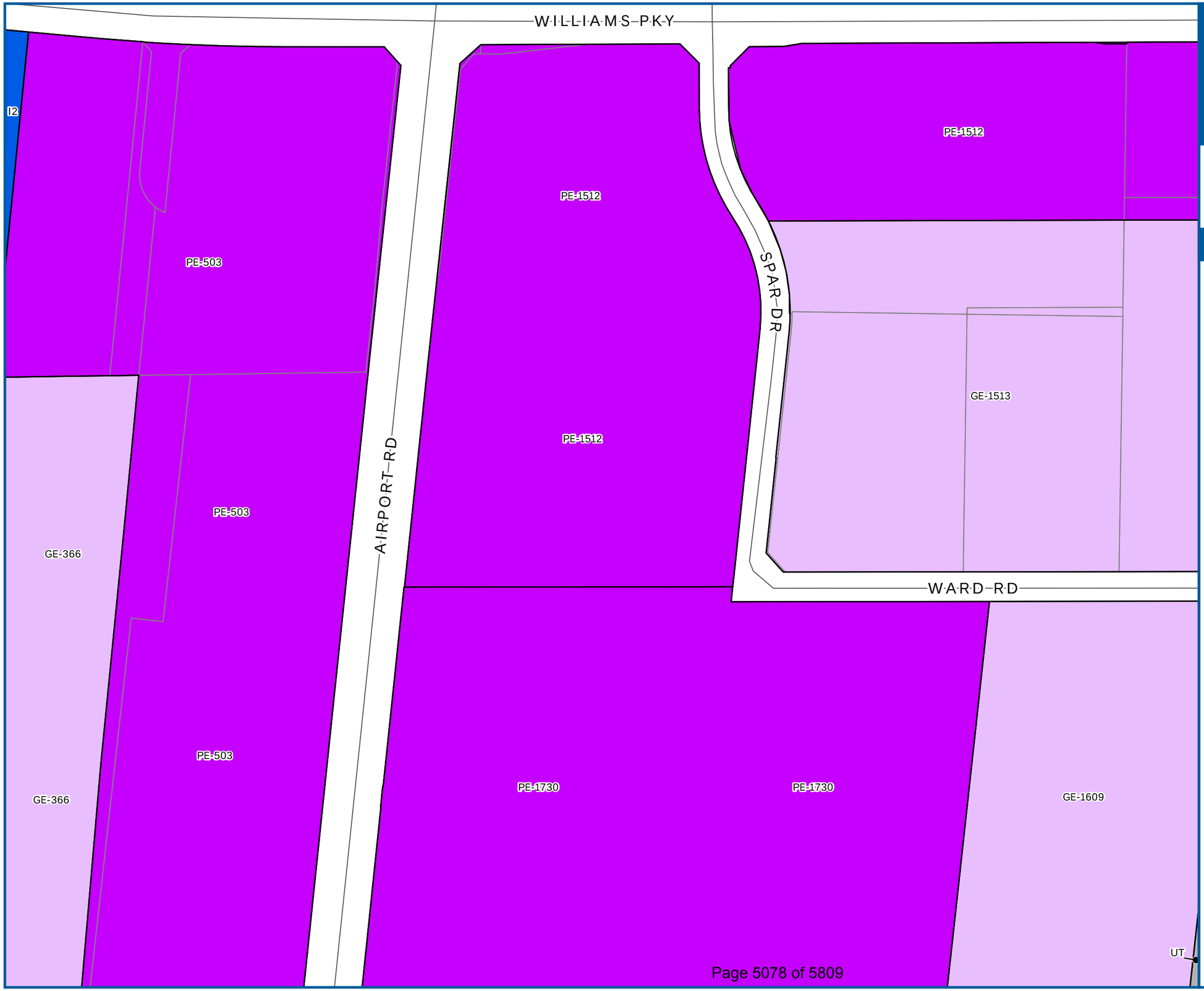
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Major Institutional (I2)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

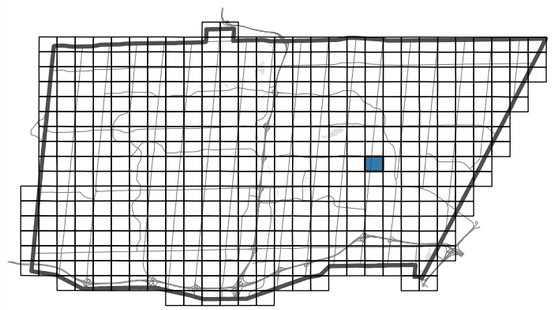
City of Brampton
Zoning By-law

Schedule A-B11

Legend

Zone Boundaries

- General Employment (GE)
- Prestige Employment (PE)
- Major Institutional (I2)
- Utility and Transportation (UT)



0 30 60 90 120 150 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

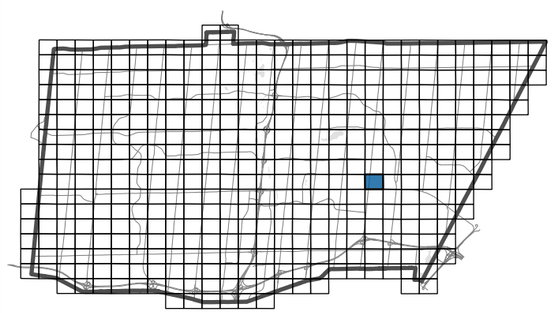
City of Brampton
Zoning By-law

Schedule A-B12

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

PE-1730
PE-1730
GE-1609
GE-366
PE-503
UT
PE-1629
GC-1897
GE-366
PE-503
AIRPORT RD
MARITIME ONTARIO BLVD
GC-365
GC-346
PE-1629
UT
PE-503
OS
LC-1912
FD-449
LC-1635
LC-894
OS
GC-338
GC-348
PE-1629
QUEEN ST

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

QUEEN ST

TRACEY BLVD

COVENTRY RD

AIRPORT RD

NEVETS RD

DELTA PARK BLVD

HC

HC-1603

LC-721

LC-1932

LC-1604

LC-1753

LC-1605

LC-1568

PE-1587

PE-1815

PE-1098

PE-2298

PE

PE-1569

GE-156

PE-1557

GE-1705

GE-1570

GE-1558

GE-1678

OS

NS

UT

BRAMPTON

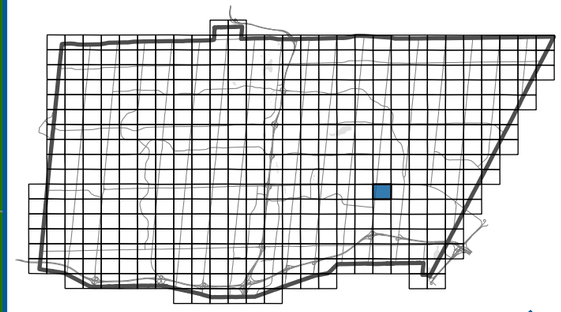
City of Brampton
Zoning By-law

Schedule A-B13

Legend

Zone Boundaries

- Highway Commercial (HC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)

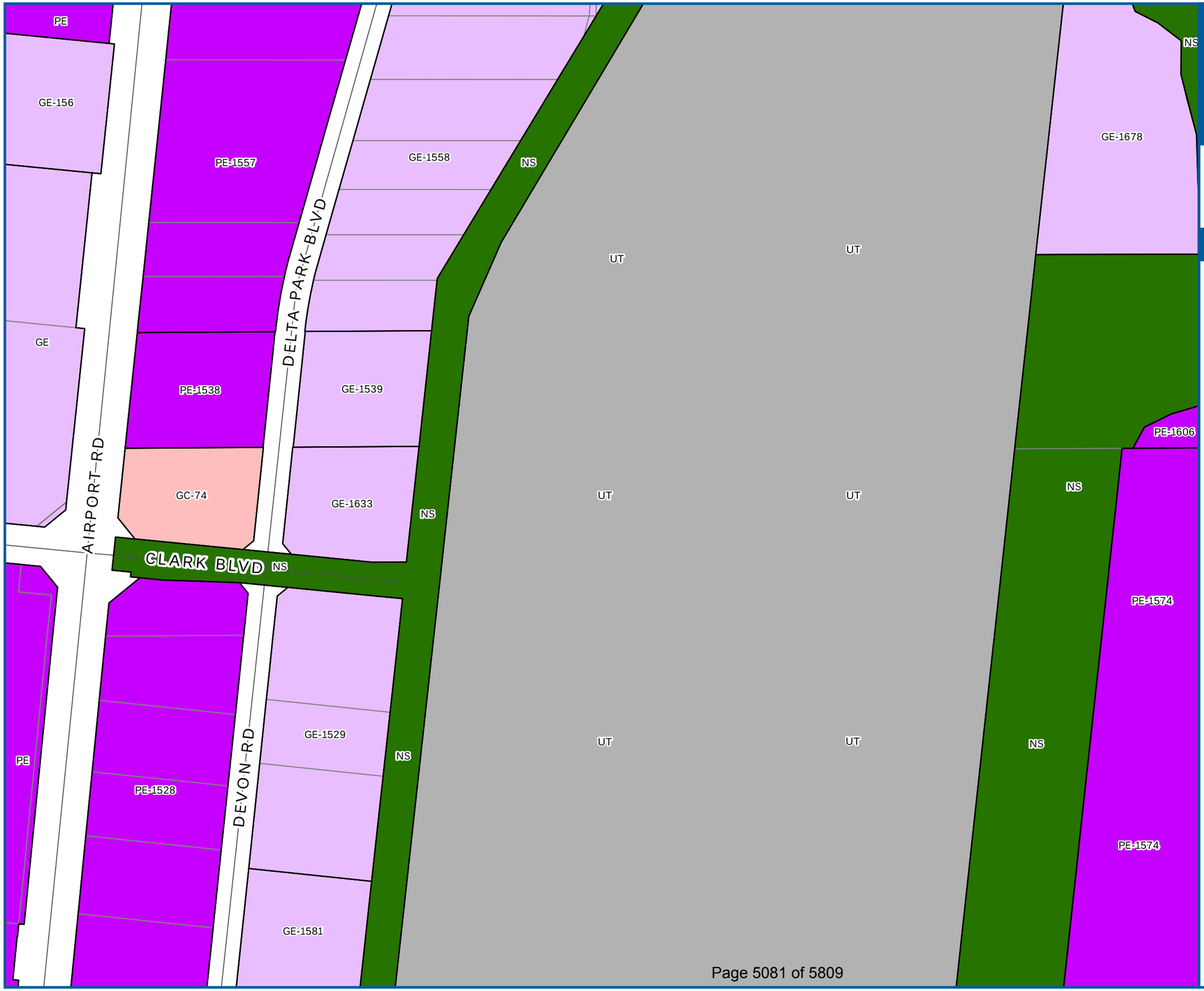


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

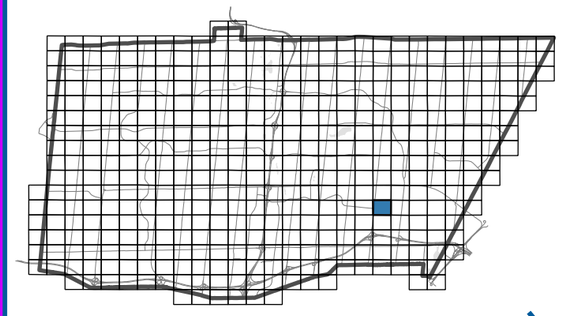
City of Brampton
Zoning By-law

Schedule A-B14

Legend

Zone Boundaries

- General Commercial (GC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Utility and Transportation (UT)

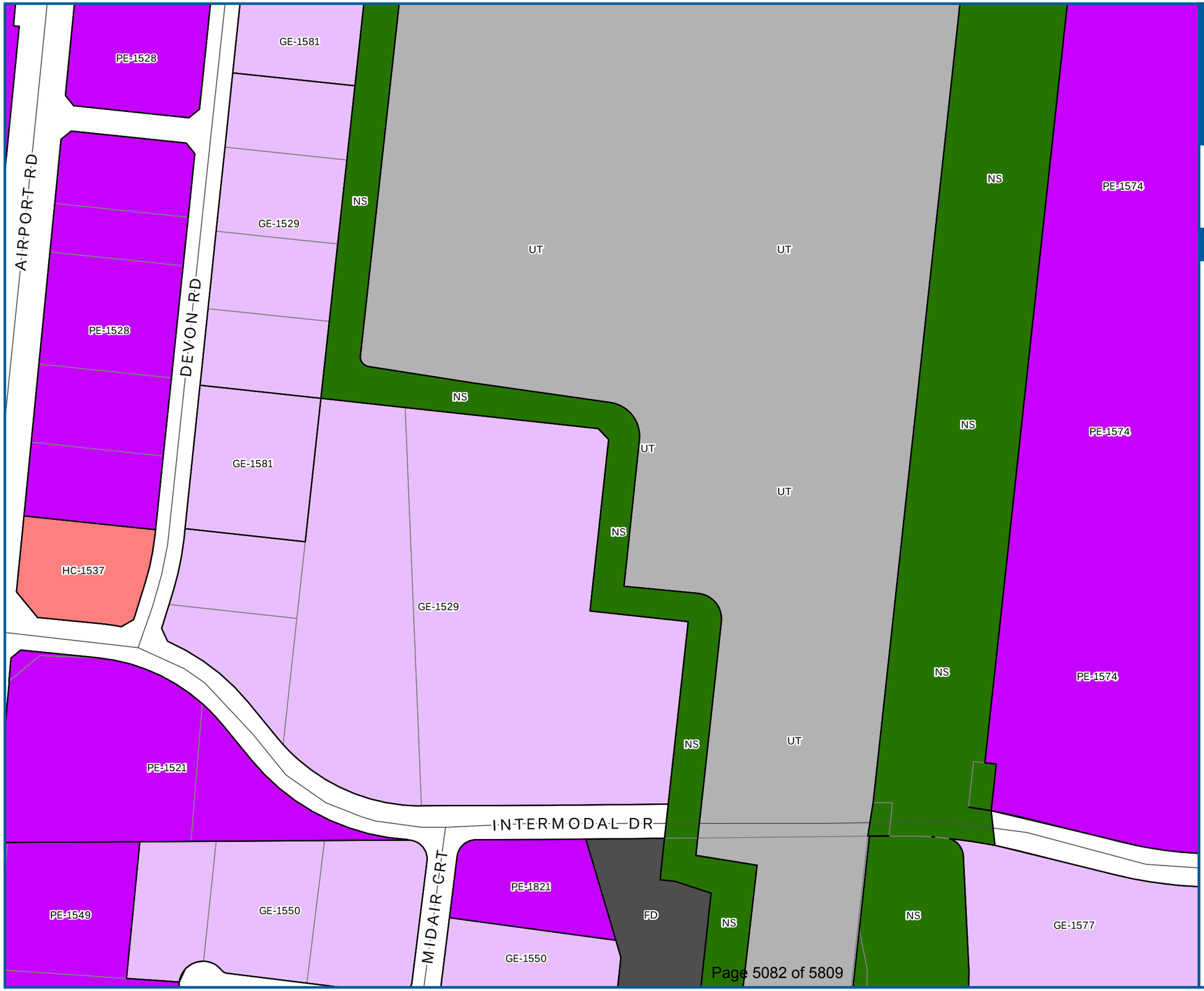


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

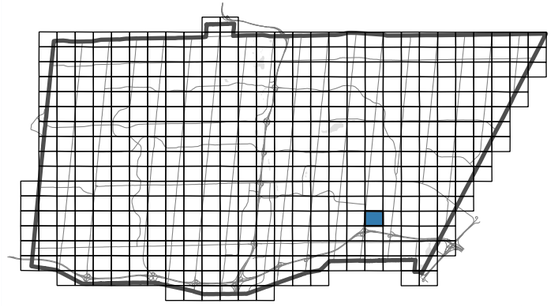
City of Brampton
Zoning By-law

Schedule A-B15

Legend

Zone Boundaries

- Highway Commercial (HC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Utility and Transportation (UT)
- Future Development (FD)



0 30 60 90 120 150 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

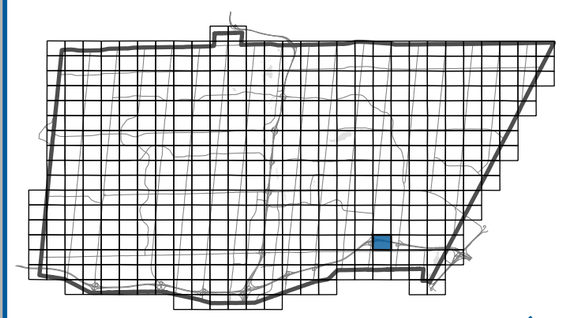
City of Brampton
Zoning By-law

Schedule A-B16

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- Office Commercial (OC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Utility and Transportation (UT)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

GE-1550
GE-1550
MIDAIR CRT
PE-1549
PE-1549
FD
NS
NS
GE-1577
HIGHWAY 407 RAMP
HIGHWAY 407
UT
UT
UT
UT
HIGHWAY 407
HIGHWAY 407 RAMP
NS
HIGHWAY 407
UT
UT
UT
UT
UT
UT
PE-1554
PE-1554
UT-1552
PE-1555
OC-1552
(H) PE-1555
PE-1555
PARKHURST SQ
LC-1553

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

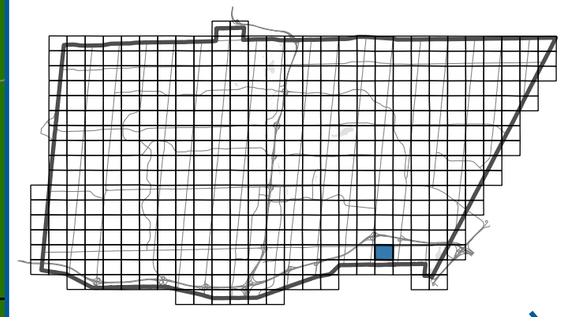
City of Brampton
Zoning By-law

Schedule A-B17

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Local Commercial (LC)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)
- Future Development (FD)



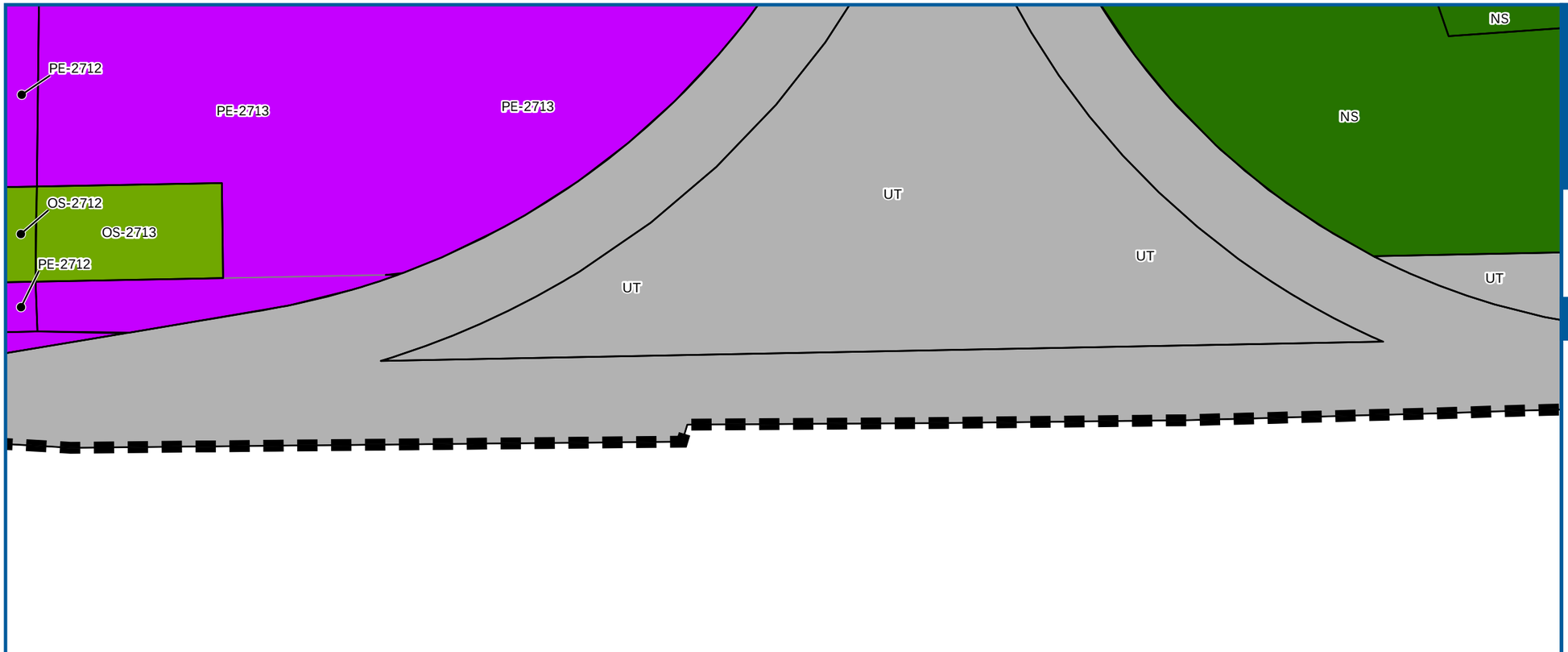
0 30 60 90 120 150
Metres

January 2026

wsp

LC-1553
PARKHURST SQ
PE-1555
(H) PE-1555
FD
UT
STEELES AVE
UT
UT
UT
UT
NS
PE-2742
OS
NS
UT
PE-2575
PE-2724
PE-2724
OS
NS
DRIVER RD
PEDIGREE GRT
PE-2724
PE-2724
UT
A
PE-2712
PE-2713
PE-2713
UT
NS
NS

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

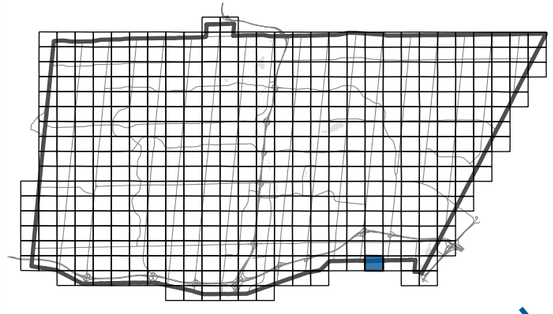
City of Brampton
Zoning By-law

Schedule A-B18

Legend

Zone Boundaries

- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule A-B19

MAYFIELD RD

TORBRAM RD

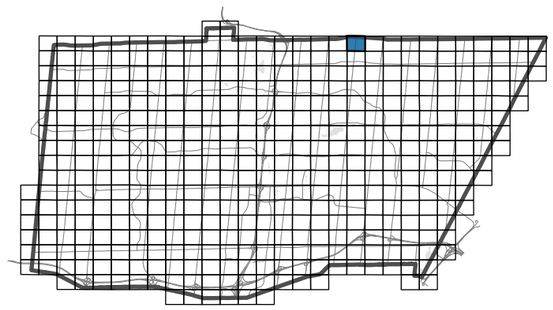
PROPOSED RD

(H) R1A-455
(H) R2-411
(H) R2-452
(H) R1-455
(H) R1-457
(H) R1-470
(H) R1-647
(H) R1-646
(H) R2-669
(H) R2-670
(H) R3M-662
(H) I1-648
(H) R1-671
(H) R2-668
R2-451
R1-457
R1A-2368
R1A-608
R1-2367
R1-645
R1-2368
LC-2809
R2-637
R3M-635
R2-639
R2-2
R3M-628
I1-627
A
OS
NS

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

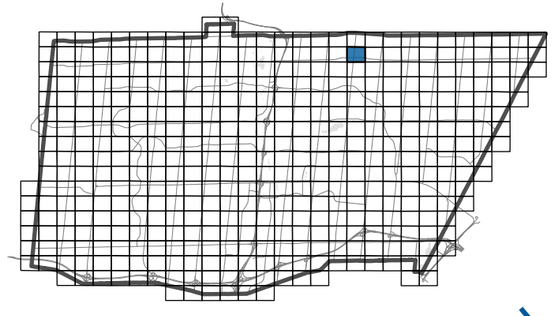
City of Brampton
Zoning By-law

Schedule A-B20

Legend

Zone Boundaries

- Agriculture (A)
- Highway Commercial (HC)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

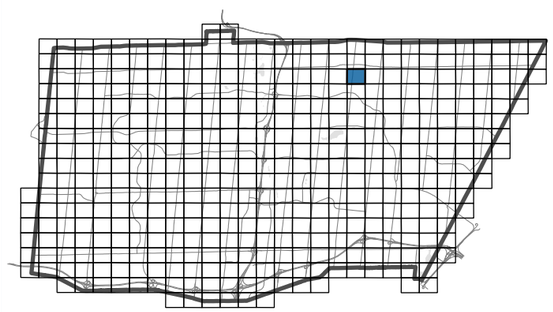
City of Brampton
Zoning By-law

Schedule A-B21

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

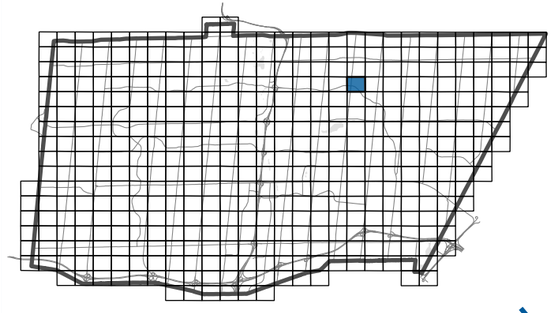
City of Brampton
Zoning By-law

Schedule A-B22

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

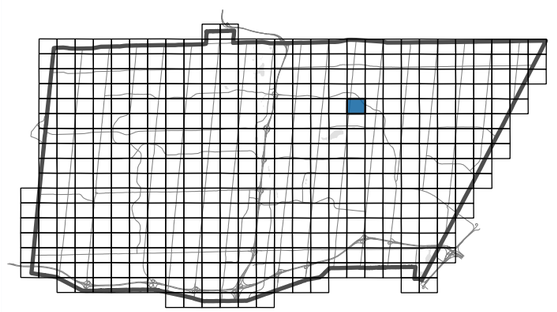
City of Brampton
Zoning By-law

Schedule A-B23

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

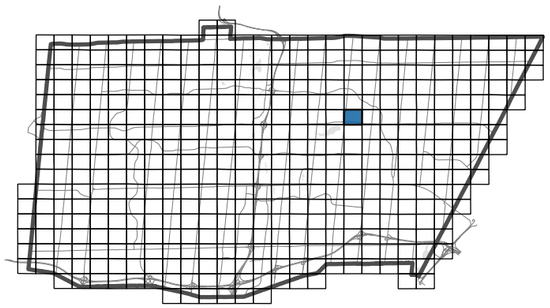
City of Brampton
Zoning By-law

Schedule A-B24

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- Natural System (NS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

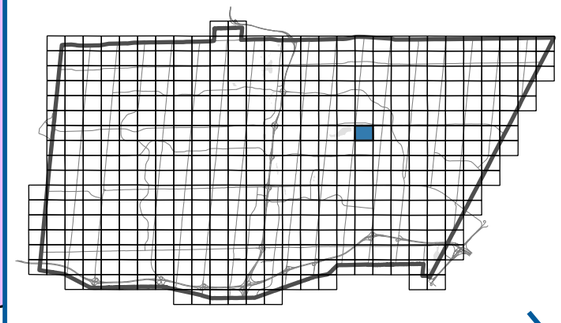
City of Brampton
Zoning By-law

Schedule A-B25

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



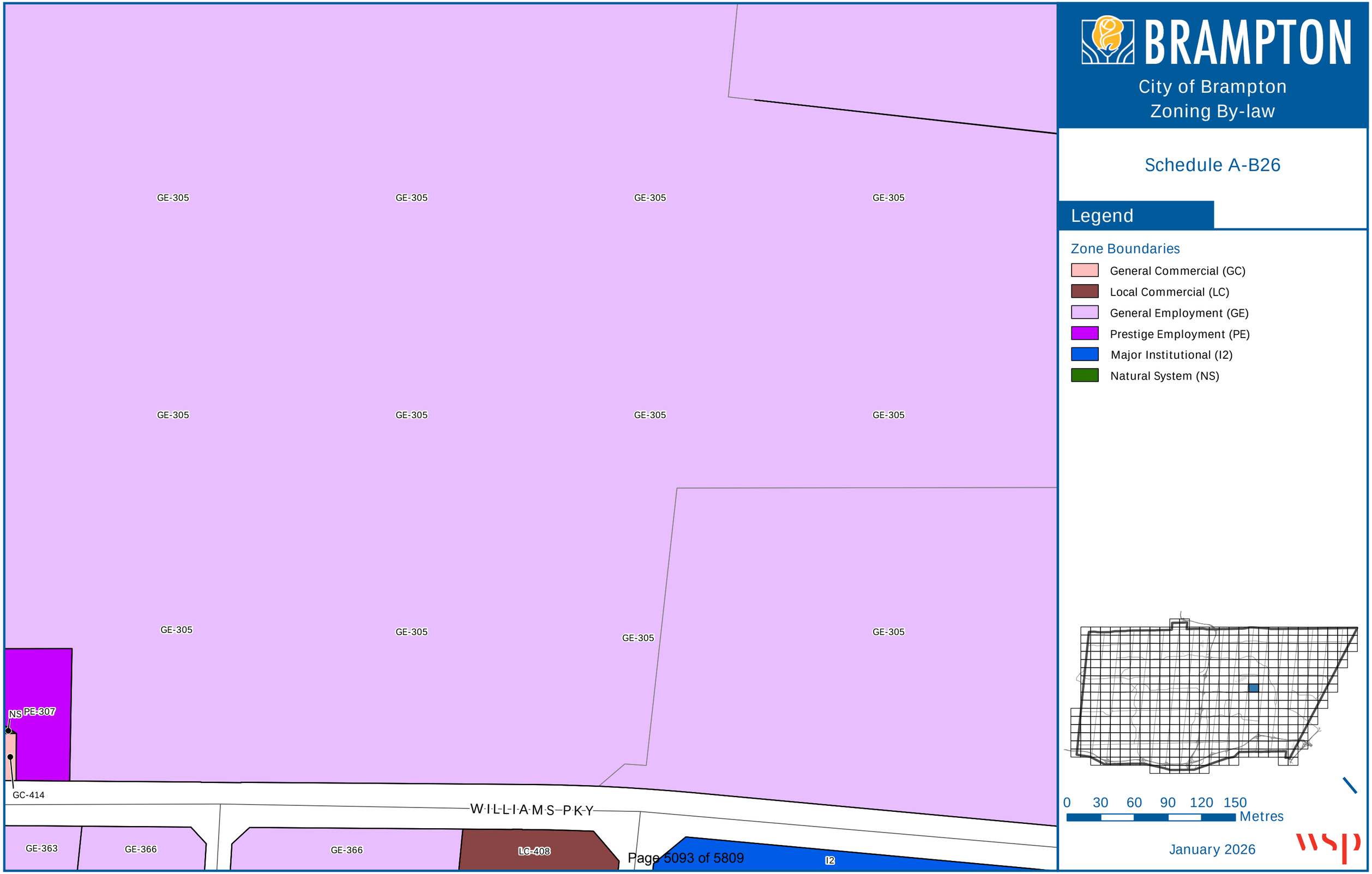
0 30 60 90 120 150
Metres

January 2026

wsp

NS
LC
FOUNTAINVIEW WAY
R2M-144
TORBRAM RD
VILLAGE LAKE CRES
R1-1157
BELLFLOWER LANE
R1-1061
R1-1059
SUNNYVALE GATE
R1-1060
CHERRY PLUM WAY
ARIA LANE
R1-1058
PENNYROYAL CRES
OS
GC-916
P-1062
P
GE-896
R1A-1157
BLUE DIAMOND DR
R1-1056
R1A-1059
OVERTURE LANE
SAFFRON CRES
R1-1057
TRAILSIDE WALK
I1-676
OS-1062
HC-1173
PE-898
GE-897
GE
GE-306
LETHBRIDGE DR
NORTH PARK DR
GE-305

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

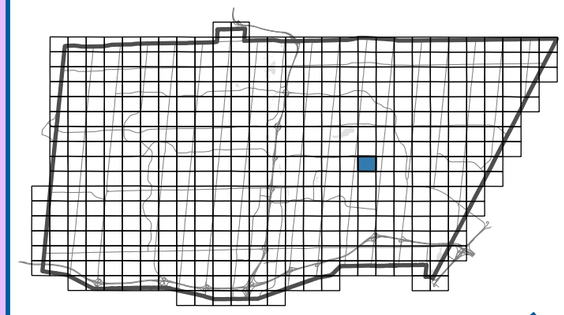
City of Brampton
Zoning By-law

Schedule A-B27

Legend

Zone Boundaries

- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Major Institutional (I2)
- Natural System (NS)



0 30 60 90 120 150
Metres

January 2026

LC-408
I2
PE-503
GE-948
GE-366
GE-363
NS
BRAMTREE CRT
CHRYSLER DR
PRECIDIO CRT

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N

BRAMPTON

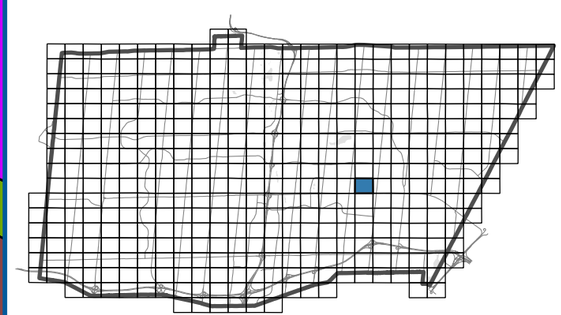
City of Brampton
Zoning By-law

Schedule A-B28

Legend

Zone Boundaries

- Highway Commercial (HC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

CORPORATION DR
PRECIDIO CRT
BRAMKAY ST
CHRYSLER DR
QUEEN ST

GE-366
I1-559
NS
OS
PE-503
LC-1127
LC-894
UT
HC-431
HC-256
HC-336
LC-244

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

QUEEN ST

GATEWAY BLVD

SUMMERLEA RD

IMPERIAL CRT

WALKER DR

COVENTRY RD

SHAFTSBURY LANE

CHELSEA LANE

GE-156

LC-199

HC-413

LC-721

GE-2117

GE

GE-2544

PE-1098

PE

BRAMPTON

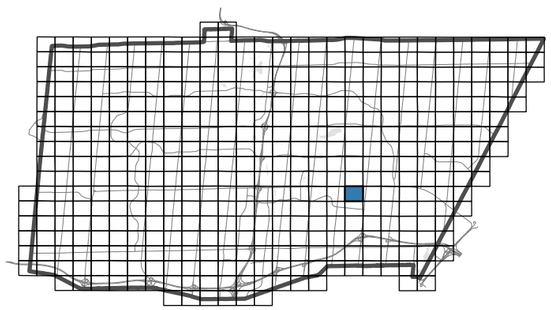
City of Brampton
Zoning By-law

Schedule A-B29

Legend

Zone Boundaries

- Highway Commercial (HC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

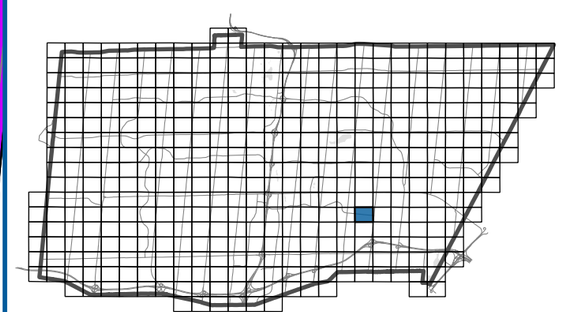
City of Brampton
Zoning By-law

Schedule A-B30

Legend

Zone Boundaries

- General Employment (GE)
- Prestige Employment (PE)



0 30 60 90 120 150
Metres

January 2026

wsp

BAKER RD
COLONY CRT
INDELL LANE
CLARK BLVD
SUMMERLEA RD
WALKER DR
BARTON CRT
ATLAS CRT

GE
GE-156
GE-849
PE

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

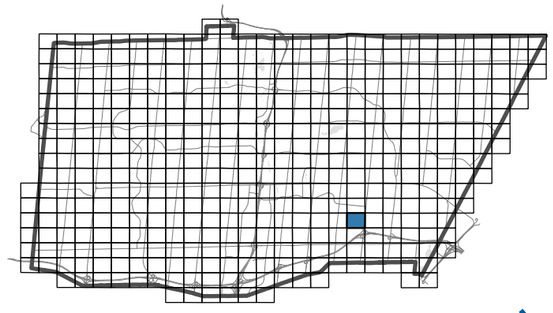
City of Brampton
Zoning By-law

Schedule A-B31

Legend

Zone Boundaries

- Highway Commercial (HC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)



0 30 60 90 120 150
Metres

January 2026

wsp

SUMMERLEA RD
ATLAS CRT
CARSON CRT
SANDHILL CRT
WALKER DR
TROJAN CRT
WOODSLEA RD
AIRPORT RD
HIGHWAY 407 RAMP
GE
GE-156
PE
GE-335
NS
HC-1537
PE-1528
PE-1521
PE-1549

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

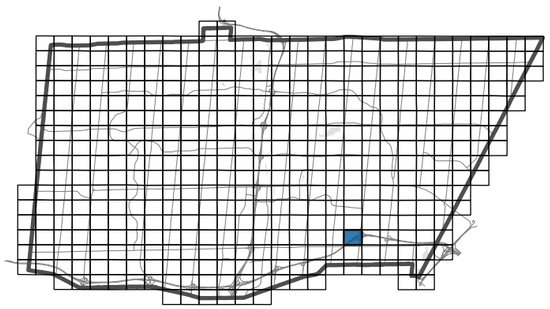
City of Brampton
Zoning By-law

Schedule A-B32

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- Office Commercial (OC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

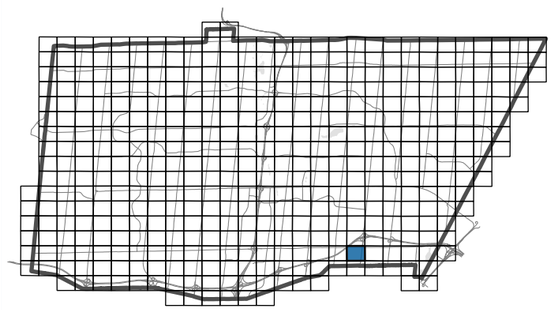
City of Brampton
Zoning By-law

Schedule A-B33

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- Prestige Employment (PE)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)

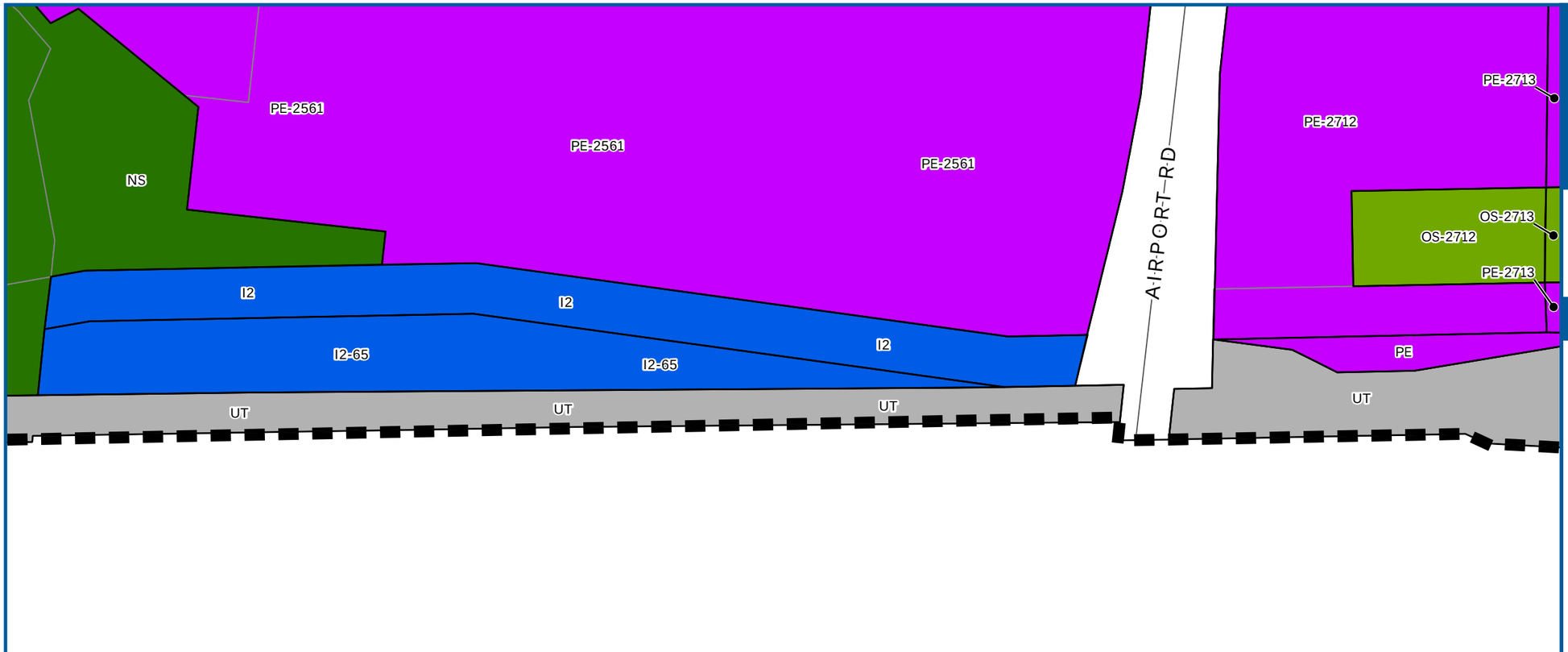


0 30 60 90 120 150
Metres

January 2026

HIGHWAY 407
STEELES AVE
AIRPORT RD
PRODUCTION RD
DRIVER RD
PE-1155
GC-1504
HC
I2
OS-2561
PE-2561
PE-2563
PE-2724
PE-2712
PE-2713
NS
UT

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

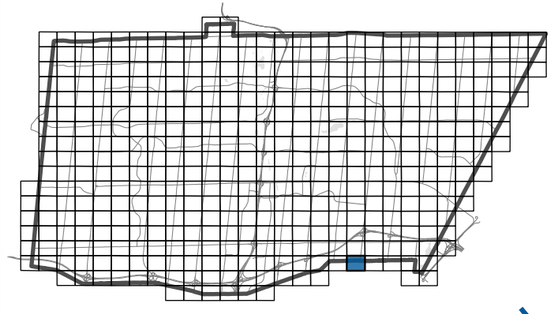
City of Brampton
Zoning By-law

Schedule A-B34

Legend

Zone Boundaries

- Prestige Employment (PE)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

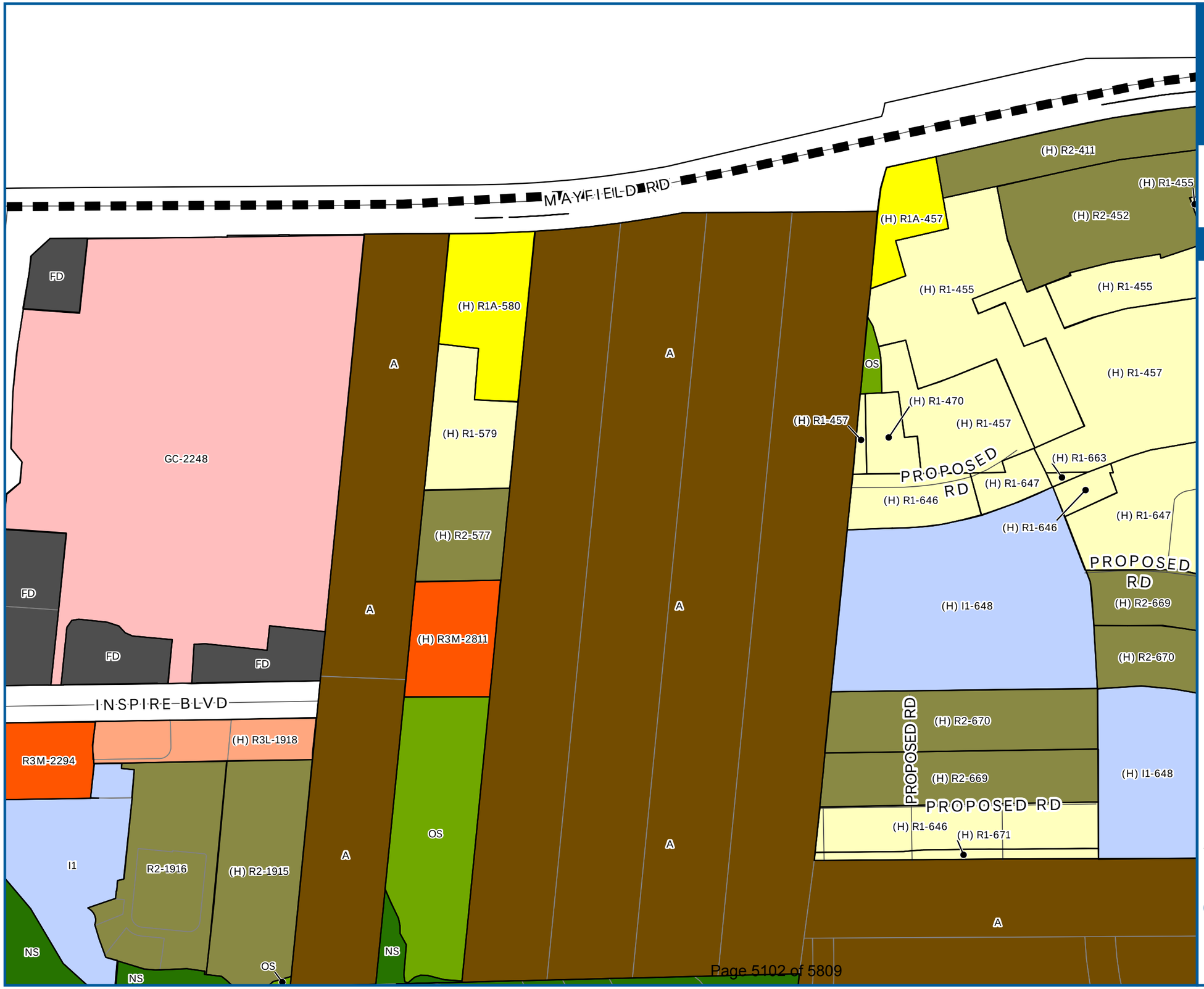
January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

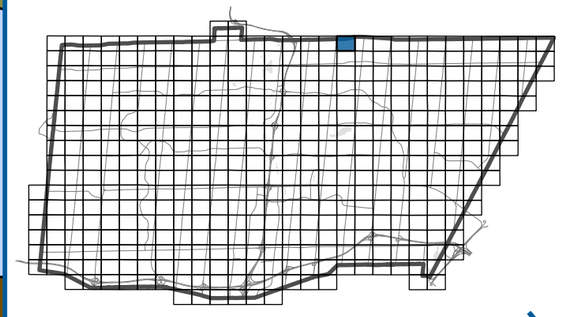
Schedule A-B35



Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

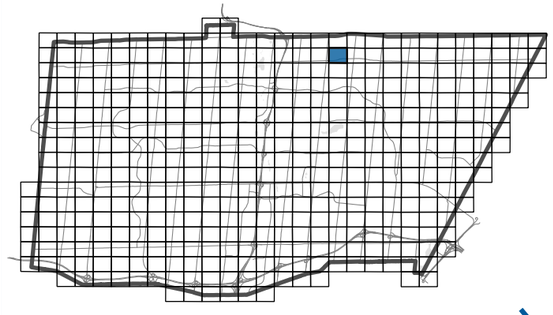
City of Brampton
Zoning By-law

Schedule A-B36

Legend

Zone Boundaries

- Agriculture (A)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

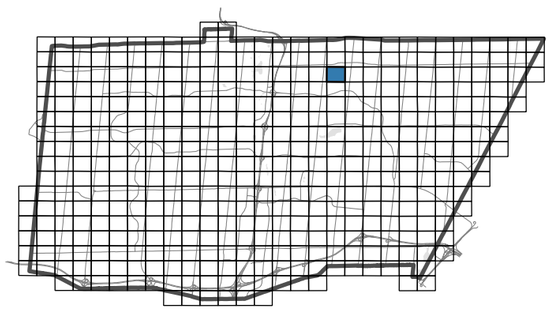
City of Brampton
Zoning By-law

Schedule A-B37

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

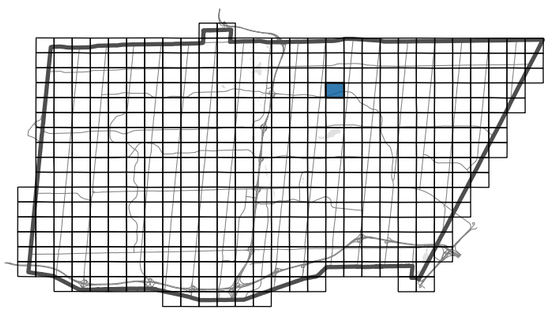
City of Brampton
Zoning By-law

Schedule A-B38

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Third Density - Low Rise (R3L)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

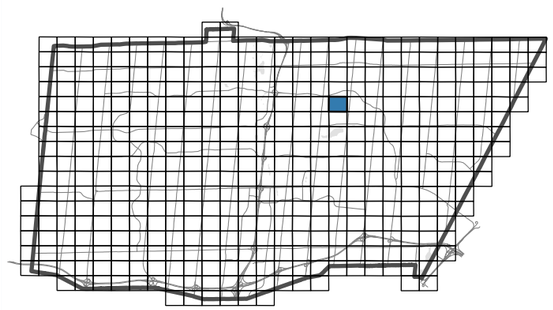
City of Brampton
Zoning By-law

Schedule A-B39

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

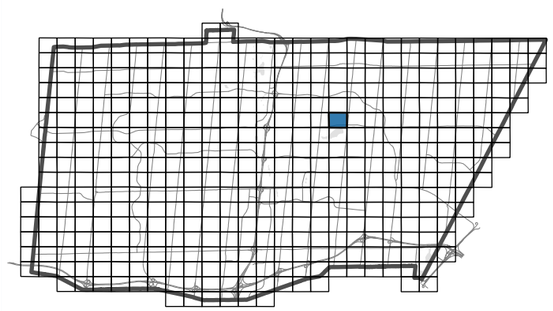
City of Brampton
Zoning By-law

Schedule A-B40

Legend

Zone Boundaries

- Local Commercial (LC)
- Major Institutional (I2)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

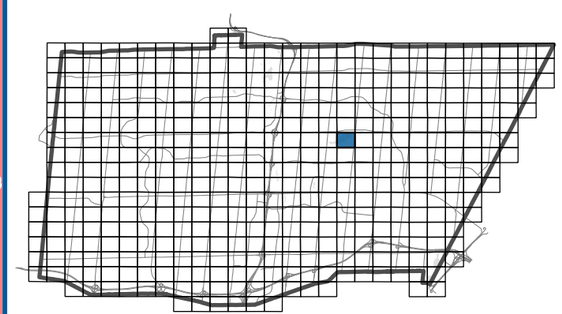
City of Brampton
Zoning By-law

Schedule A-B41

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- General Employment (GE)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

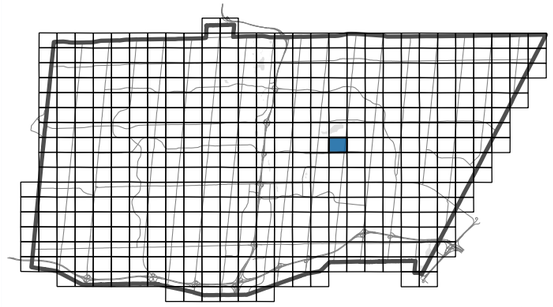
City of Brampton
Zoning By-law

Schedule A-B42

Legend

Zone Boundaries

- General Commercial (GC)
- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

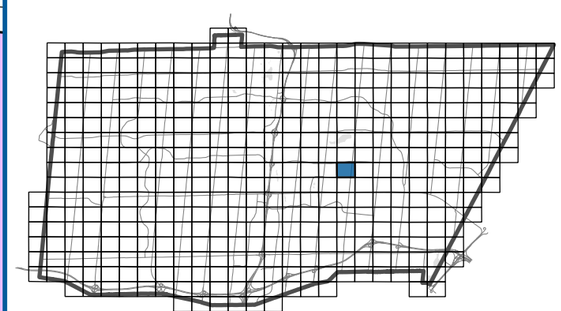
City of Brampton
Zoning By-law

Schedule A-B43

Legend

Zone Boundaries

- General Commercial (GC)
- General Employment (GE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

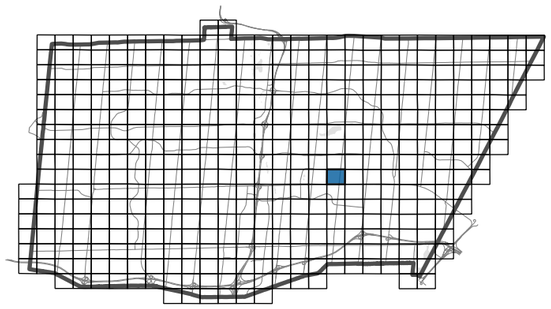
City of Brampton
Zoning By-law

Schedule A-B44

Legend

Zone Boundaries

- Highway Commercial (HC)
- Local Commercial (LC)
- General Employment (GE)
- General Institutional (I1)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

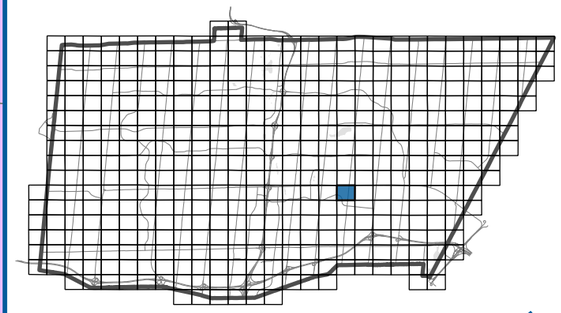
City of Brampton
Zoning By-law

Schedule A-B45

Legend

Zone Boundaries

- General Employment (GE)
- General Institutional (I1)
- Open Space (OS)
- Park (P)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Third Density - Low Rise (R3L)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

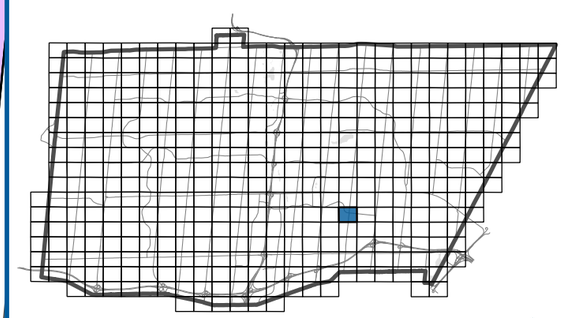
City of Brampton
Zoning By-law

Schedule A-B46

Legend

Zone Boundaries

- General Commercial (GC)
- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Low Rise (R3L)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

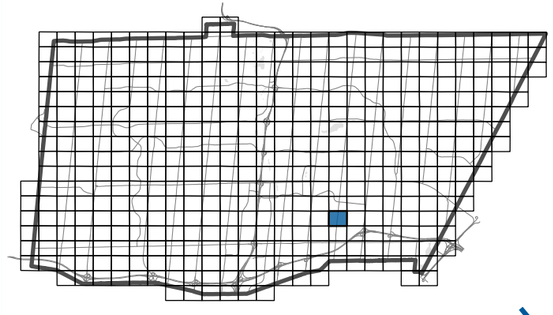
City of Brampton
Zoning By-law

Schedule A-B47

Legend

Zone Boundaries

- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

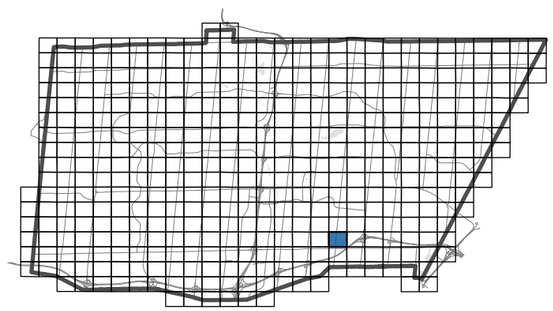
City of Brampton
Zoning By-law

Schedule A-B48

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

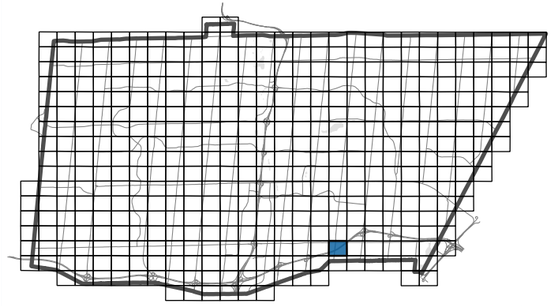
City of Brampton
Zoning By-law

Schedule A-B49

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)



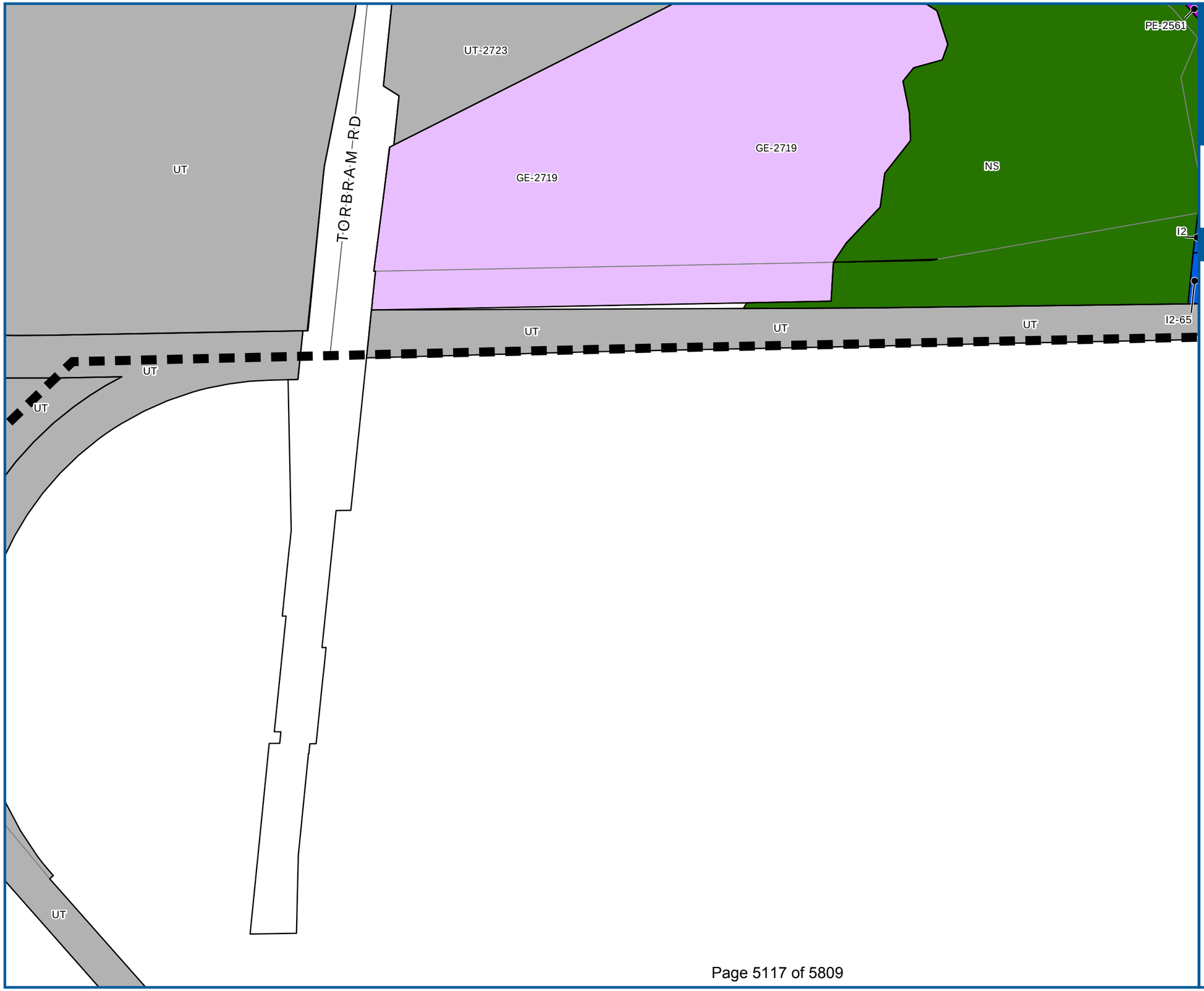
0 30 60 90 120 150
Metres

January 2026

wsp

GE
GC-69
PE-499
NS
GE-335
UT
STEELES AVE
PE-2582
PE
GC-2611
LC-2408
MELANIE DR
PE-2619
GE
PE
TORBRAM RD
HIGHWAY 407
NS
UT-2723
GE-2719
PE-2561

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

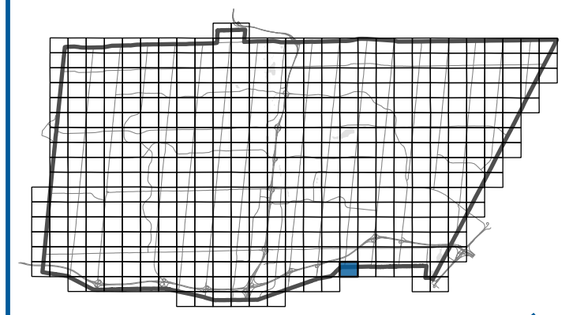
City of Brampton
Zoning By-law

Schedule A-B50

Legend

Zone Boundaries

- General Employment (GE)
- Prestige Employment (PE)
- Major Institutional (I2)
- Natural System (NS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

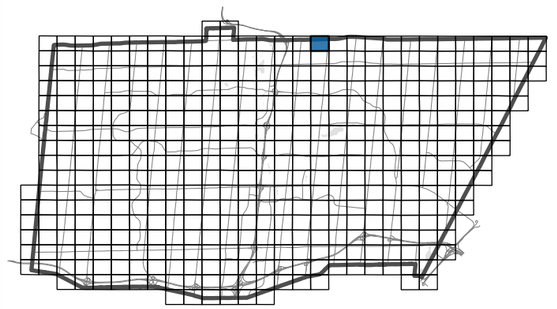
City of Brampton
Zoning By-law

Schedule A-B51

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Mid Rise (R3M)
- Residential Third Density - High Rise (R3H)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

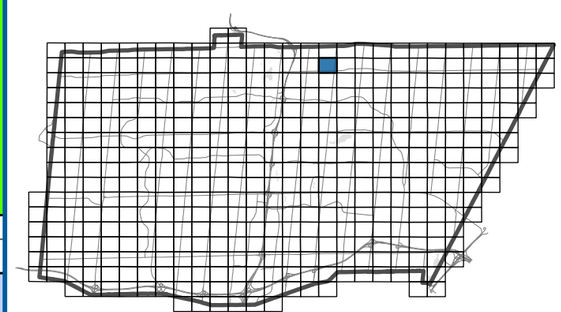
City of Brampton
Zoning By-law

Schedule A-B52

Legend

Zone Boundaries

- Agriculture (A)
- Highway Commercial (HC)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

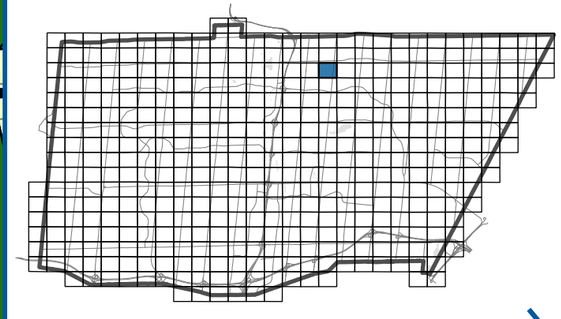
City of Brampton
Zoning By-law

Schedule A-B53

Legend

Zone Boundaries

- Highway Commercial (HC)
- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

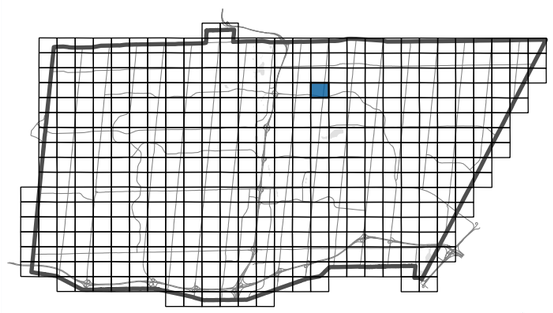
City of Brampton
Zoning By-law

Schedule A-B54

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

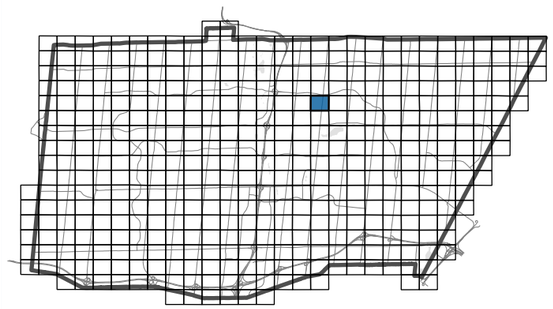
City of Brampton
Zoning By-law

Schedule A-B55

Legend

Zone Boundaries

- General Institutional (I1)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

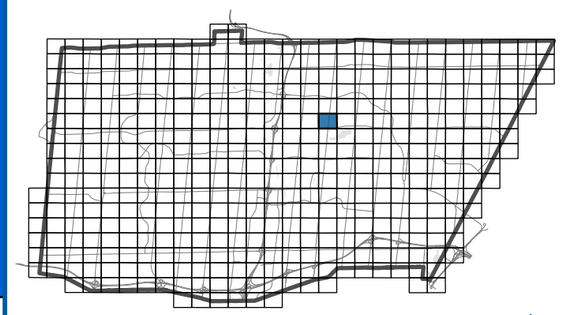
City of Brampton
Zoning By-law

Schedule A-B56

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

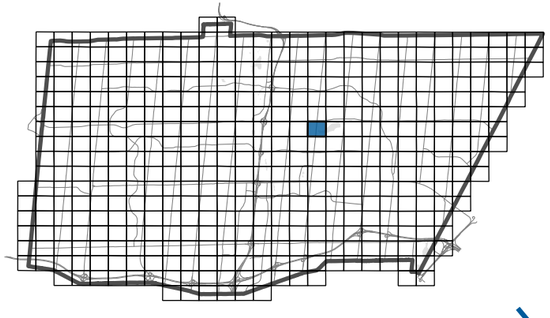
City of Brampton
Zoning By-law

Schedule A-B57

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

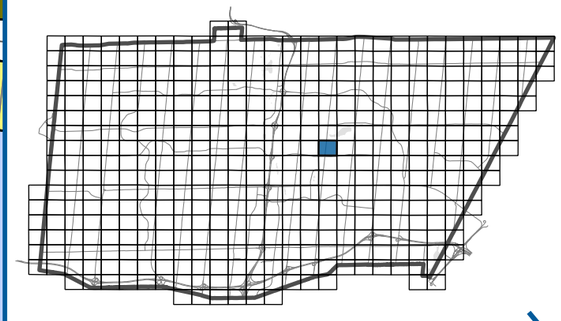
City of Brampton
Zoning By-law

Schedule A-B58

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

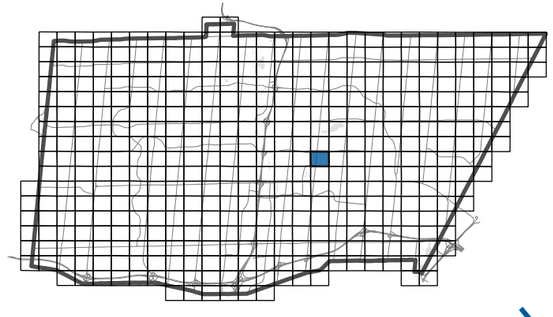
City of Brampton
Zoning By-law

Schedule A-B59

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Open Space (OS)
- Park (P)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

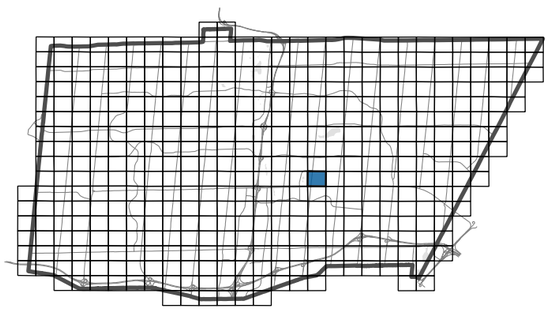
City of Brampton
Zoning By-law

Schedule A-B60

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Park (P)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

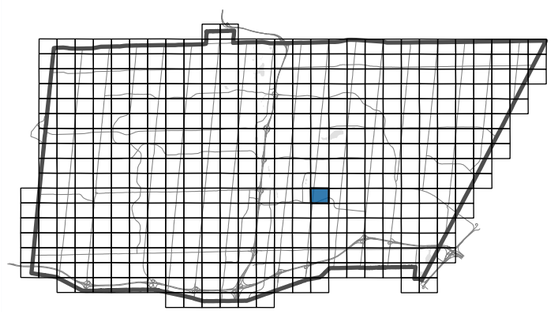
City of Brampton
Zoning By-law

Schedule A-B61

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Mixed Use High Rise (MH)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

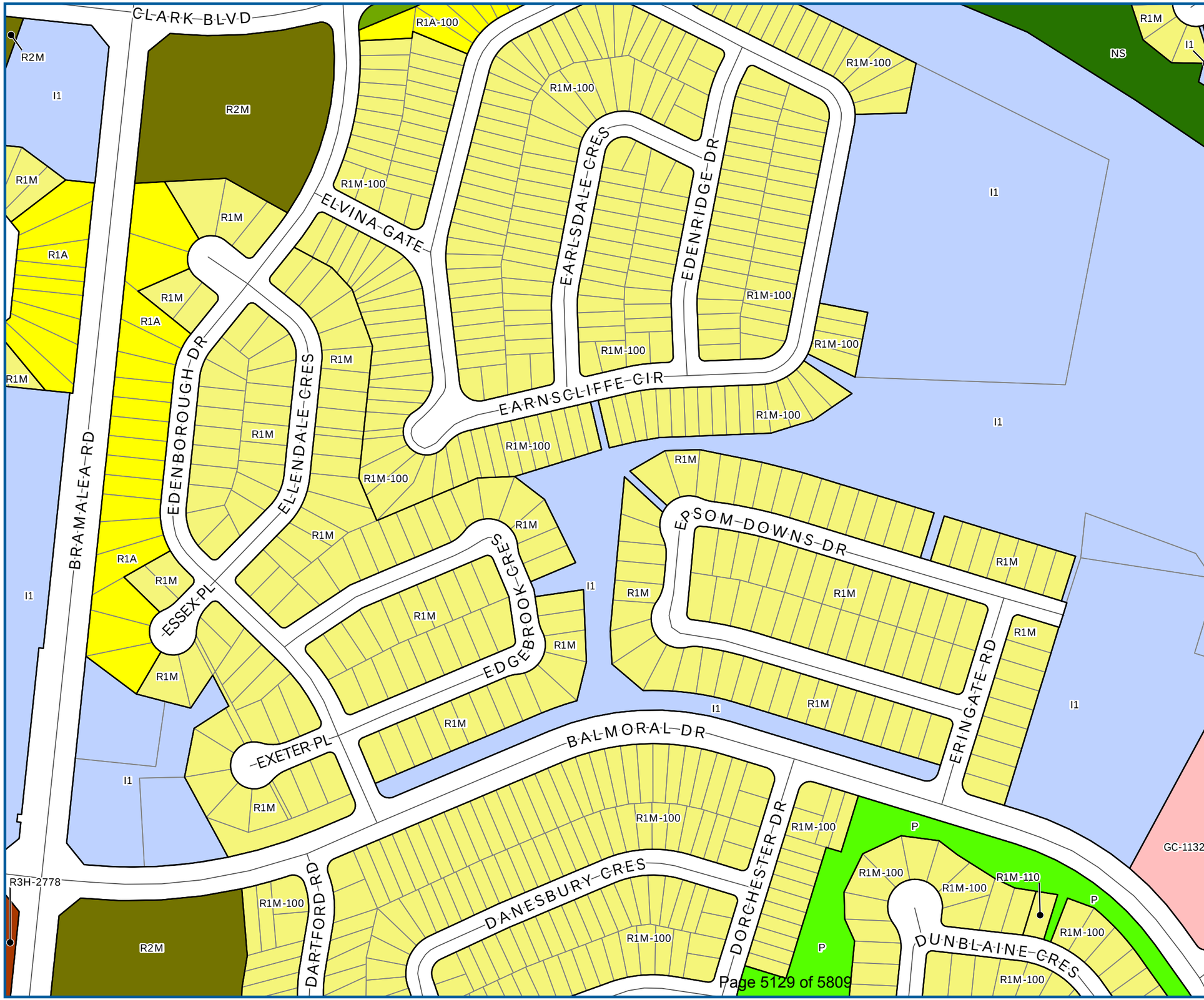
January 2026

wsp

QUEEN ST
KENSINGTON RD
KNIGHTSBRIDGE RD
BRAMALEA RD
TALLINGDALE CRES
FINCHGATE BLVD
FORSYTHIA RD
FESTOON PL
FONTAINE CRT
CLARK BLVD
ESPLANADE RD
ELROSE RD
EARNSCLIFFE CIR

P R1A-100 R2M MH I1 LC-380 R1M-100 R1M-247 R1A-247 R1A NS OS R1M R3H

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

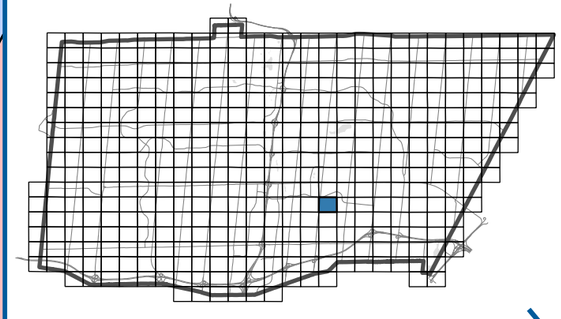
City of Brampton
Zoning By-law

Schedule A-B62

Legend

Zone Boundaries

- General Commercial (GC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

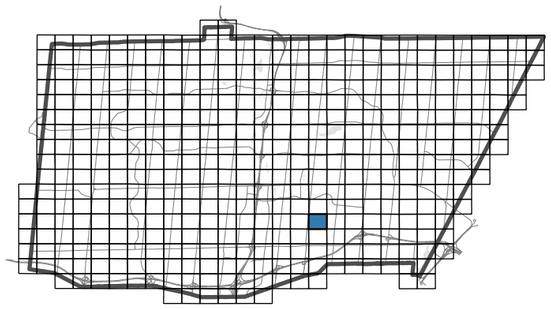
City of Brampton
Zoning By-law

Schedule A-B63

Legend

Zone Boundaries

- General Institutional (I1)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

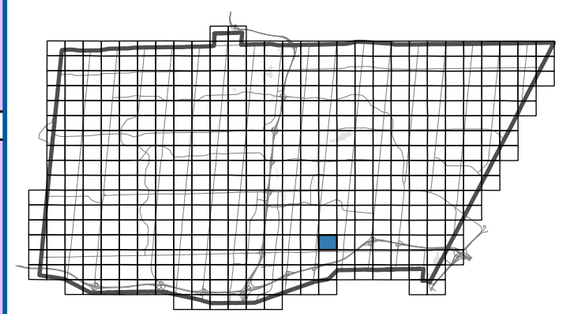
Schedule A-B64

Legend

- Lands are not subject to this By-law

Zone Boundaries

- General Employment (GE)
- Open Space (OS)
- Park (P)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

wsp

DALRAITH CRES
DUNWICH PL
DORSET DR
DELEMERE RD
DOWLING CRES
DUNSTER CRES
DEERFIELD CRES
DEARBOURNE BLVD
EAST DR

R1A-100
R1M-100
R1M-120
R1M
R2M
P
OS
GE
2082
189
170
2083

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

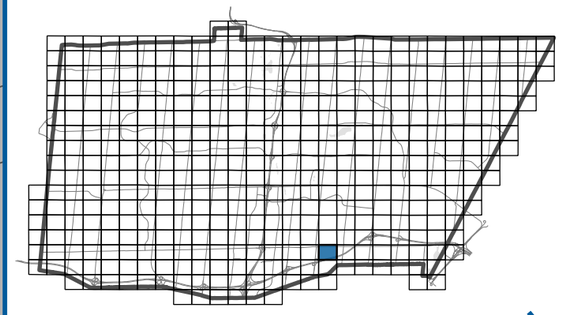
Schedule A-B65

Legend

Lands are not subject to this By-law

Zone Boundaries

- Highway Commercial (HC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Utility and Transportation (UT)



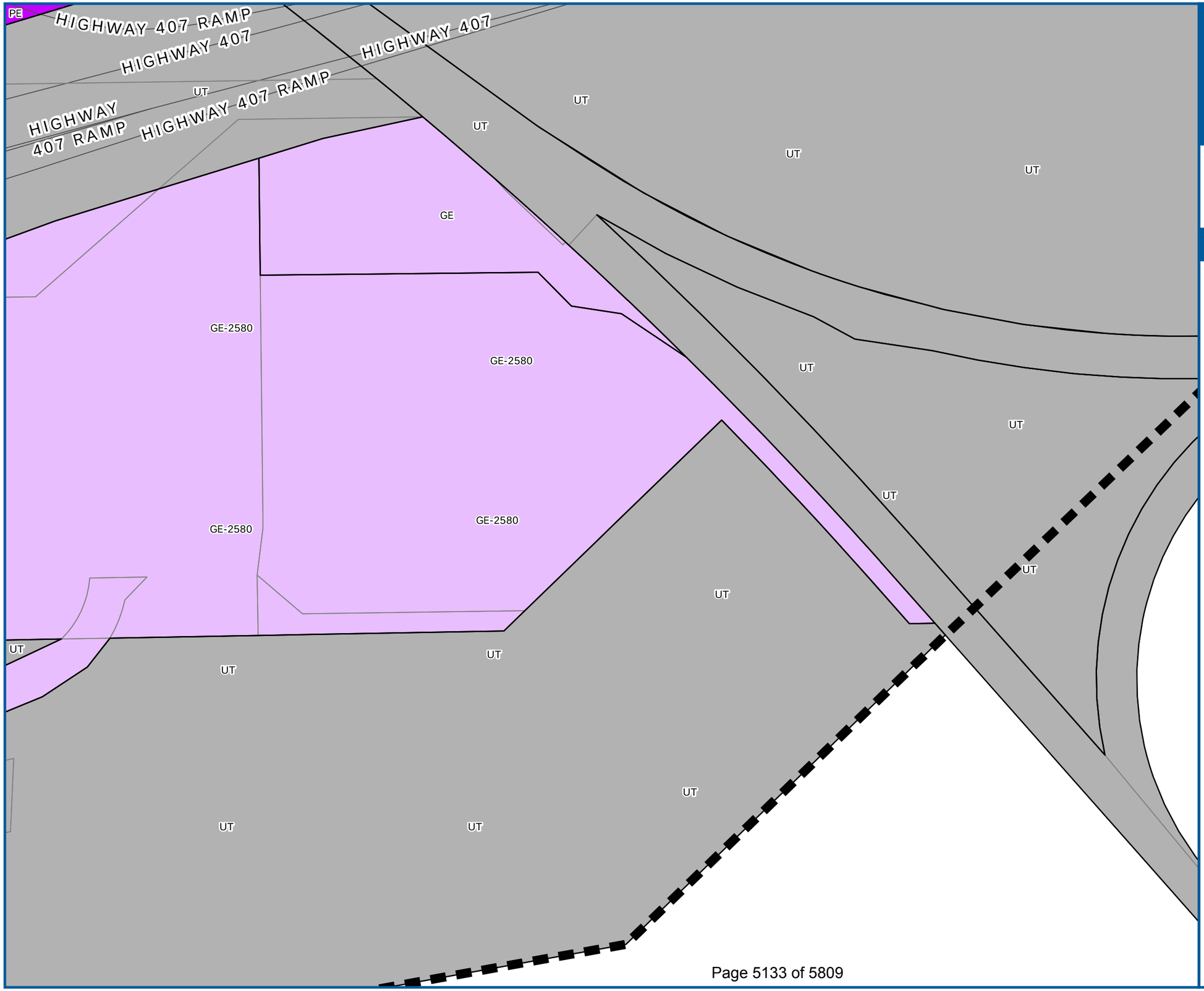
0 30 60 90 120 150
Metres

January 2026

wsp

2083
2084
STEELES AVE
GE
GE
PE-53
HC-51
LC-2408
MELANIE DR
GE
GE
GE
PE
UT
UT
UT
UT
HIGHWAY 407
HIGHWAY 407
HIGHWAY 407 RAMP
HIGHWAY 407 RAMP

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

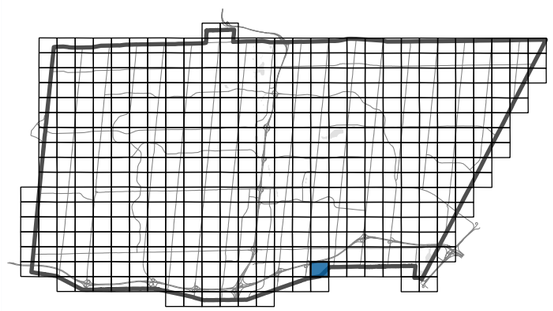
City of Brampton
Zoning By-law

Schedule A-B66

Legend

Zone Boundaries

- General Employment (GE)
- Prestige Employment (PE)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

UT

UT

BRAMPTON

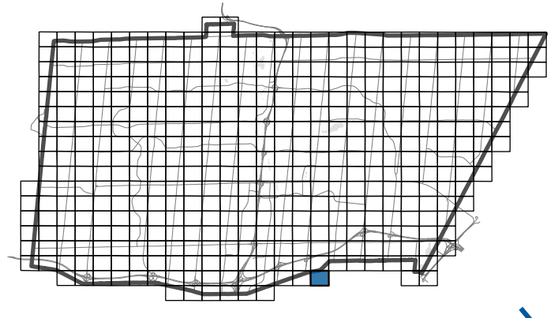
City of Brampton
Zoning By-law

Schedule A-B67

Legend

Zone Boundaries

Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule A-B68

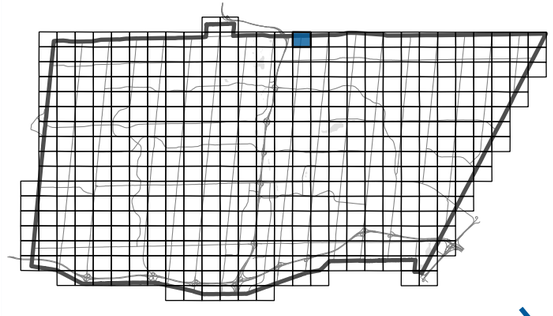
MAYFIELD RD
ACE DR
DOCKSTEADER RD
DIXIE RD
HAVERHILL RD
ENGLAVE TRAIL
LADYSMITH ST
SINATRA ST
SEYMOUR RD
FOLGATE CRES
GEORGE GRAY DR
WHEATBERRY CRES
SPOKANE ST
GROVE END WAY
SARNO RD
SWANSACRE TRAIL
DANIELSGATE RD
PEONY ST

PE-2257
PE-2258
PE-2262
PE-2256
LC-2010
PE-685
GC-2260
GC-2378
A
R1
R1A-2369
R1A-2368
R2-2370
R2-2372
R1-2369
R1-2368
R1-2367
I1-2379
P

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Local Commercial (LC)
- Prestige Employment (PE)
- General Institutional (I1)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

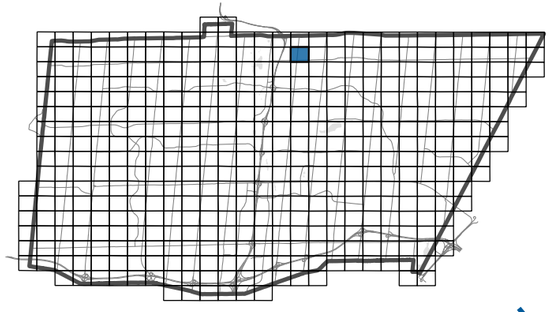
City of Brampton
Zoning By-law

Schedule A-B69

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

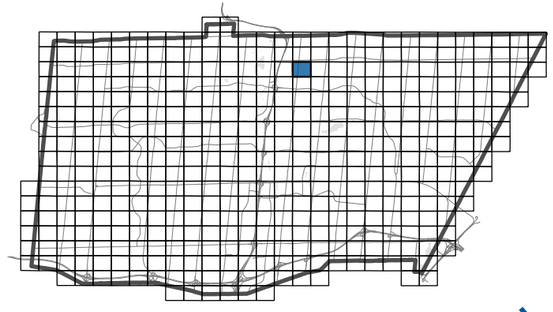
City of Brampton
Zoning By-law

Schedule A-B70

Legend

Zone Boundaries

- General Commercial (GC)
- General Institutional (I1)
- Natural System (NS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

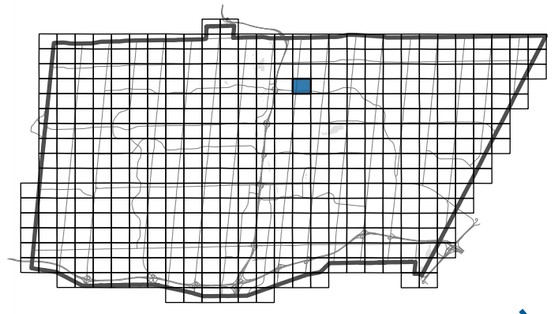
City of Brampton
Zoning By-law

Schedule A-B71

Legend

Zone Boundaries

- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

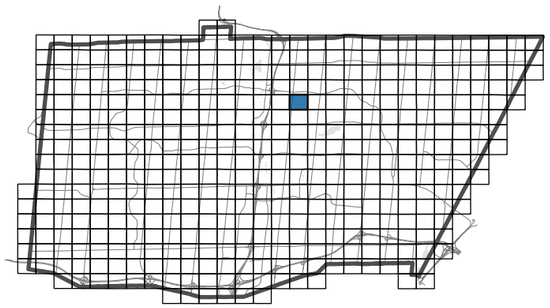
City of Brampton
Zoning By-law

Schedule A-B72

Legend

Zone Boundaries

- General Commercial (GC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

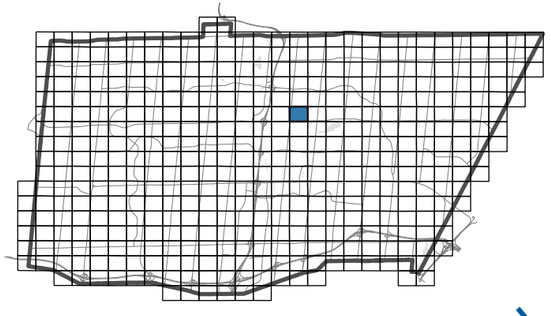
City of Brampton
Zoning By-law

Schedule A-B73

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

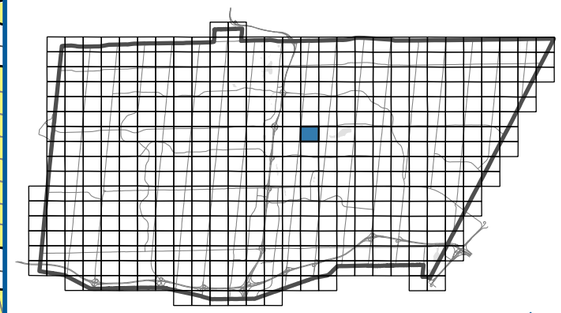
City of Brampton
Zoning By-law

Schedule A-B74

Legend

Zone Boundaries

- General Commercial (GC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

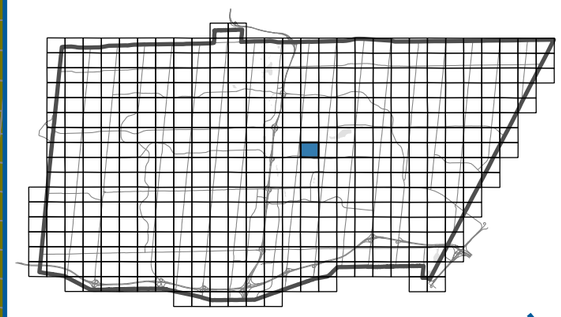
City of Brampton
Zoning By-law

Schedule A-B75

Legend

Zone Boundaries

- General Commercial (GC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)

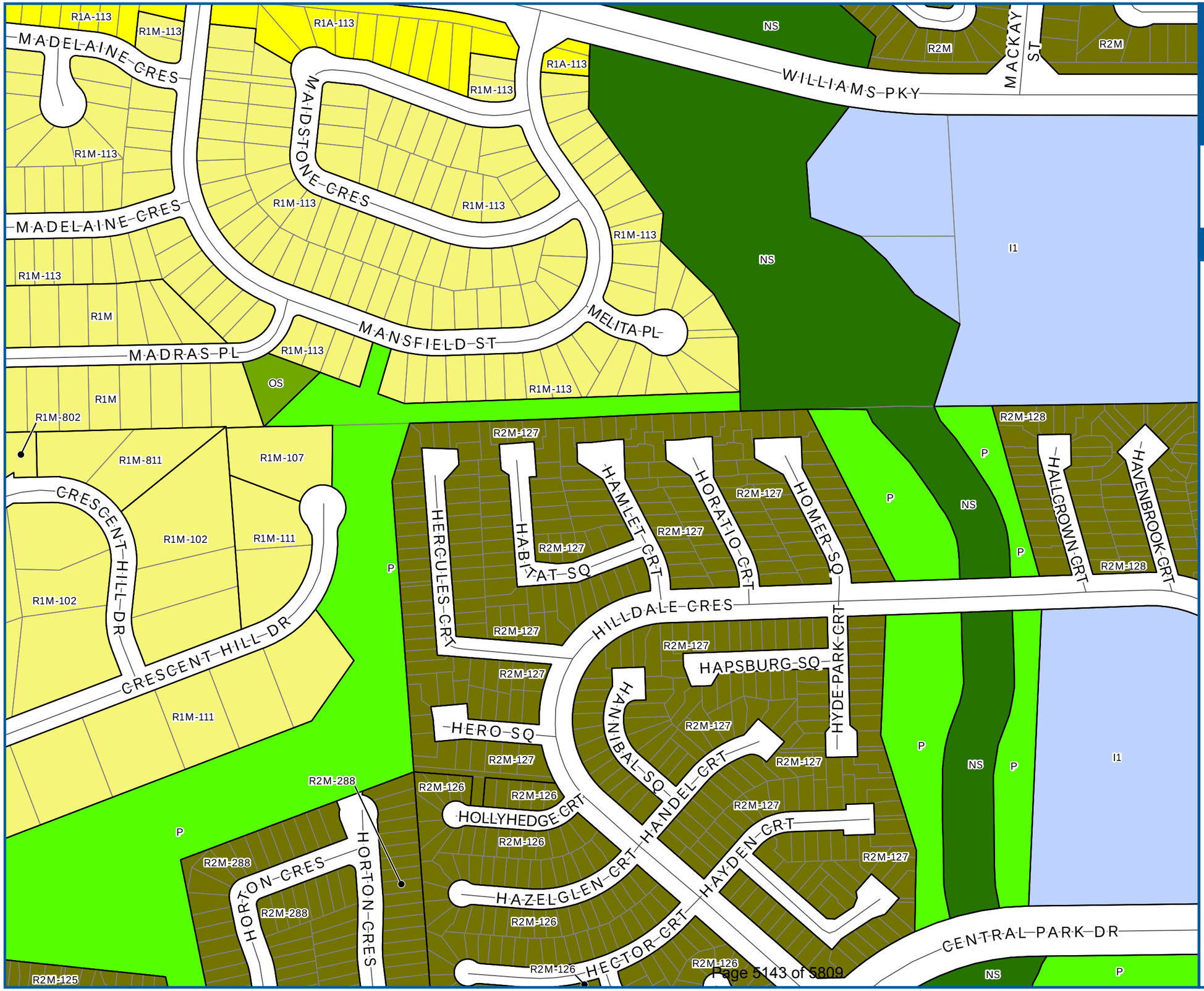


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

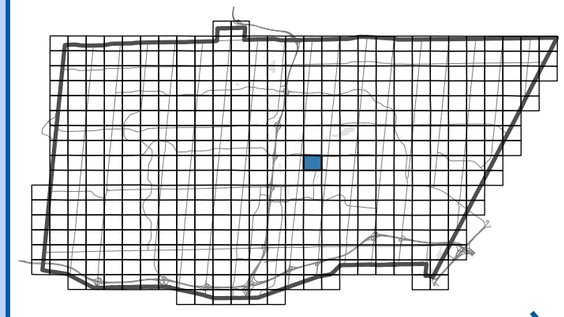
City of Brampton
Zoning By-law

Schedule A-B76

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

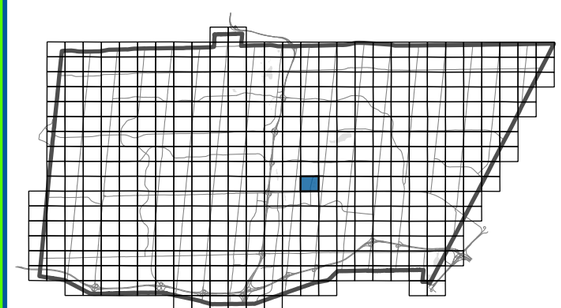
City of Brampton
Zoning By-law

Schedule A-B77

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Park (P)
- Mixed Use High Rise (MH)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

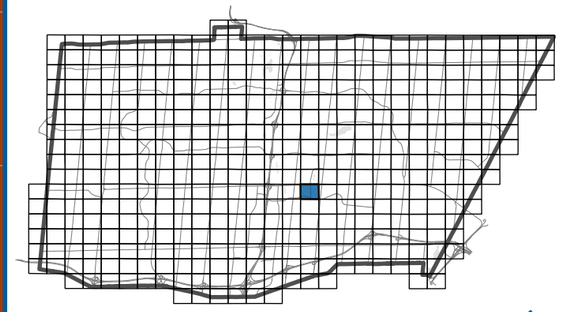
City of Brampton
Zoning By-law

Schedule A-B78

Legend

Zone Boundaries

- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Mixed Use High Rise (MH)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

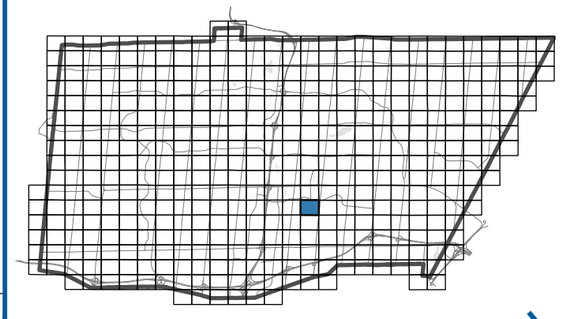
City of Brampton
Zoning By-law

Schedule A-B79

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Park (P)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

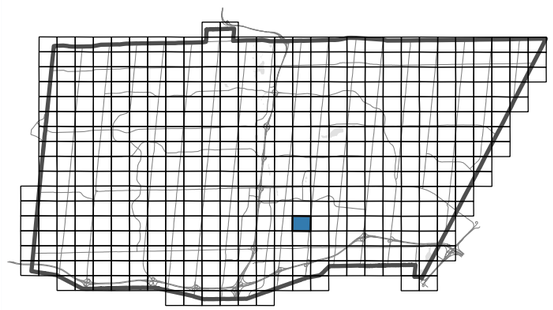
City of Brampton
Zoning By-law

Schedule A-B80

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

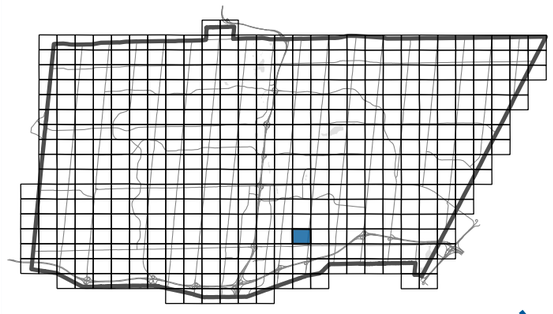
Schedule A-B81

Legend

- Lands are not subject to this By-law

Zone Boundaries

- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Third Density - Mid Rise (R3M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

AVA CRT
ATHLONE AVE
ALOMA CRES
ALBION CRES
ALOMA CRES
AVONDALE BLVD
ANNE CRT
AUTUMN BLVD
DEARBOURNE BLVD
VICTORIA CRES
ORENDA RD
BRAMALEA RD
EAST DR

R1M
R1M-100
R1M-120
R1A
R1A-100
R1
R3M-424
LC
LC-502
NS
OS
P
PE
GE
UT
2080
2081
2082
2083
578
189
176
170

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

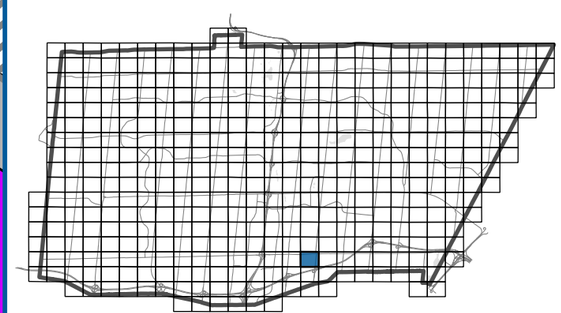
Schedule A-B82

Legend

- Lands are not subject to this By-law

Zone Boundaries

- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

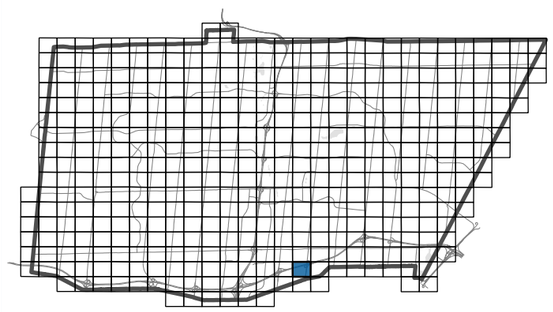
City of Brampton
Zoning By-law

Schedule A-B83

Legend

Zone Boundaries

- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Park (P)
- Utility and Transportation (UT)



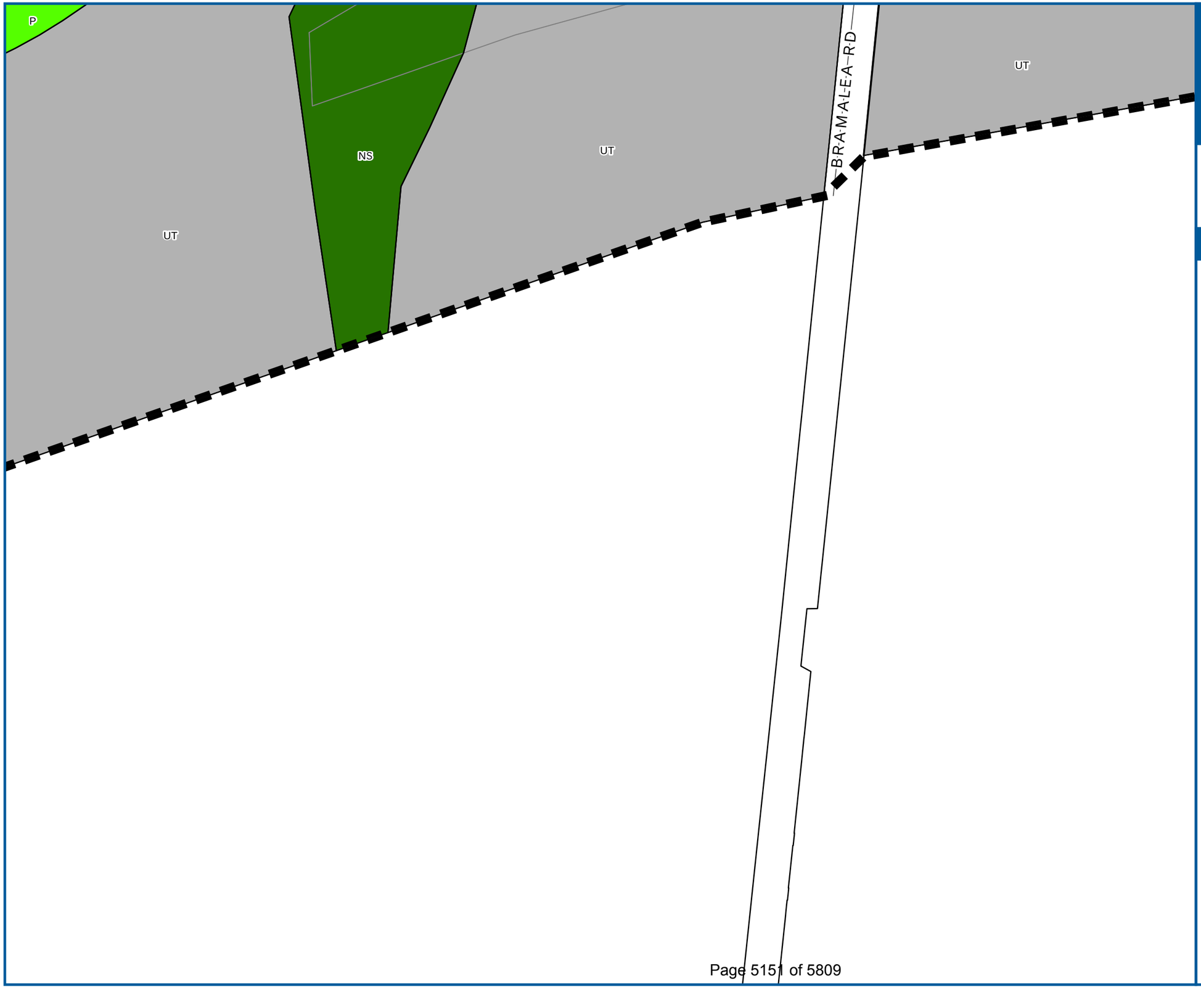
0 30 60 90 120 150
Metres

January 2026

wsp

GE
GE
PE
UT
PE-2109
NS
UT
HIGHWAY 407
HIGHWAY 407 RAMP
UT
HIGHWAY 407
BRAMALEA RD
GE-2580
UT
P
NS
NS
PE-63
NS
GE-2580
NS
UT
UT
P
UT
HIGHWAY 407 RAMP

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

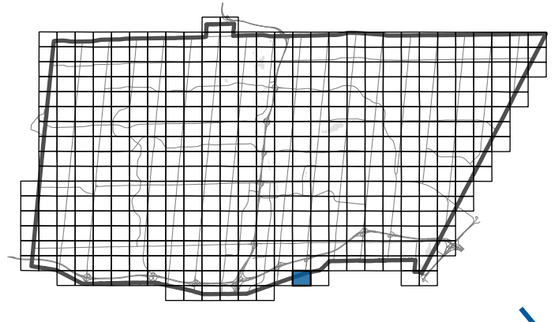
City of Brampton
Zoning By-law

Schedule A-B84

Legend

Zone Boundaries

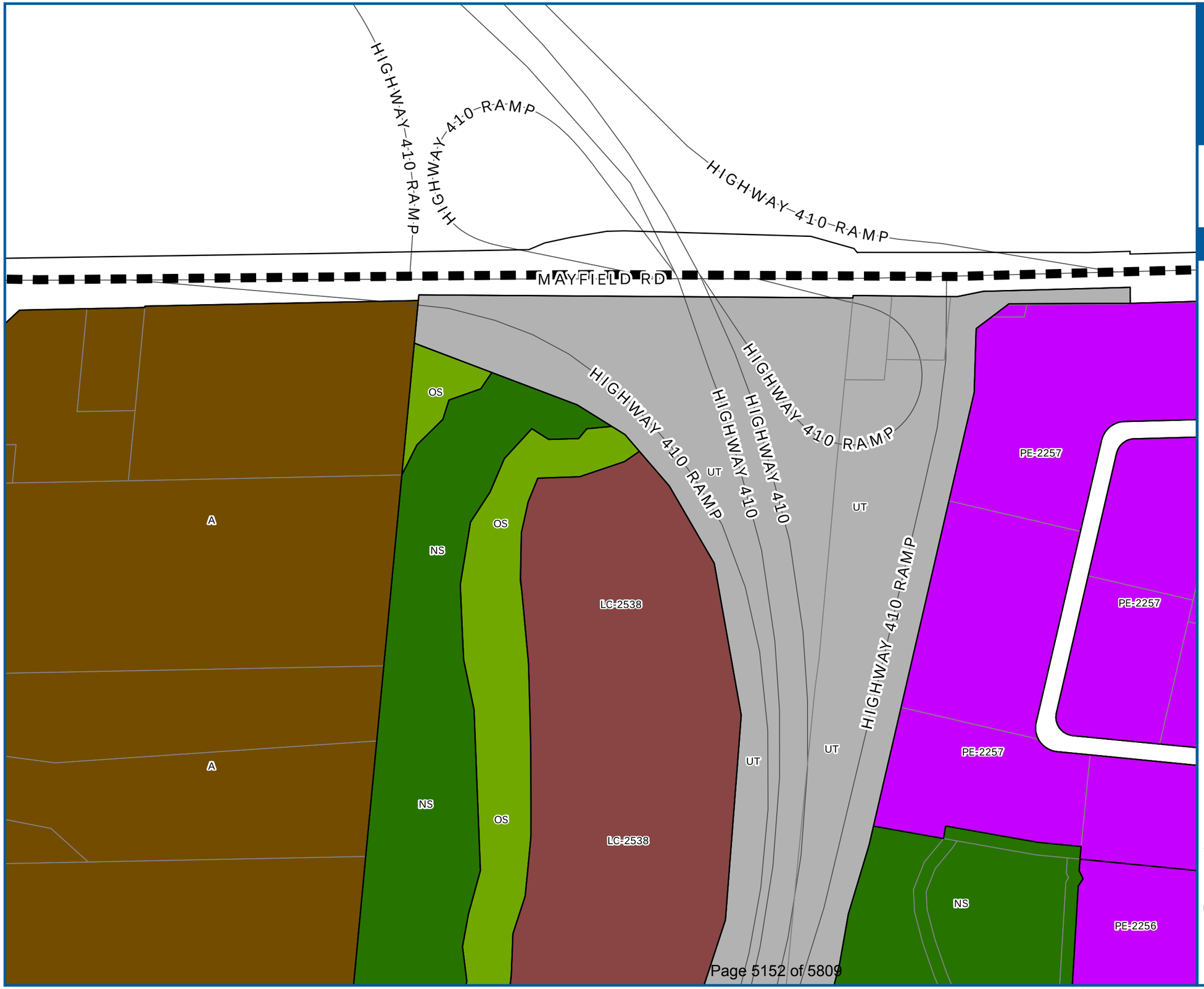
- Natural System (NS)
- Park (P)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

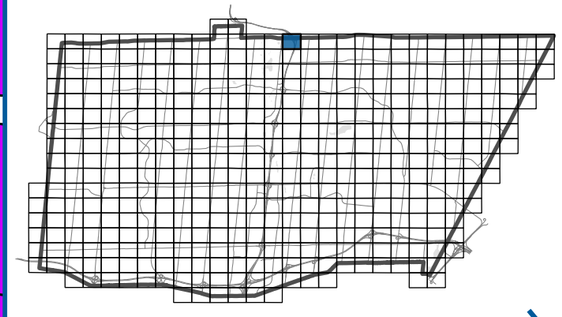
City of Brampton
Zoning By-law

Schedule A-B85

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

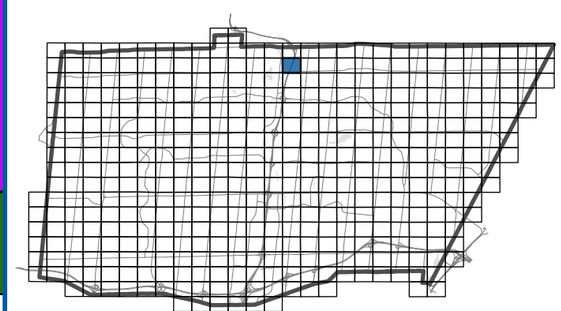
City of Brampton
Zoning By-law

Schedule A-B86

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential Second Density (R2)
- Utility and Transportation (UT)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

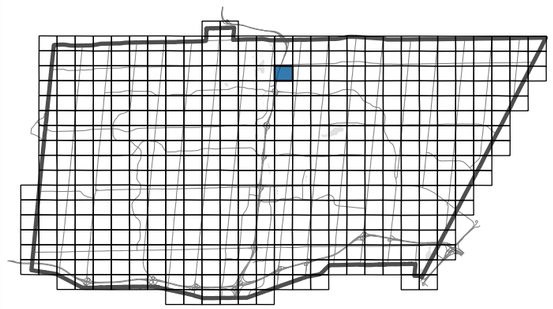
City of Brampton
Zoning By-law

Schedule A-B87

Legend

Zone Boundaries

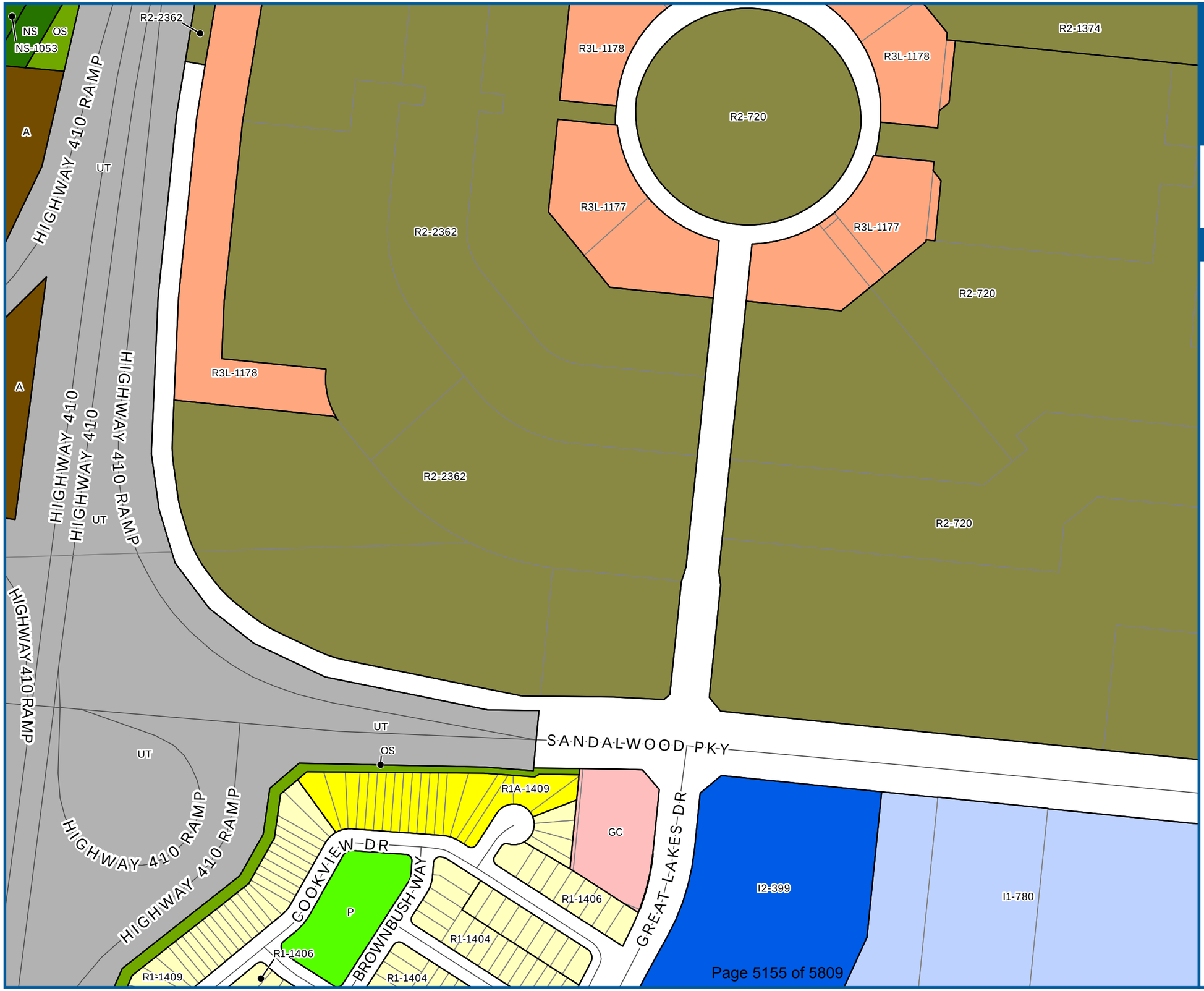
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Utility and Transportation (UT)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

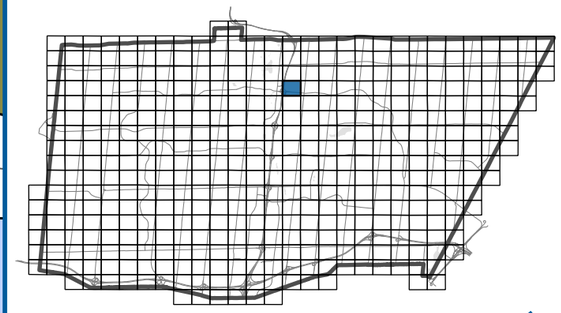
City of Brampton
Zoning By-law

Schedule A-B88

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

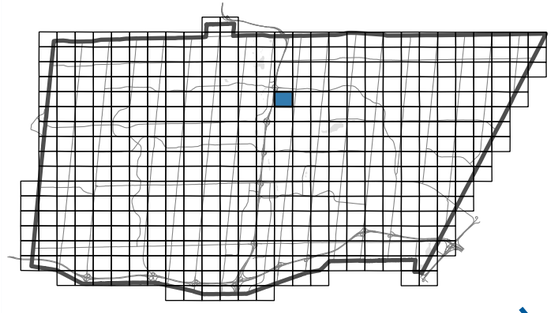
City of Brampton
Zoning By-law

Schedule A-B89

Legend

Zone Boundaries

- General Commercial (GC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential Second Density (R2)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

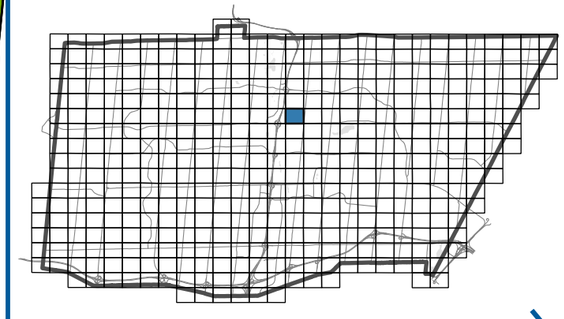
City of Brampton
Zoning By-law

Schedule A-B90

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential Second Density (R2)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

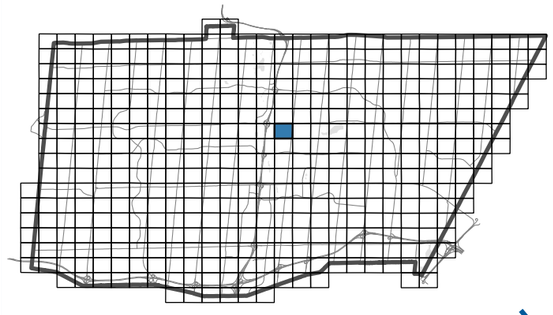
City of Brampton
Zoning By-law

Schedule A-B91

Legend

Zone Boundaries

- Highway Commercial (HC)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

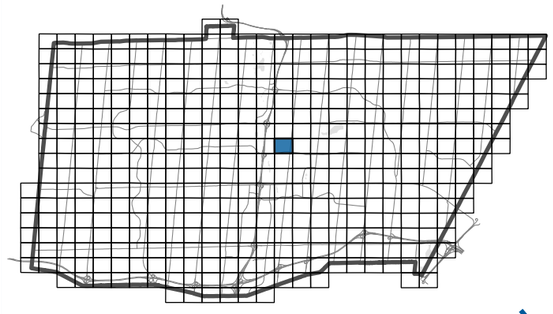
City of Brampton
Zoning By-law

Schedule A-B92

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N

BRAMPTON

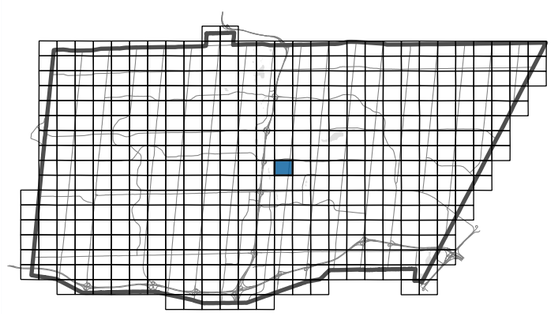
City of Brampton
Zoning By-law

Schedule A-B93

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

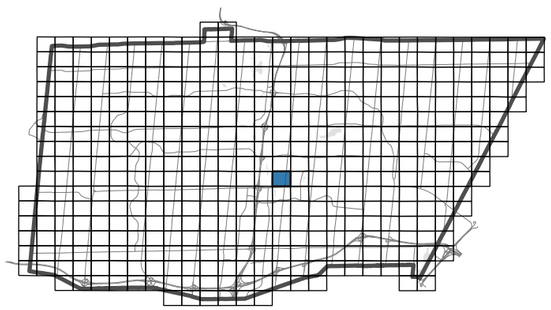
City of Brampton
Zoning By-law

Schedule A-B94

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Mixed Use Mid Rise (MM)
- Mixed Use High Rise (MH)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

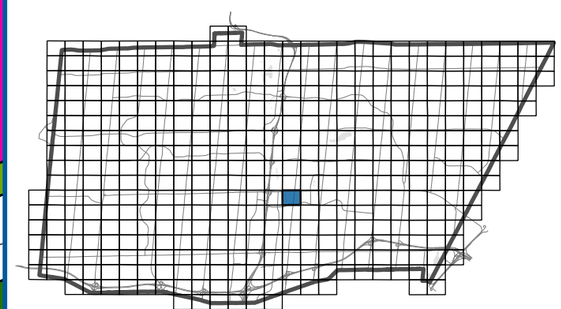
City of Brampton
Zoning By-law

Schedule A-B95

Legend

Zone Boundaries

- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Mixed Use Mid Rise (MM)
- Mixed Use High Rise (MH)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

January 2026

QUEEN ST
SILVER MAPLE GRT
LISA ST
DIXIE RD
CLARK BLVD
TERESE RD
BRAEMAR DR

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

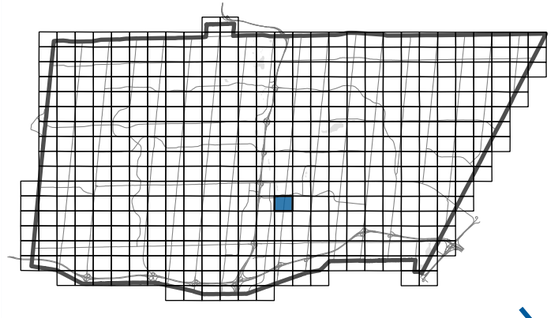
City of Brampton
Zoning By-law

Schedule A-B96

Legend

Zone Boundaries

- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

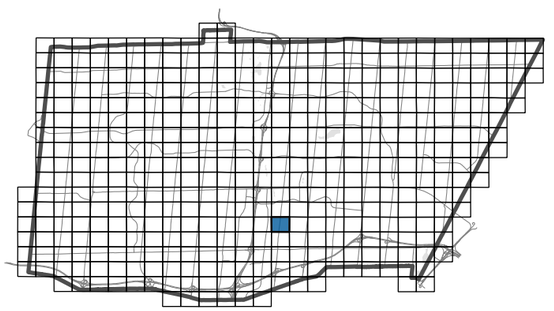
City of Brampton
Zoning By-law

Schedule A-B97

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)

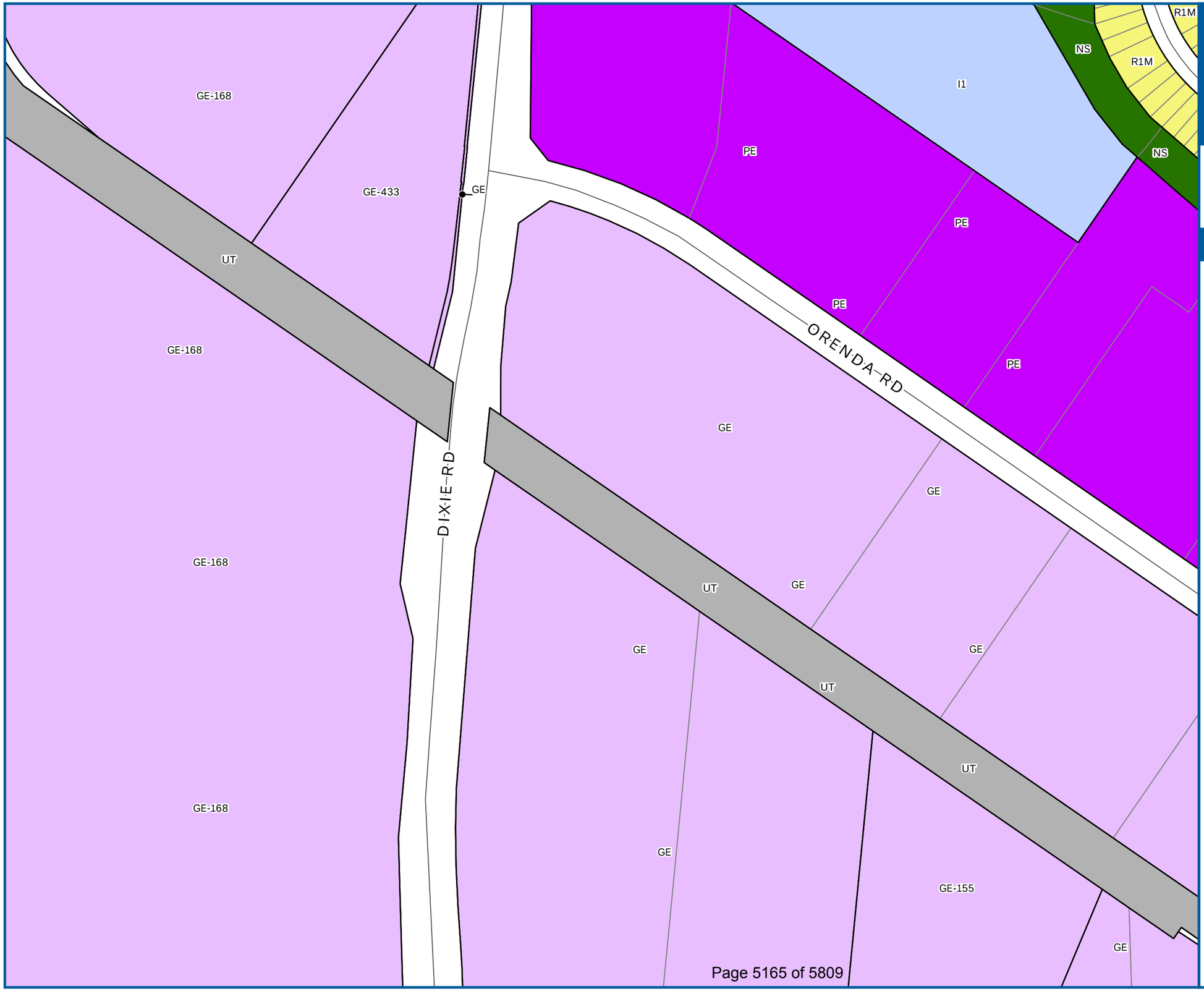


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

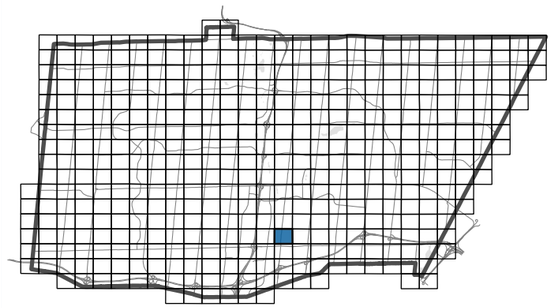
City of Brampton
Zoning By-law

Schedule A-B98

Legend

Zone Boundaries

- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Residential First Density - Mature Neighbourhood (R1M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

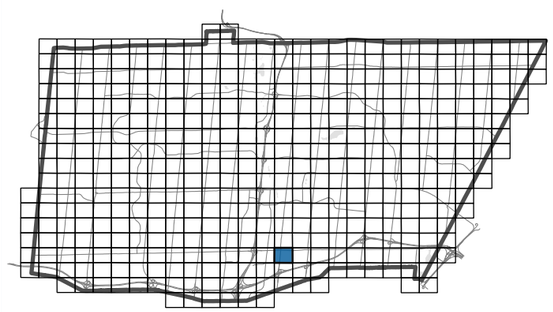
City of Brampton
Zoning By-law

Schedule A-B99

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)



0 30 60 90 120 150
Metres

January 2026

wsp

STEELES AVE
DIXIE RD
WILKINSON RD
STRATHEARN AVE
ADVANCE BLVD
ALFRED KUEHNE BLVD

GE-168
GE
GE-155
GE
PE
HC-43
LC-59
GC
PE-2691
PE-2569
PE-41
PE
PE
PE
PE
GE
GE
PE
PE-2649
LC-61
GE
GE
GE
NS
PE-2109

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

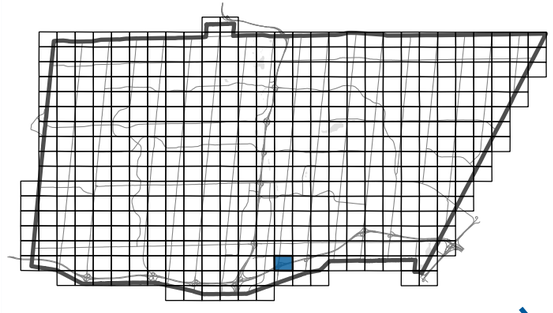
City of Brampton
Zoning By-law

Schedule A-B100

Legend

Zone Boundaries

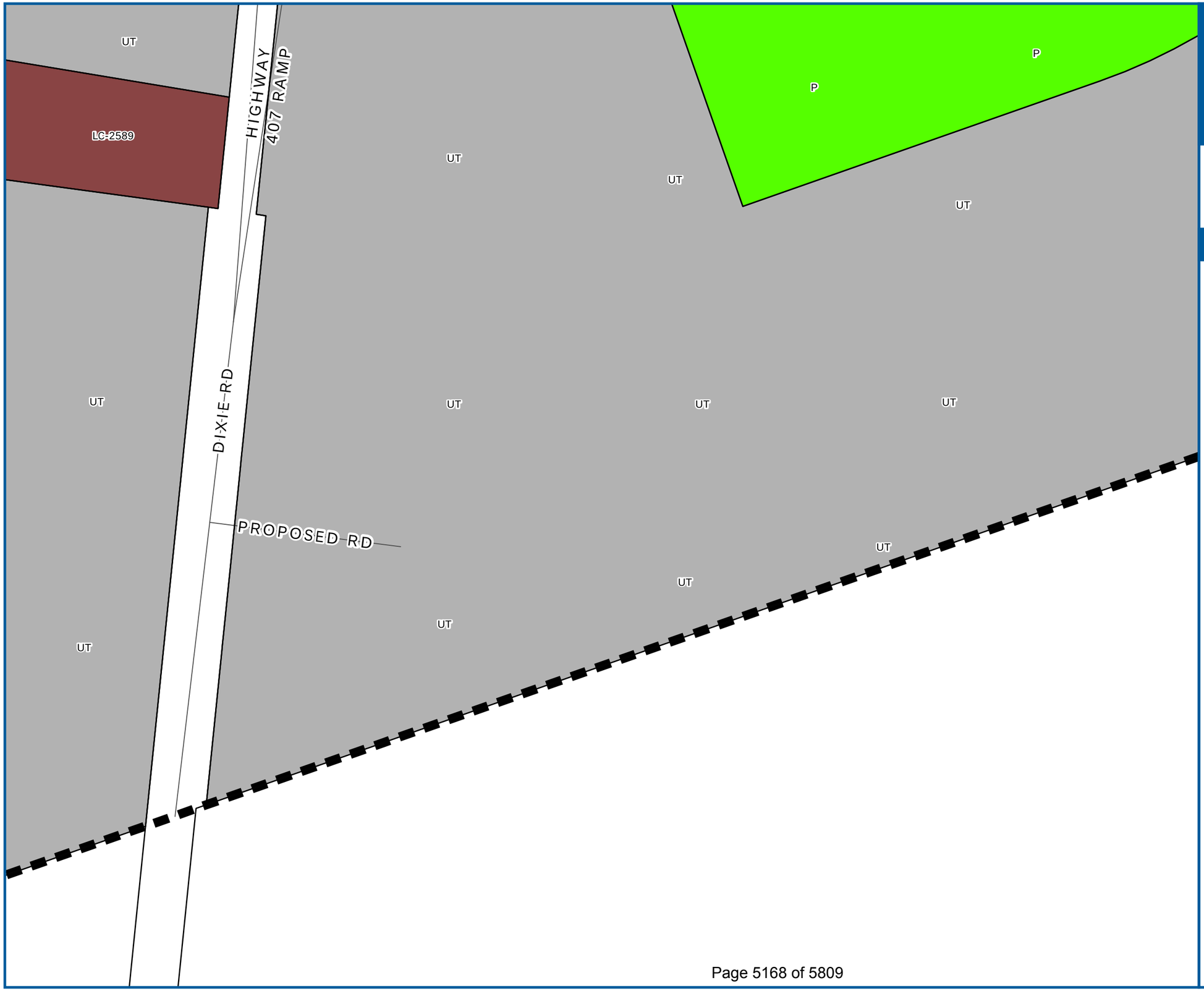
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Park (P)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

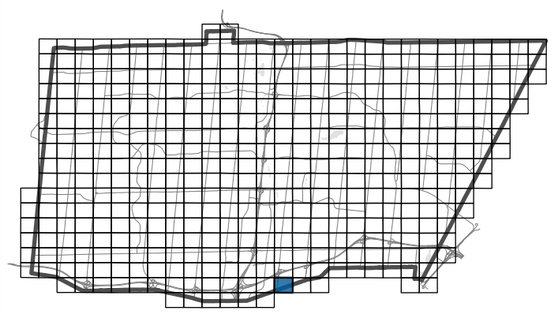
City of Brampton
Zoning By-law

Schedule A-B101

Legend

Zone Boundaries

- Local Commercial (LC)
- Park (P)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

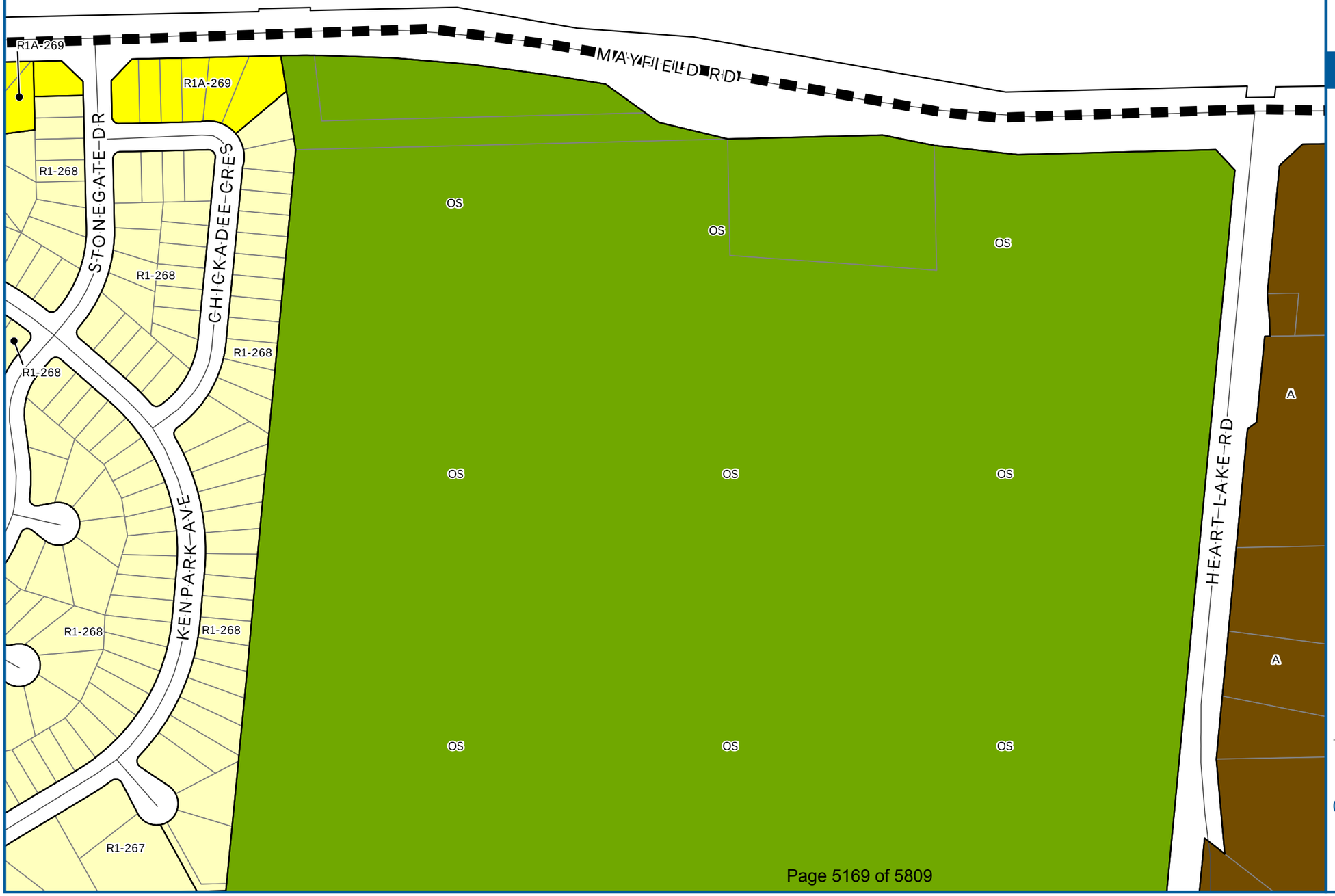
January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

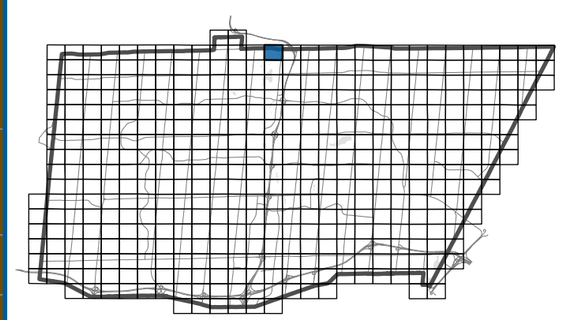
Schedule A-B102



Legend

Zone Boundaries

- Agriculture (A)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

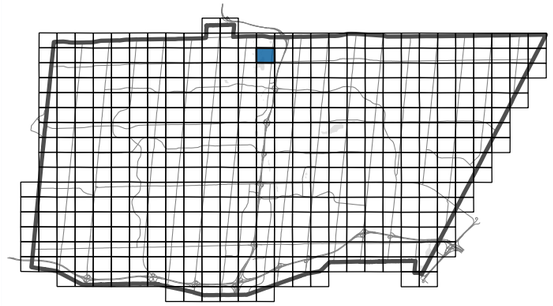
City of Brampton
Zoning By-law

Schedule A-B103

Legend

Zone Boundaries

- Agriculture (A)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)



0 30 60 90 120 150
Metres

January 2026

wsp

R1-267
R1-258
R1-106
R1-106
R1-106
R1
A
PE-2536
PE-2536
PE-2535
PE-2537
NS
OS-1931
OS
OS
OS
OS
OS
OS
OS
OS
OS
OS
OS
OS
CONSERVATION DR
ECOPARK CLOSE
HEART LAKE RD
COUNTRYSIDE DR

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

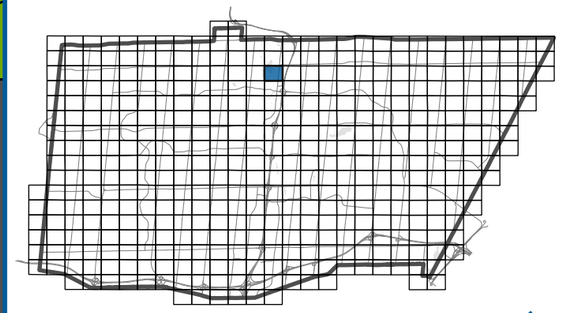
City of Brampton
Zoning By-law

Schedule A-B104

Legend

Zone Boundaries

- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

R1
OS
OS-1931
R3L-1952
R3L-1943
R2-1941
R3L-1942
R2-1940
FD
I2-1052
NS-1053
NS
H·E·A·R·T—L·A·K·E—R·D

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

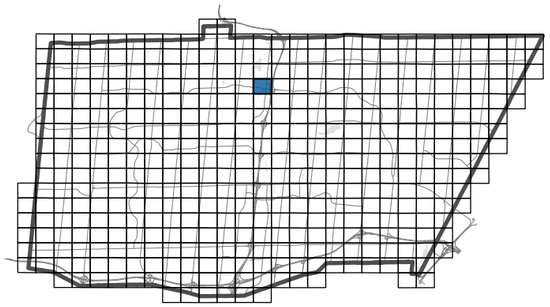
City of Brampton
Zoning By-law

Schedule A-B105

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Utility and Transportation (UT)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

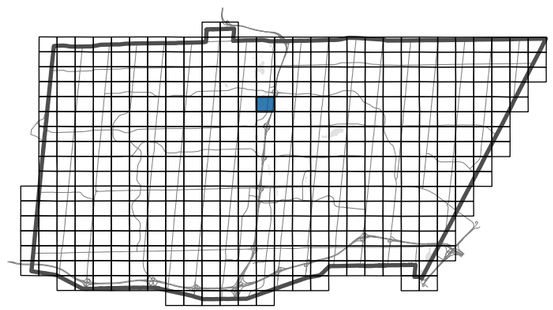
City of Brampton
Zoning By-law

Schedule A-B106

Legend

Zone Boundaries

- General Commercial (GC)
- Recreational Commercial (RC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential Second Density (R2)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

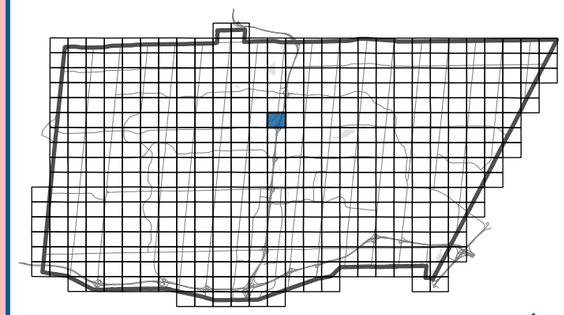
City of Brampton
Zoning By-law

Schedule A-B107

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Local Commercial (LC)
- Recreational Commercial (RC)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Second Density (R2)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

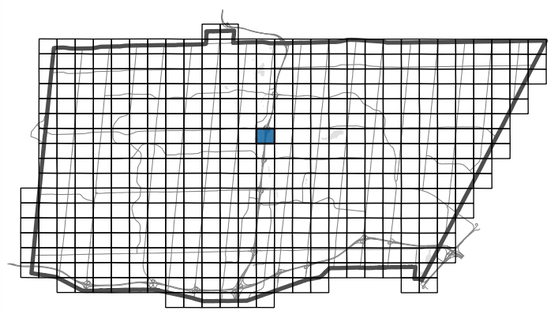
City of Brampton
Zoning By-law

Schedule A-B108

Legend

Zone Boundaries

- Local Commercial (LC)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

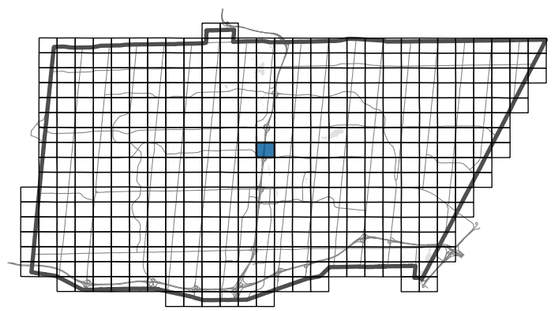
City of Brampton
Zoning By-law

Schedule A-B109

Legend

Zone Boundaries

- General Institutional (I1)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential Second Density - Mature Neighbourhood (R2M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

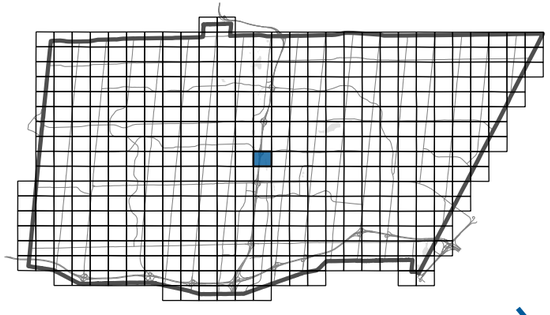
City of Brampton
Zoning By-law

Schedule A-B110

Legend

Zone Boundaries

- General Commercial (GC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

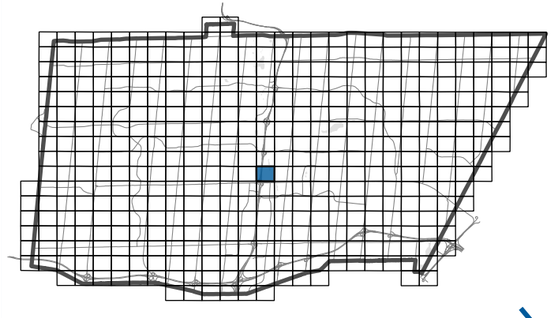
City of Brampton
Zoning By-law

Schedule A-B111

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Park (P)
- Mixed Use High Rise (MH)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - High Rise (R3H)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

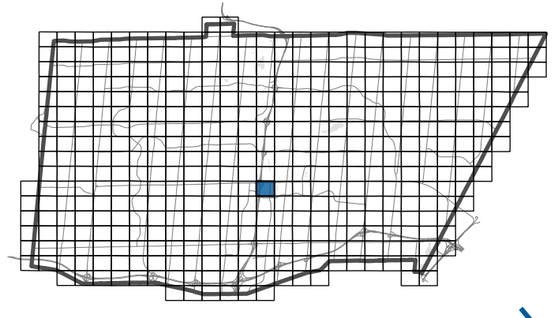
City of Brampton
Zoning By-law

Schedule A-B112

Legend

Zone Boundaries

- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Mixed Use Mid Rise (MM)
- Mixed Use High Rise (MH)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - High Rise (R3H)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

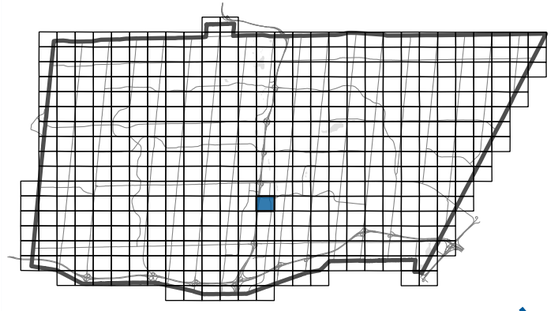
City of Brampton
Zoning By-law

Schedule A-B113

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Utility and Transportation (UT)

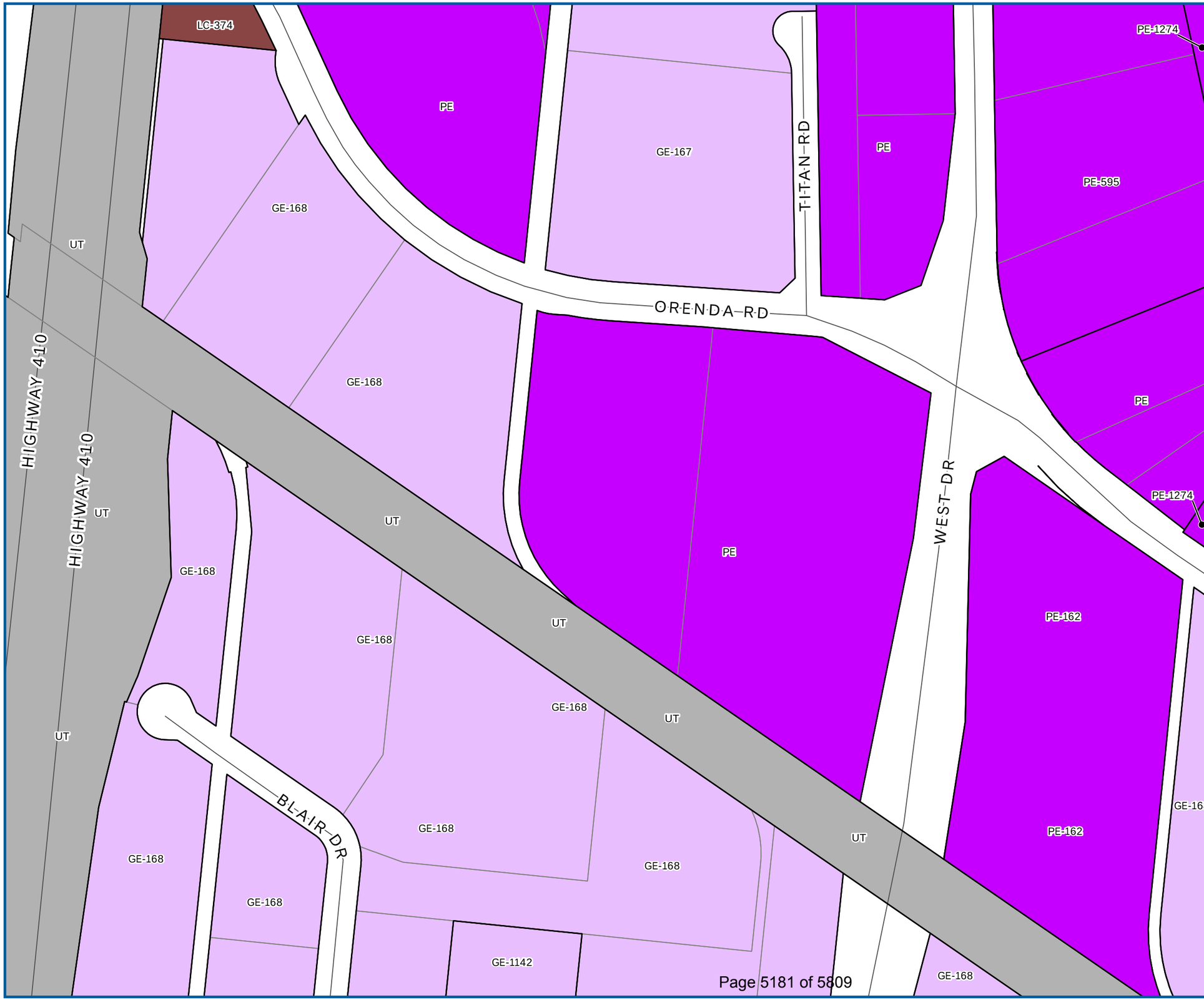


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

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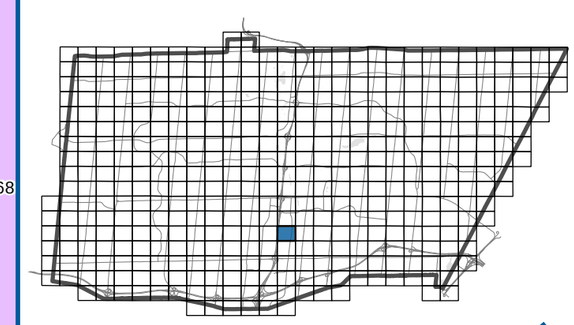
Zoning By-law

Schedule A-B114

Legend

Zone Boundaries

- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

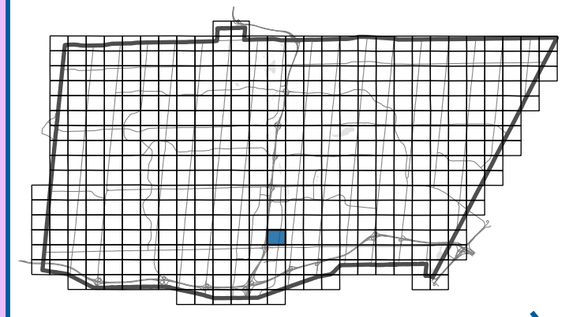
City of Brampton
Zoning By-law

Schedule A-B115

Legend

Zone Boundaries

- General Employment (GE)
- Prestige Employment (PE)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

HIGHWAY 410
BLAIR DR
GLIDDEN RD
WEST DR
FINLEY RD

GE-168
GE-1142
PE-162
UT

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N

BRAMPTON

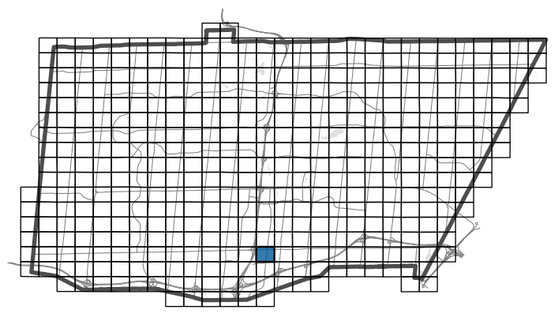
City of Brampton
Zoning By-law

Schedule A-B116

Legend

Zone Boundaries

- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

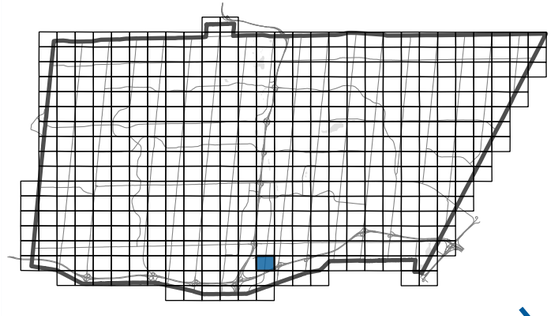
City of Brampton
Zoning By-law

Schedule A-B117

Legend

Zone Boundaries

- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

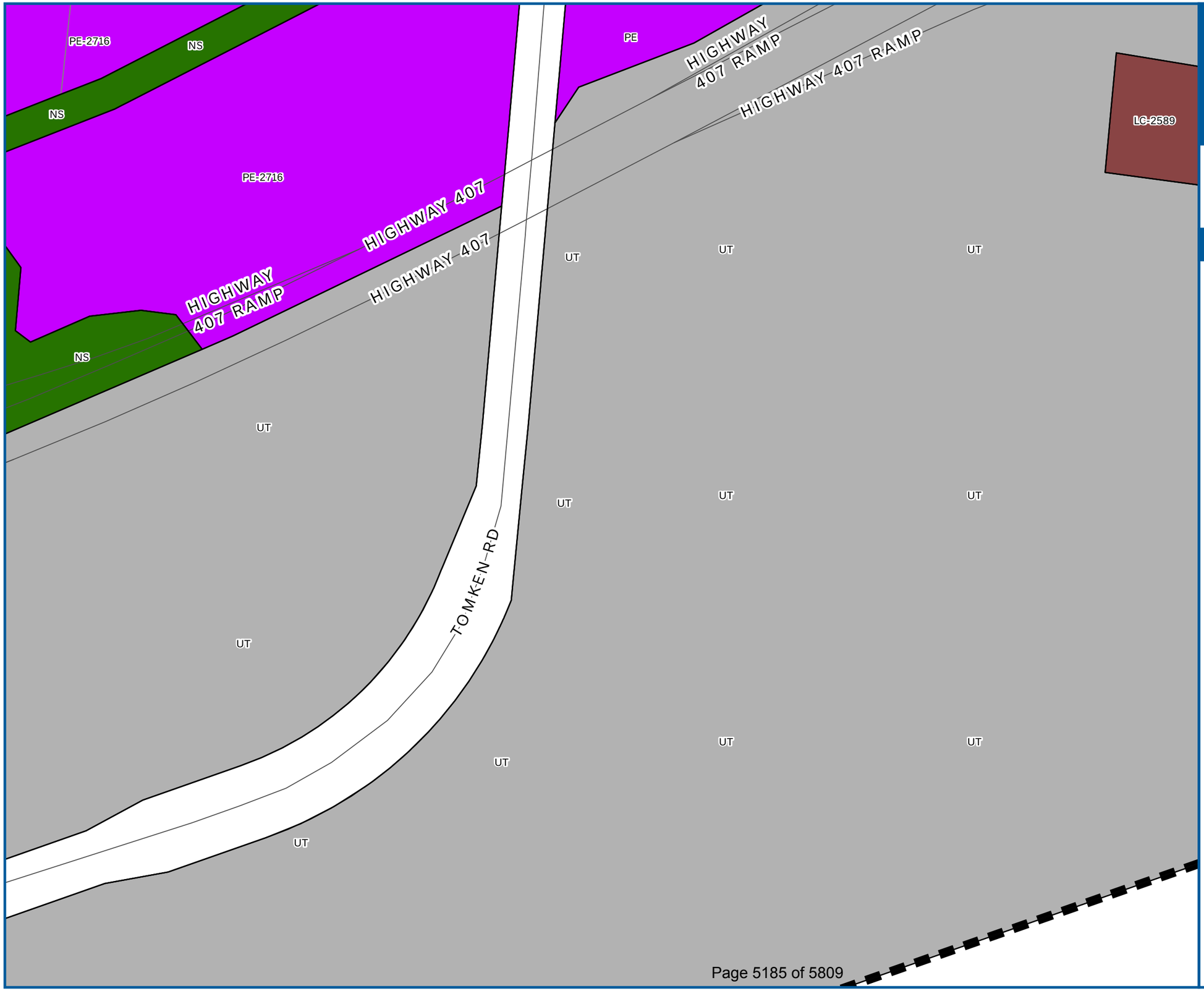
January 2026

wsp

STEELWELL RD
WESTCREEK BLVD
ADVANCE BLVD
TOMKEN RD
WILKINSON RD
WESTWYN CRT
HIGHWAY 407 RAMP
HIGHWAY 407
HIGHWAY 407
HIGHWAY 407 RAMP

GE-2677
PE-2676
PE-2748
PE-2716
GE
PE
NS
UT

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

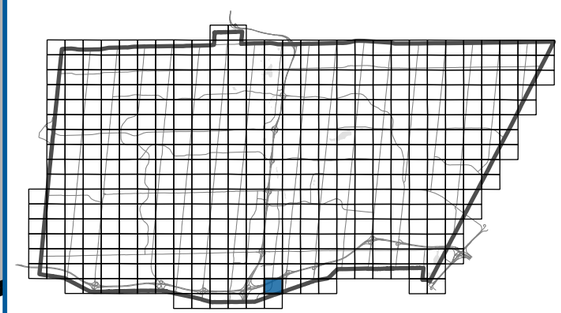
City of Brampton
Zoning By-law

Schedule A-B118

Legend

Zone Boundaries

- Local Commercial (LC)
- Prestige Employment (PE)
- Natural System (NS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

UT

UT

UT

BRAMPTON

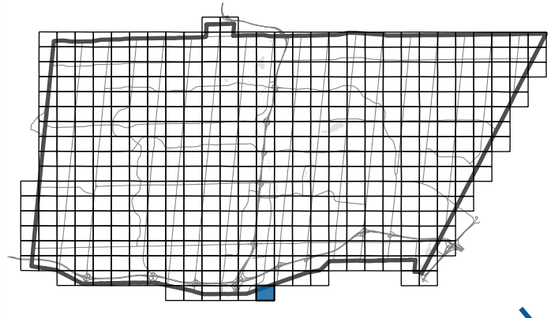
City of Brampton
Zoning By-law

Schedule A-B119

Legend

Zone Boundaries

Utility and Transportation (UT)



0 30 60 90 120 150

Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

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0 1 2 3 4 5 Kilometres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

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BRAMPTON

City of Brampton
Zoning By-law

MAYFIELD RD
COUNTRYSIDE DR
WANLESS DR
CREDITVIEW RD
HURONTARIO ST
SANDALWOOD PKY
HEARTLAKE RD
GORE WAY DR
CASTLEMORE RD
MCVEAN DR
THE GORE RD
GLARKWAY DR
GOLDEN EAGLE DR
BOVAIRD DR
HIGHWAY 410
HERITAGE RD
MISSISSAUGA RD
CHINGUACOUSY RD
MCLAUGHLIN RD
WILLIAMS PKY
DIXIE RD
BRAMALEA RD
TORBRAM RD
AIRPORT RD
HUMBERWEST PKY
COTTRELLE BLVD
HIGHWAY 50
WINSTON CHURCHILL BLVD
EMBLETON RD
JAMES POTTER RD
MAIN ST
KENNEDY RD
QUEEN ST
CLARK BLVD
RUTHERFORD RD
WEST DR
STEELES AVE
MAVIS RD
HURONTARIO ST
TOMKEN RD
FINCH AVE
HIGHWAY 427

Lands are not subject to this By-law

0 1 2 3 4 5 Kilometres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

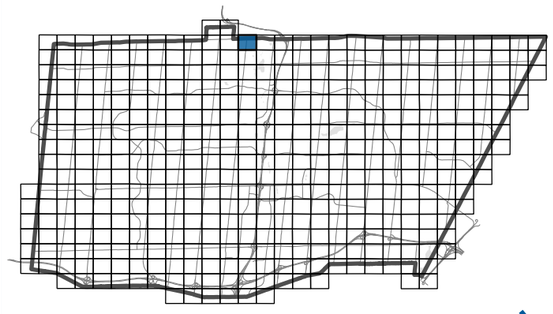
City of Brampton
Zoning By-law

Schedule A-C3

Legend

Zone Boundaries

- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

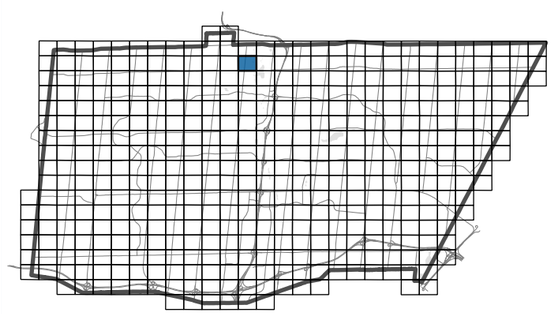
City of Brampton
Zoning By-law

Schedule A-C4

Legend

Zone Boundaries

- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

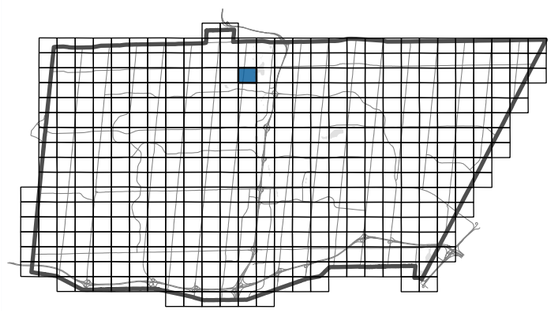
City of Brampton
Zoning By-law

Schedule A-C5

Legend

Zone Boundaries

- General Commercial (GC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

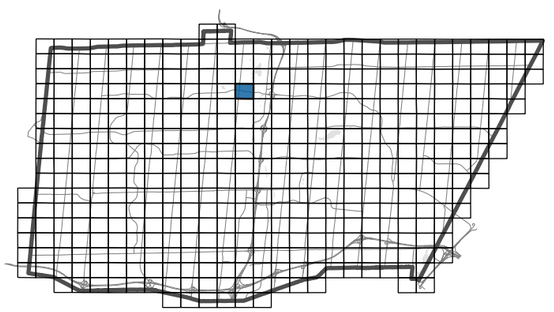
City of Brampton
Zoning By-law

Schedule A-C6

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

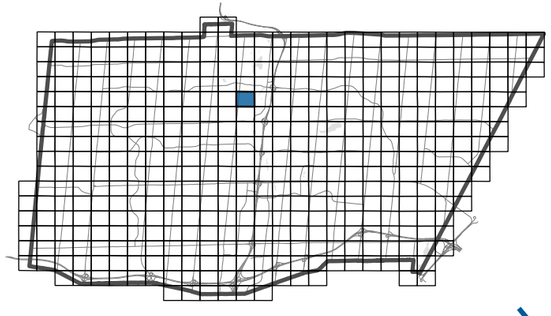
City of Brampton
Zoning By-law

Schedule A-C7

Legend

Zone Boundaries

- Local Commercial (LC)
- Recreational Commercial (RC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

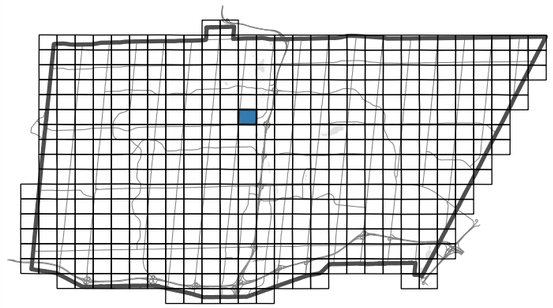
City of Brampton
Zoning By-law

Schedule A-C8

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- Recreational Commercial (RC)
- General Institutional (I1)
- Major Institutional (I2)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

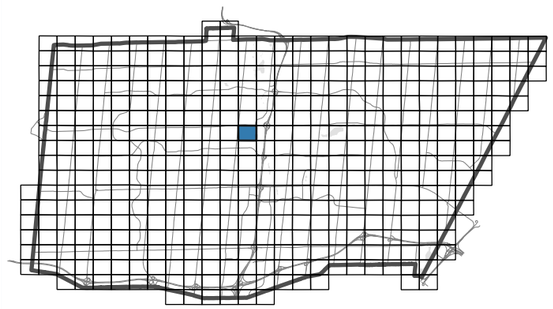
City of Brampton
Zoning By-law

Schedule A-C9

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

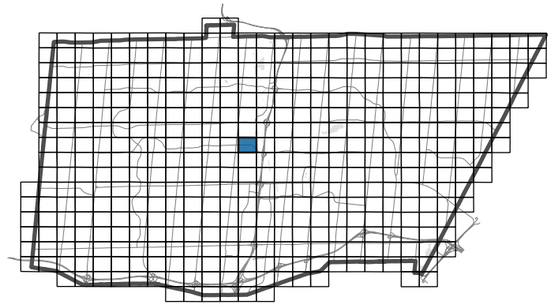
City of Brampton
Zoning By-law

Schedule A-C10

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

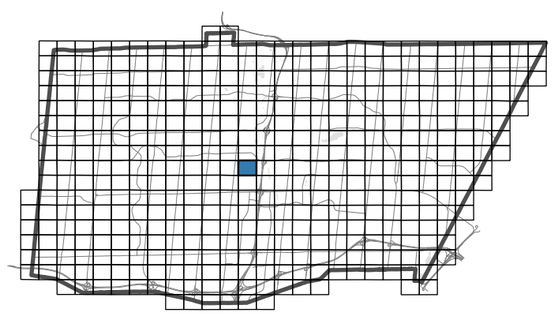
City of Brampton
Zoning By-law

Schedule A-C11

Legend

Zone Boundaries

- General Commercial (GC)
- General Institutional (I1)
- Open Space (OS)
- Park (P)
- Mixed Use High Rise (MH)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

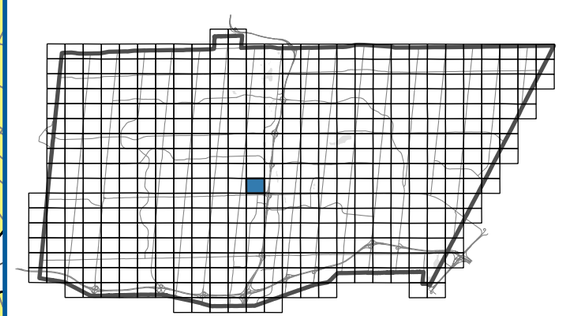
City of Brampton
Zoning By-law

Schedule A-C12

Legend

Zone Boundaries

- General Commercial (GC)
- General Institutional (I1)
- Park (P)
- Mixed Use Mid Rise (MM)
- Mixed Use High Rise (MH)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

wsp

GC-1778
R2M-1739
R2M-1739
TINDALE RD
GABLE DR
REIGATE AVE
SUTHERLAND AVE
CRAWFORD DR
SEABORN RD
BARKWOOD CRT
BINGHAM RD
HANSEN RD
LAUDERDALE RD
MORDON CRT
MADOC DR
NEWSTEAD CRES
RUTHERFORD RD
PENNYWOOD RD
APOLLO CRT
KENILWORTH RD
ARCHDEKIN DR
R1M
P
I1
MM
MH

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

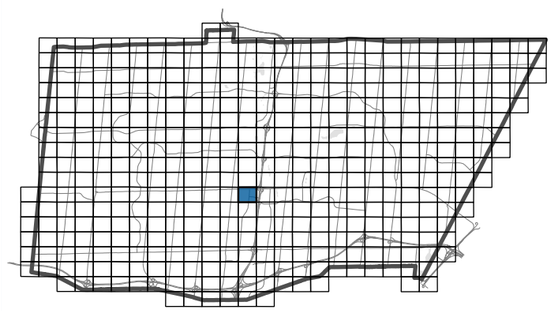
Schedule A-C13

Legend

- Lands are not subject to this By-law

Zone Boundaries

- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Mixed Use Mid Rise (MM)
- Mixed Use High Rise (MH)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

QUEEN ST
HIGHWAY 410 RAMP
EASTERN AVE
HANSEN RD
RUTHERFORD RD
CLARK BLVD
HEARTLAKE RD
MH-151
MH-150
MH-149
MH-2780
(H) MH-2780
NS
NS-2780
PE-779
PE-1585
MH
PE
GE
MM
UT

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

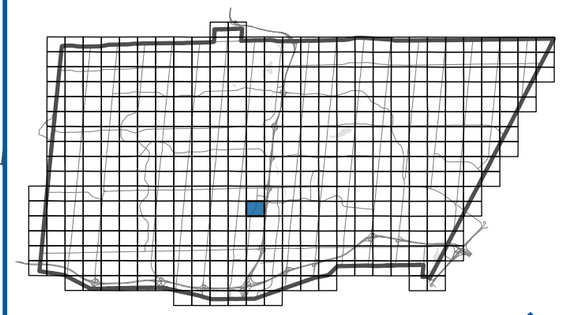
City of Brampton
Zoning By-law

Schedule A-C14

Legend

Zone Boundaries

- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

PE-1585
GE-1372
GE-1584
GE-1362
GE-1363
LC-1004
GE-1109
GE-1655
HANSEN RD
ORENDA RD
RUTHERFORD RD
CLARENCE ST

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

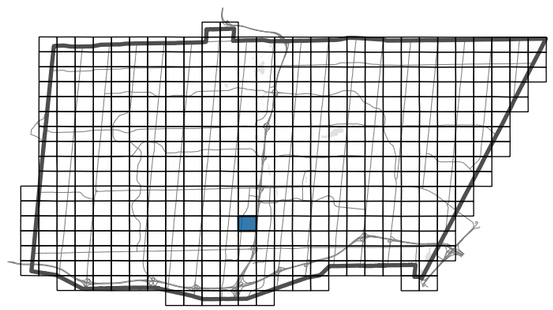
City of Brampton
Zoning By-law

Schedule A-C15

Legend

Zone Boundaries

- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

STAFFORD DR
CLARENCE ST
SELBY RD
RUTHERFORD RD
HEART LAKE RD
HIGHWAY 410
GLIDDEN RD

LC-1004
GE-1109
GE-1655
GE-1595
PE-1413
PE-1572
PE-1736
LC

GE
PE
UT

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N

BRAMPTON

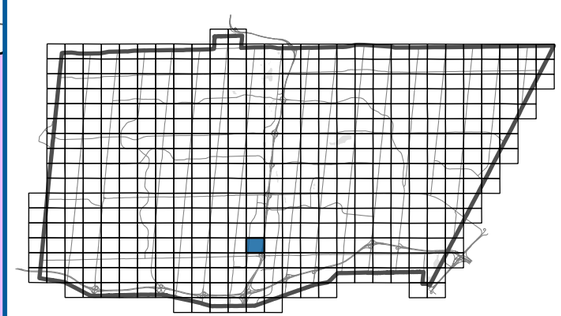
City of Brampton
Zoning By-law

Schedule A-C16

Legend

Zone Boundaries

- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

PE-1736
GLIDDEN RD
PE-1572
PE-1413
PE
LC
GE
GE-979
PE
RUTHERFORD RD
HALE RD
GE-1618
GE-2073
GE-1411
BRAMSTEELE RD
RESOLUTION DR
BRAM GRT
PE-1742
GE-2112
HEART LAKE RD
UT
HIGHWAY 410 RAMP
GE-168

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

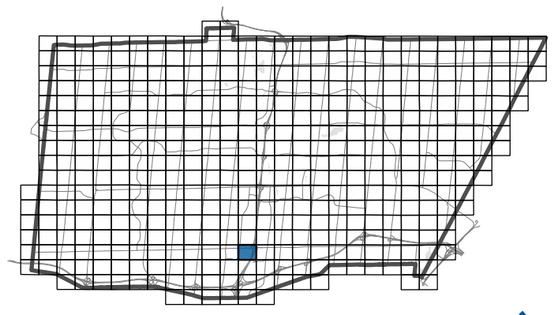
City of Brampton
Zoning By-law

Schedule A-C17

Legend

Zone Boundaries

- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

GE-2073
LC-830
LC-1737
GE
GE-2112
RUTHERFORD RD
STEELES AVE
HIGHWAY 410 RAMP
UT
PE-2676
PE-2700
PE-2701
NS
PE-2722
FIRST GULF BLVD
BISCAYNE CRES
PE-2678
PE-2679
GE-392
PE-2718

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

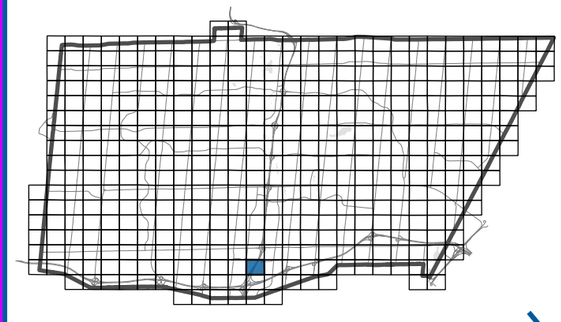
City of Brampton
Zoning By-law

Schedule A-C18

Legend

Zone Boundaries

- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

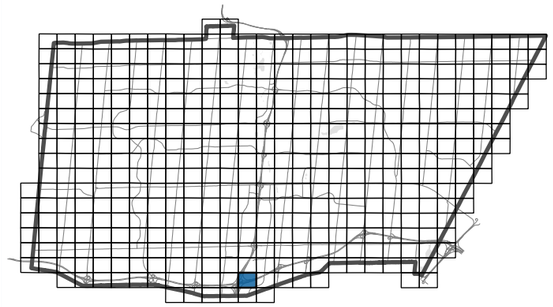
City of Brampton
Zoning By-law

Schedule A-C19

Legend

Zone Boundaries

- Prestige Employment (PE)
- Natural System (NS)
- Utility and Transportation (UT)
- Future Development (FD)

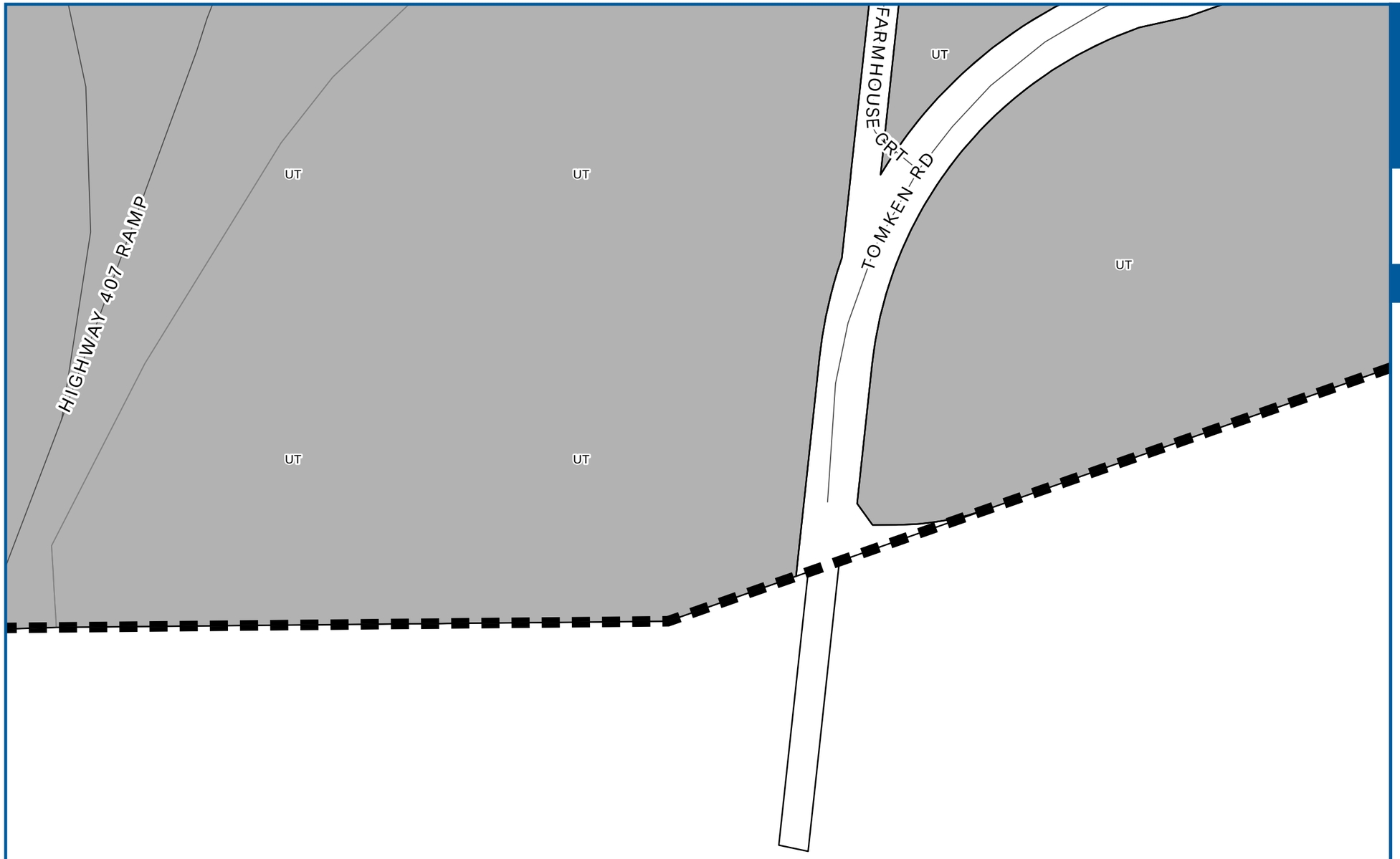


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

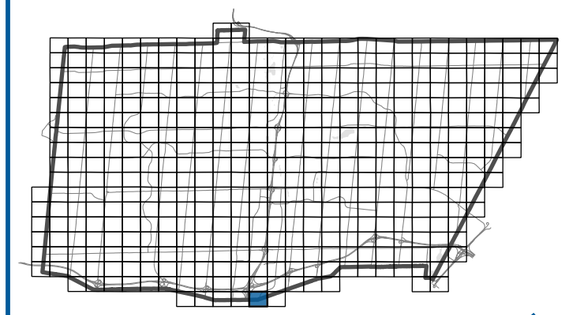
City of Brampton
Zoning By-law

Schedule A-C20

Legend

Zone Boundaries

Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

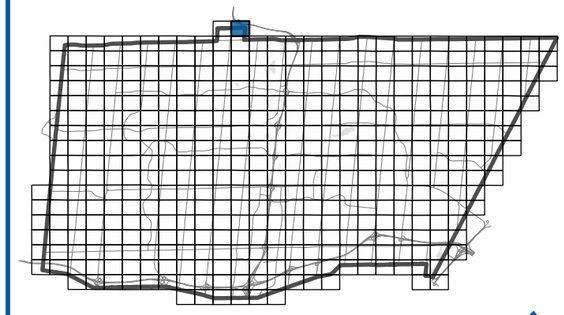
Schedule A-C21

HIGHWAY 410 RAMP
HIGHWAY 410
HIGHWAY 410 RAMP
HIGHWAY 410 RAMP
HIGHWAY 410
HURONTARIO ST
HIGHWOOD RD
SUMMER VALLEY DR
HILLPATH CRES
SWEET BRIAR LANE
LC-1242
R1-2805
R1-651
OS
R1-2818
R1-2819
R1-652
R1-649
R1-651
R1-651
R1-649
R1-651
R1A
R2-690
R1A
FD
R1-651
R1-652
R1-650
R1-649
R1-651
I1-1371
I1
I1-1416
R3L-1415
R1-649
NS
NS

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

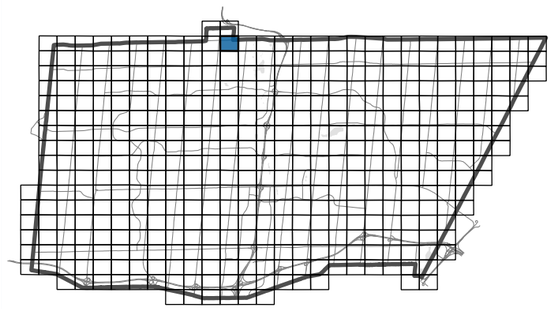
City of Brampton
Zoning By-law

Schedule A-C22

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

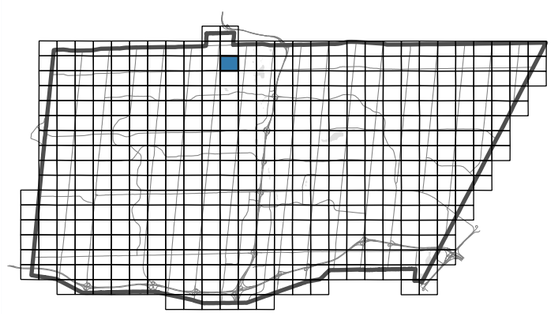
City of Brampton
Zoning By-law

Schedule A-C23

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

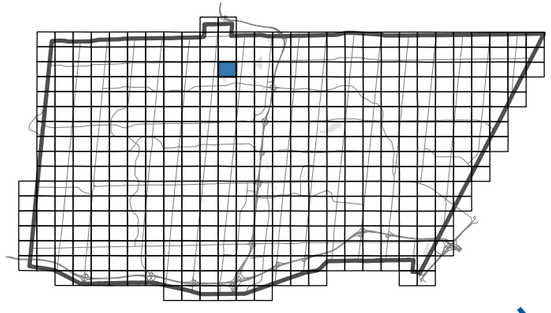
City of Brampton
Zoning By-law

Schedule A-C24

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

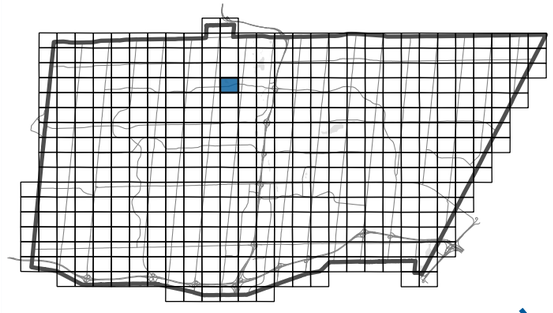
City of Brampton
Zoning By-law

Schedule A-C25

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

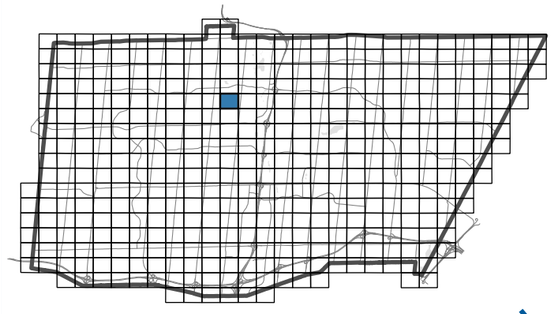
City of Brampton
Zoning By-law

Schedule A-C26

Legend

Zone Boundaries

- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

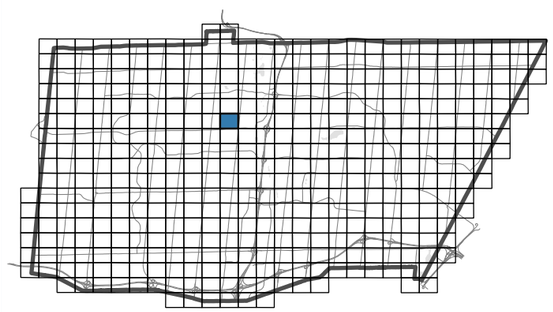
City of Brampton
Zoning By-law

Schedule A-C27

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

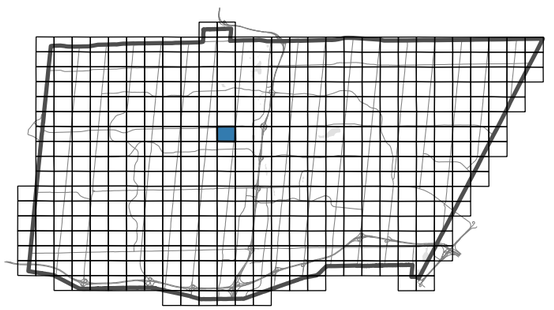
City of Brampton
Zoning By-law

Schedule A-C28

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

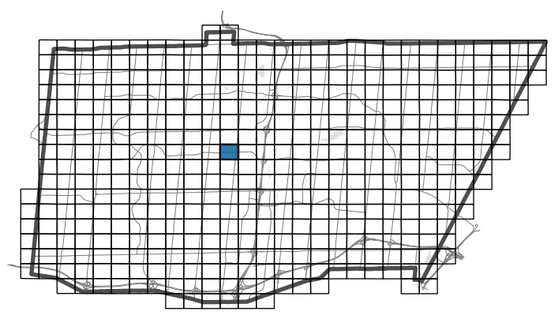
City of Brampton
Zoning By-law

Schedule A-C29

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

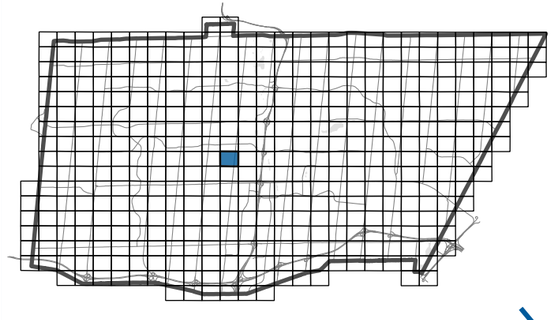
City of Brampton
Zoning By-law

Schedule A-C30

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Institutional (I1)
- Park (P)
- Mixed Use High Rise (MH)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

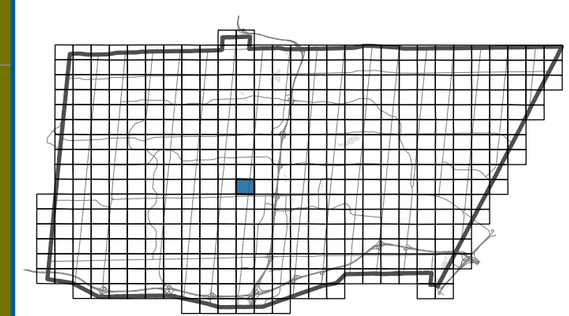
City of Brampton
Zoning By-law

Schedule A-C31

Legend

Zone Boundaries

- General Commercial (GC)
- General Institutional (I1)
- Open Space (OS)
- Park (P)
- Mixed Use Mid Rise (MM)
- Mixed Use High Rise (MH)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)
- Residential Third Density - High Rise (R3H)

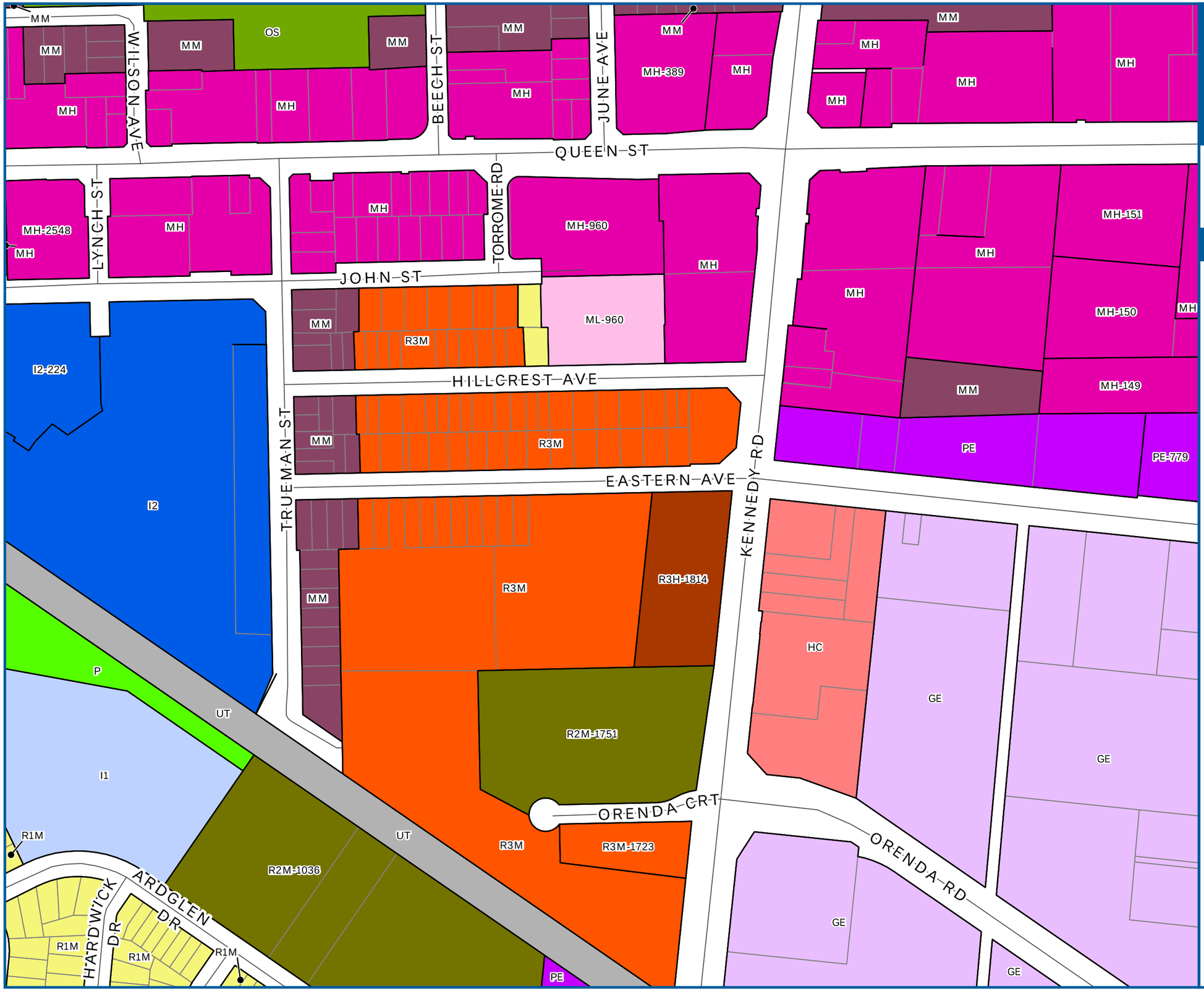


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

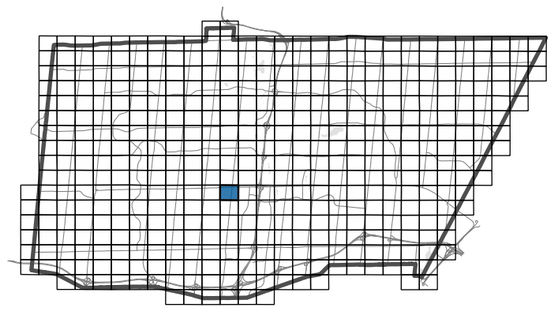
City of Brampton
Zoning By-law

Schedule A-C32

Legend

Zone Boundaries

- Highway Commercial (HC)
- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Major Institutional (I2)
- Open Space (OS)
- Park (P)
- Mixed Use Low Rise (ML)
- Mixed Use Mid Rise (MM)
- Mixed Use High Rise (MH)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)
- Residential Third Density - High Rise (R3H)
- Utility and Transportation (UT)

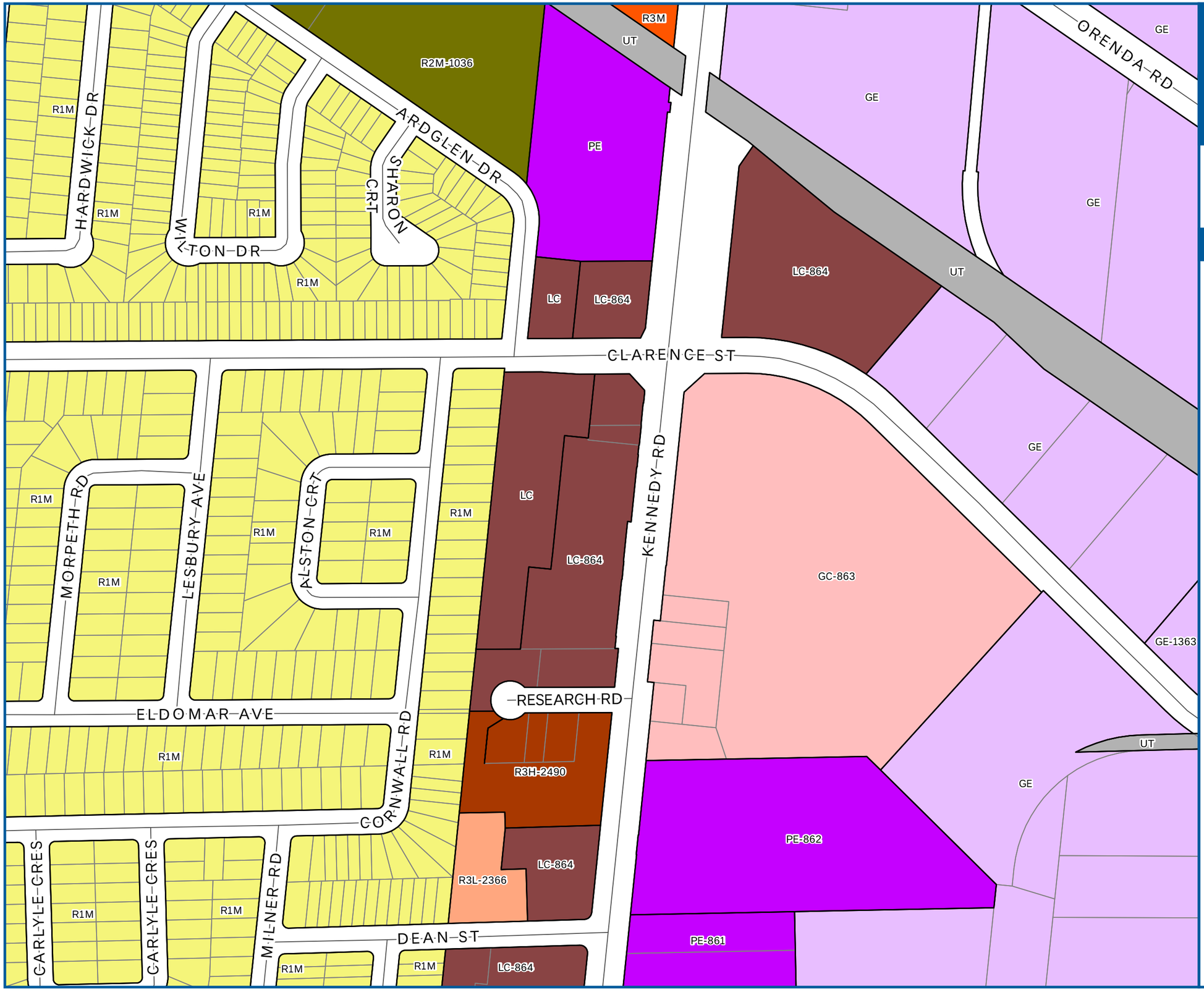


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

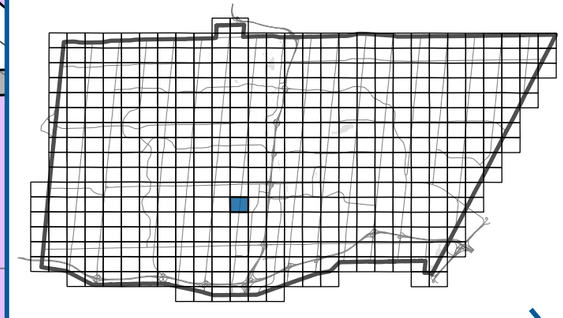
City of Brampton
Zoning By-law

Schedule A-C33

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)
- Residential Third Density - High Rise (R3H)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

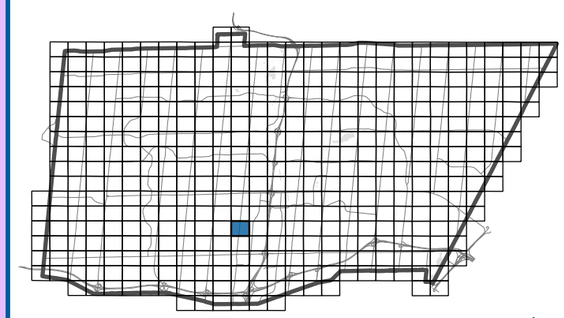
City of Brampton
Zoning By-law

Schedule A-C34

Legend

Zone Boundaries

- Highway Commercial (HC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Major Institutional (I2)
- Open Space (OS)
- Park (P)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

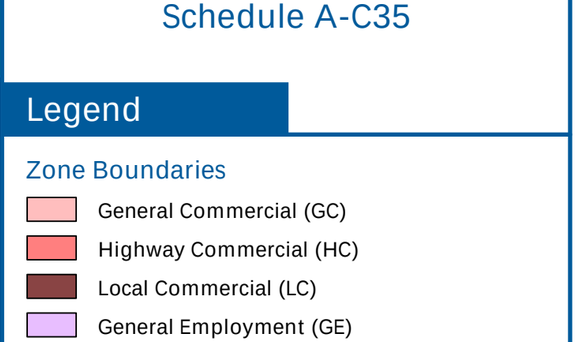
City of Brampton
Zoning By-law

Schedule A-C35

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Park (P)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

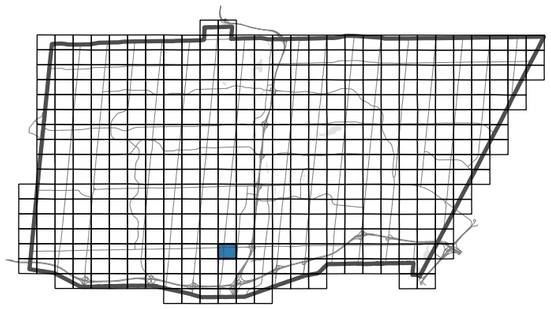
City of Brampton
Zoning By-law

Schedule A-C36

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- Recreational Commercial (RC)
- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

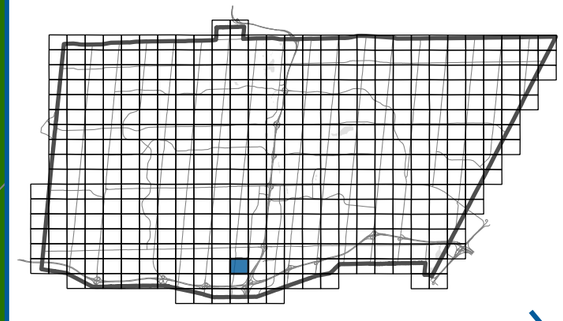
City of Brampton
Zoning By-law

Schedule A-C37

Legend

Zone Boundaries

- Office Commercial (OC)
- Recreational Commercial (RC)
- Prestige Employment (PE)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

R1-2655 R1-2663 R1-2655 R1 R1A-2659 R1-2658 R1-2656 R1 R1A-2655 R1-2655 R1-2656 R1-2655 R1A-2655 OS OS OS RC NS NS RE OC-2414 RC R2-17 R2-15 RC I1-2739 I2-2680 I2-2680 I2-2680 I2-2680 I2-2680 I2-2680 PE-2717 PE-2718 PE-2718 PE-2681 UT CASPER CRES SIFFORD CRT KENNEDY RD

BRAMPTON

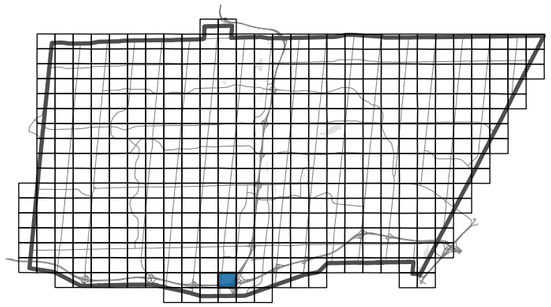
City of Brampton
Zoning By-law

Schedule A-C38

Legend

Zone Boundaries

- Recreational Commercial (RC)
- General Institutional (I1)
- Major Institutional (I2)
- Park (P)
- Residential Estate (RE)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

UT
UT
UT
UT
UT
UT
UT
UT
UT
UT
UT
UT
UT
KENNEDY RD
HIGHWAY 407 RAMP
HIGHWAY 407 RAMP
HIGHWAY 407 RAMP
HIGHWAY 410 RAMP
HIGHWAY 410
HIGHWAY 410
HIGHWAY 410 RAMP
HIGHWAY 407

BRAMPTON

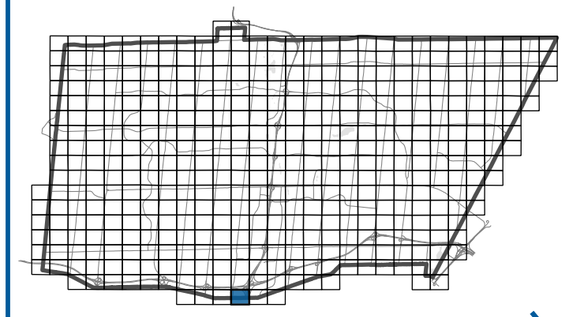
City of Brampton
Zoning By-law

Schedule A-C39

Legend

Zone Boundaries

Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

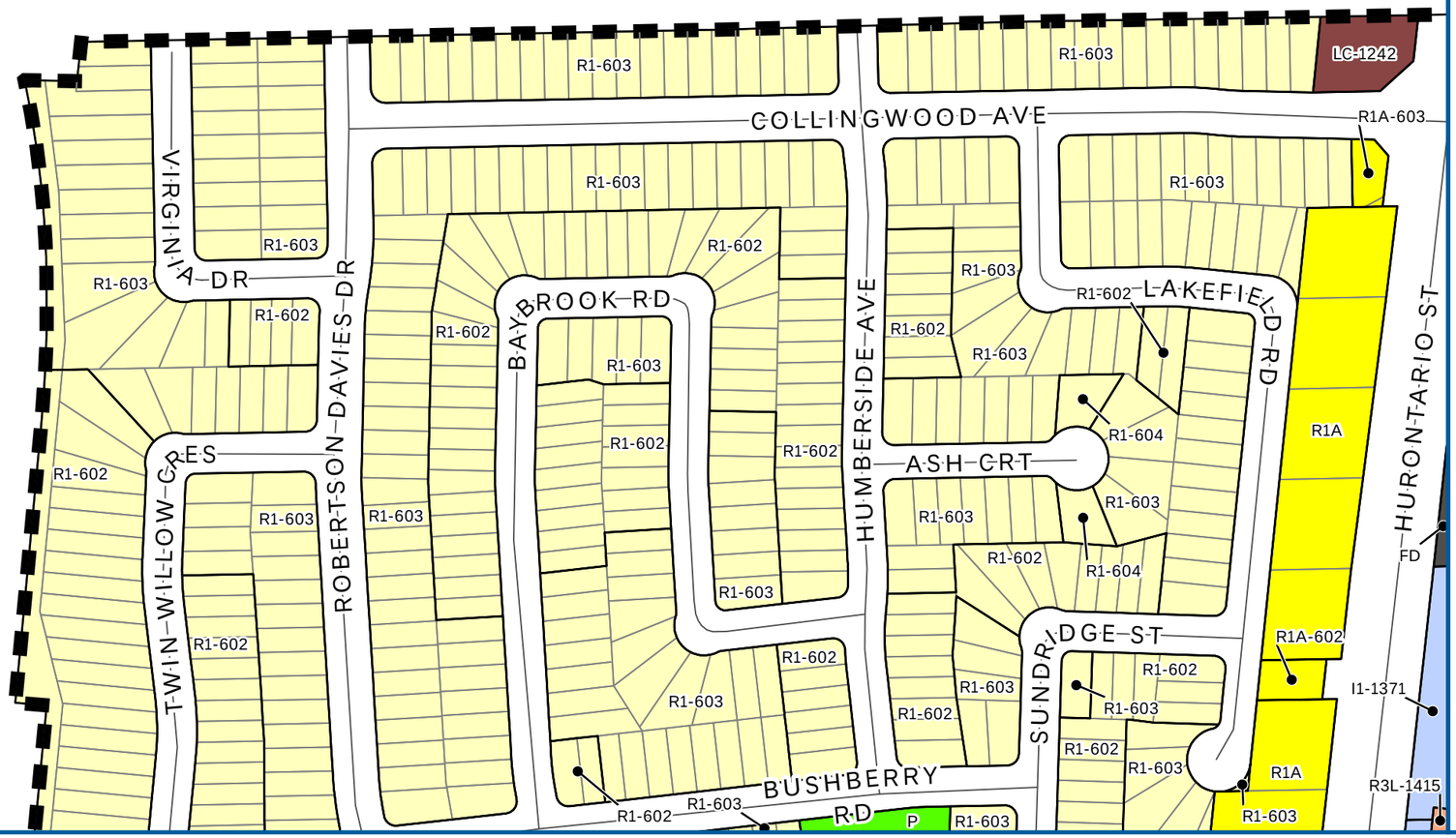
City of Brampton
Zoning By-law

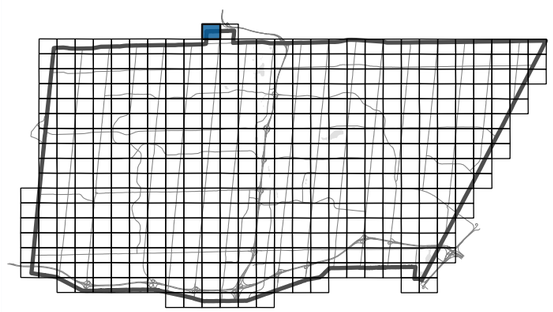
Schedule A-C40

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Third Density - Low Rise (R3L)
- Future Development (FD)





0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

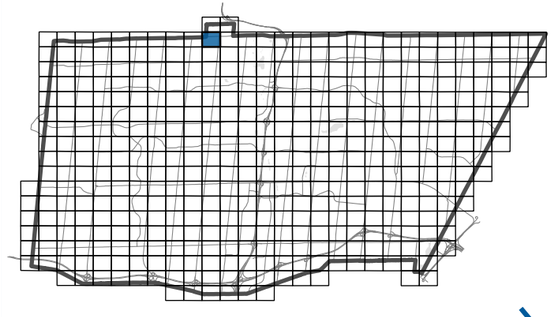
City of Brampton
Zoning By-law

Schedule A-C41

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)
- Utility and Transportation (UT)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

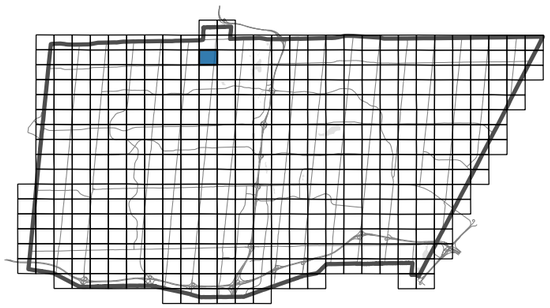
City of Brampton
Zoning By-law

Schedule A-C42

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

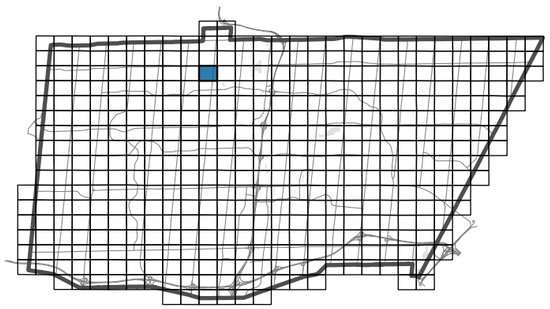
City of Brampton
Zoning By-law

Schedule A-C43

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

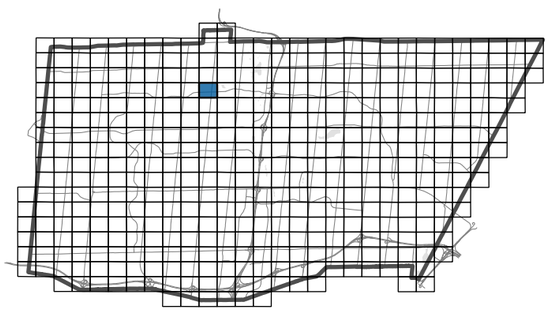
City of Brampton
Zoning By-law

Schedule A-C44

Legend

Zone Boundaries

- Highway Commercial (HC)
- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)

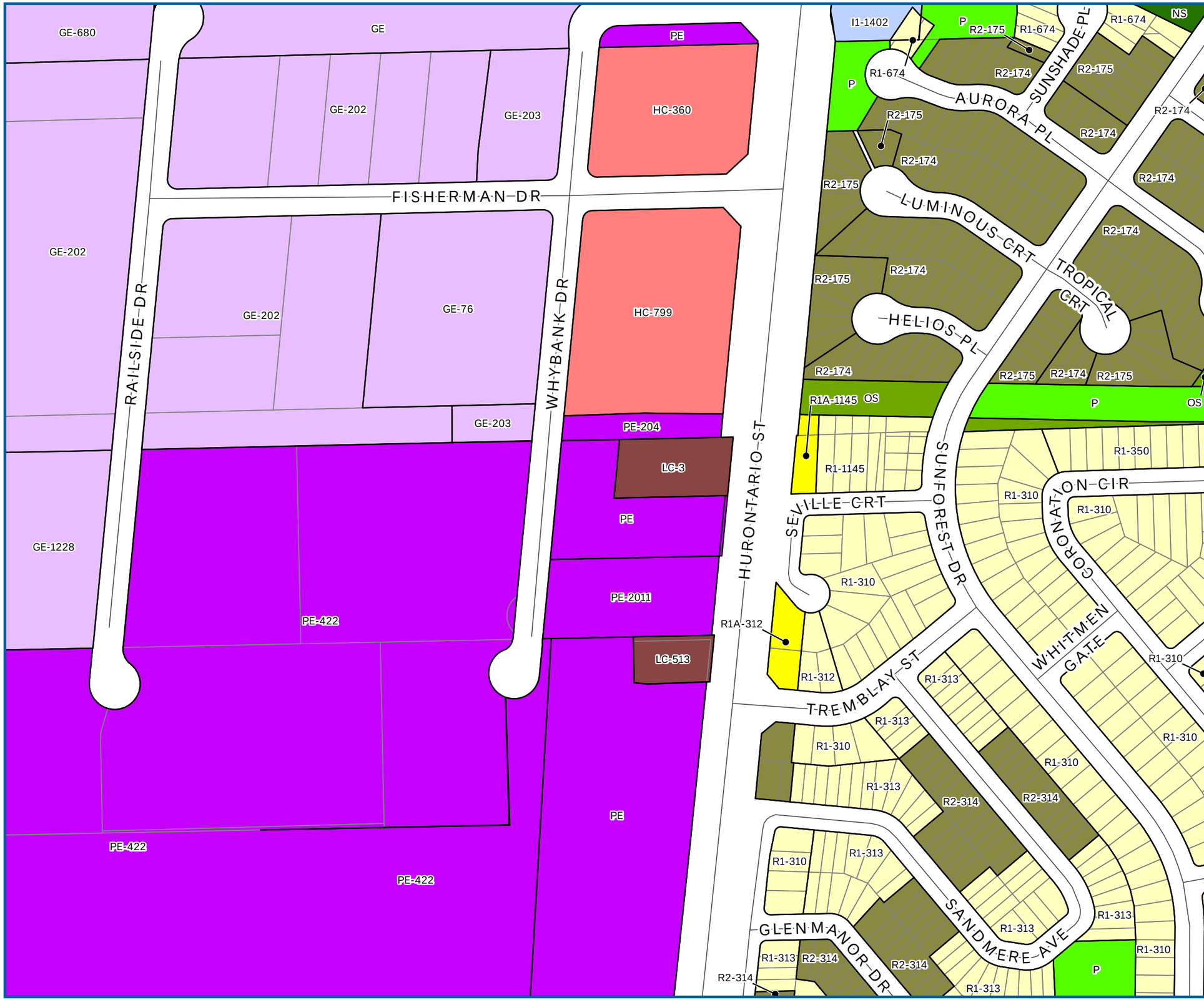


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

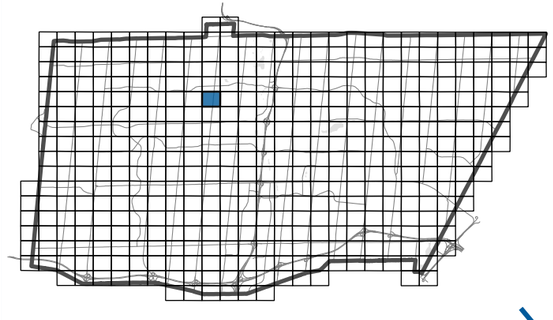
City of Brampton
Zoning By-law

Schedule A-C45

Legend

Zone Boundaries

- Highway Commercial (HC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

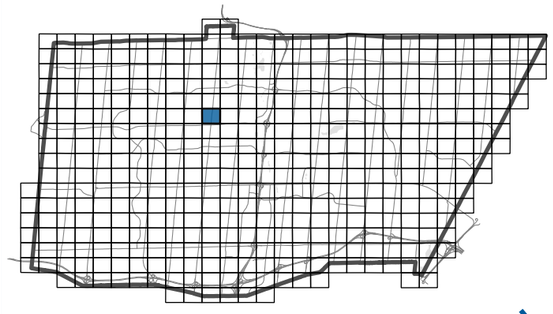
City of Brampton
Zoning By-law

Schedule A-C46

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

U-T-A-H-R-D
W-E-X-F-O-R-D-R-D
S-T-A-N-W-E-L-L-D-R
G-L-E-N-M-A-N-O-R-D-R
I-R-O-N-S-I-D-E-D-R
H-U-R-O-N-T-A-R-I-O-S-T
D-A-R-N-O-C-K-C-R-T
D-U-M-F-R-I-E-S-A-V-E
E-N-N-I-S C-R-T
S-U-N-F-O-R-E-S-T-D-R
T-R-A-L-E-E-S-T
G-A-S-H-E-L S-T
L-A-N-G-H-O-L-M C-R-T
S-H-E-N-S-T-O-N-E A-V-E
K-I-N-T-Y-R-E S-T

PE PE-422 PE-450 PE-1184 PE-250 PE-160 PE-161 PE-476 LC-315 LC-965 LC-289 LC-337 LC-1360 GC-572 GC-453 HC-2488 HC OS-422 P NS R1 R1A-313 R1-310 R1-313 R2-311 R2-314 I1-1135 LC-1361

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

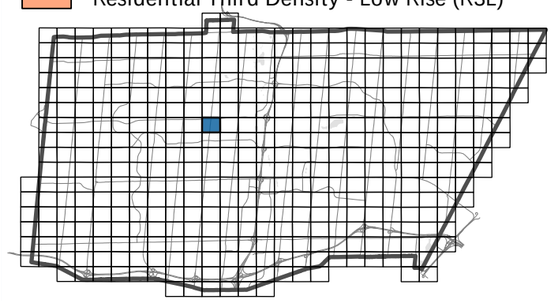
City of Brampton
Zoning By-law

Schedule A-C47

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- Prestige Employment (PE)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Low Rise (R3L)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule A-C48

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Mixed Use Low Rise (ML)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Low Rise (R3L)
- Future Development (FD)

0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

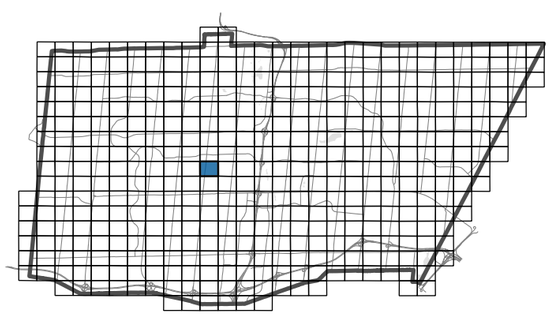
Schedule A-C49

Legend

- Lands are not subject to this By-law

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- Major Institutional (I2)
- Natural System (NS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

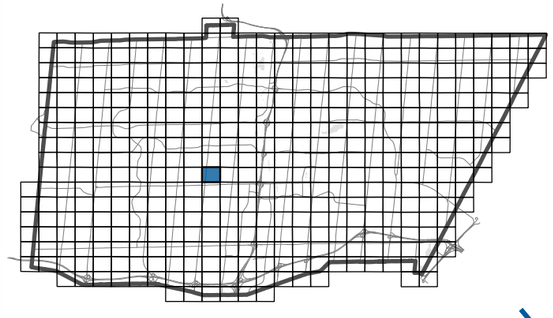
Schedule A-C50

Legend

- Lands are not subject to this By-law

Zone Boundaries

- Natural System (NS)
- Open Space (OS)
- Park (P)
- Mixed Use Mid Rise (MM)
- Mixed Use High Rise (MH)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

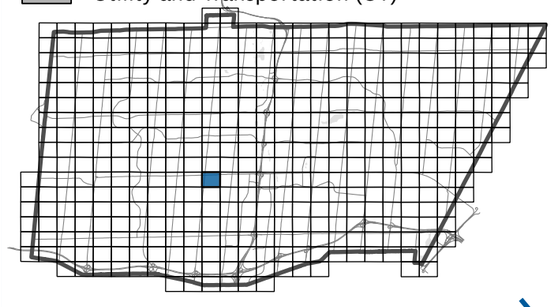
Schedule A-C51

Legend

- Lands are not subject to this By-law

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Mixed Use Mid Rise (MM)
- Mixed Use High Rise (MH)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Low Rise (R3L)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

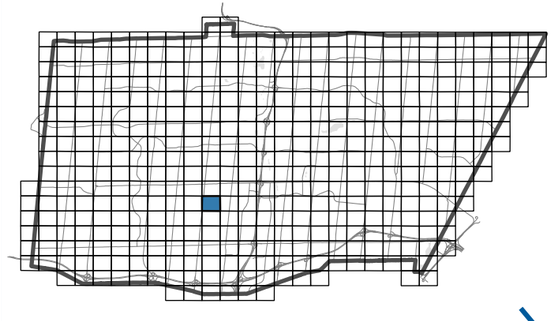
City of Brampton
Zoning By-law

Schedule A-C52

Legend

Zone Boundaries

- General Commercial (GC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

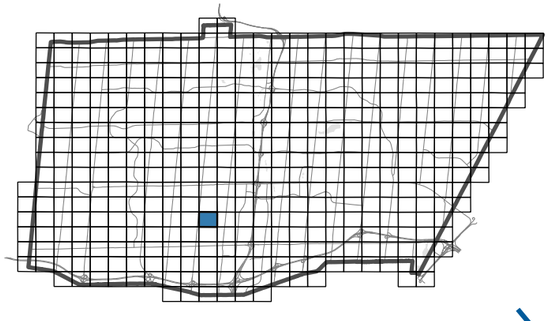
City of Brampton
Zoning By-law

Schedule A-C53

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- General Institutional (I1)
- Open Space (OS)
- Park (P)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Third Density - Low Rise (R3L)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

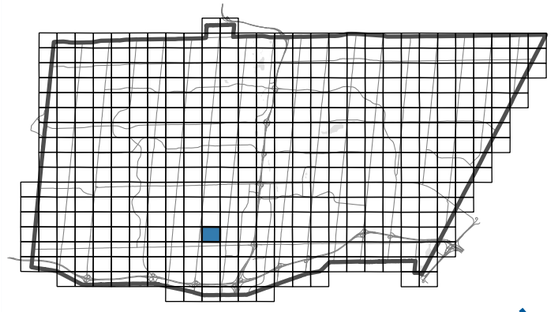
City of Brampton
Zoning By-law

Schedule A-C54

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

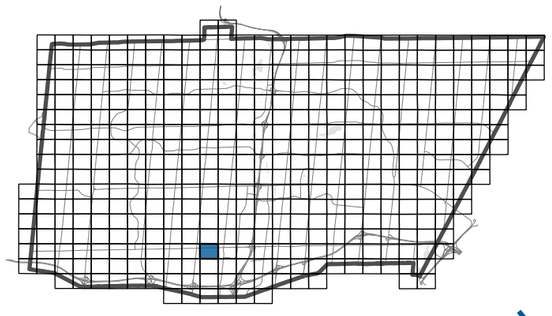
City of Brampton
Zoning By-law

Schedule A-C55

Legend

Zone Boundaries

- Highway Commercial (HC)
- Recreational Commercial (RC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Mixed Use High Rise (MH)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

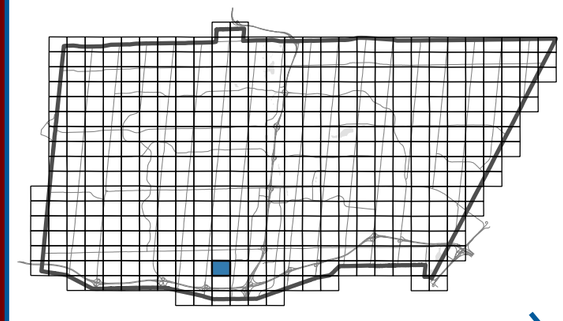
Schedule A-C56

Legend

- Lands are not subject to this By-law

Zone Boundaries

- Recreational Commercial (RC)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - High Rise (R3H)

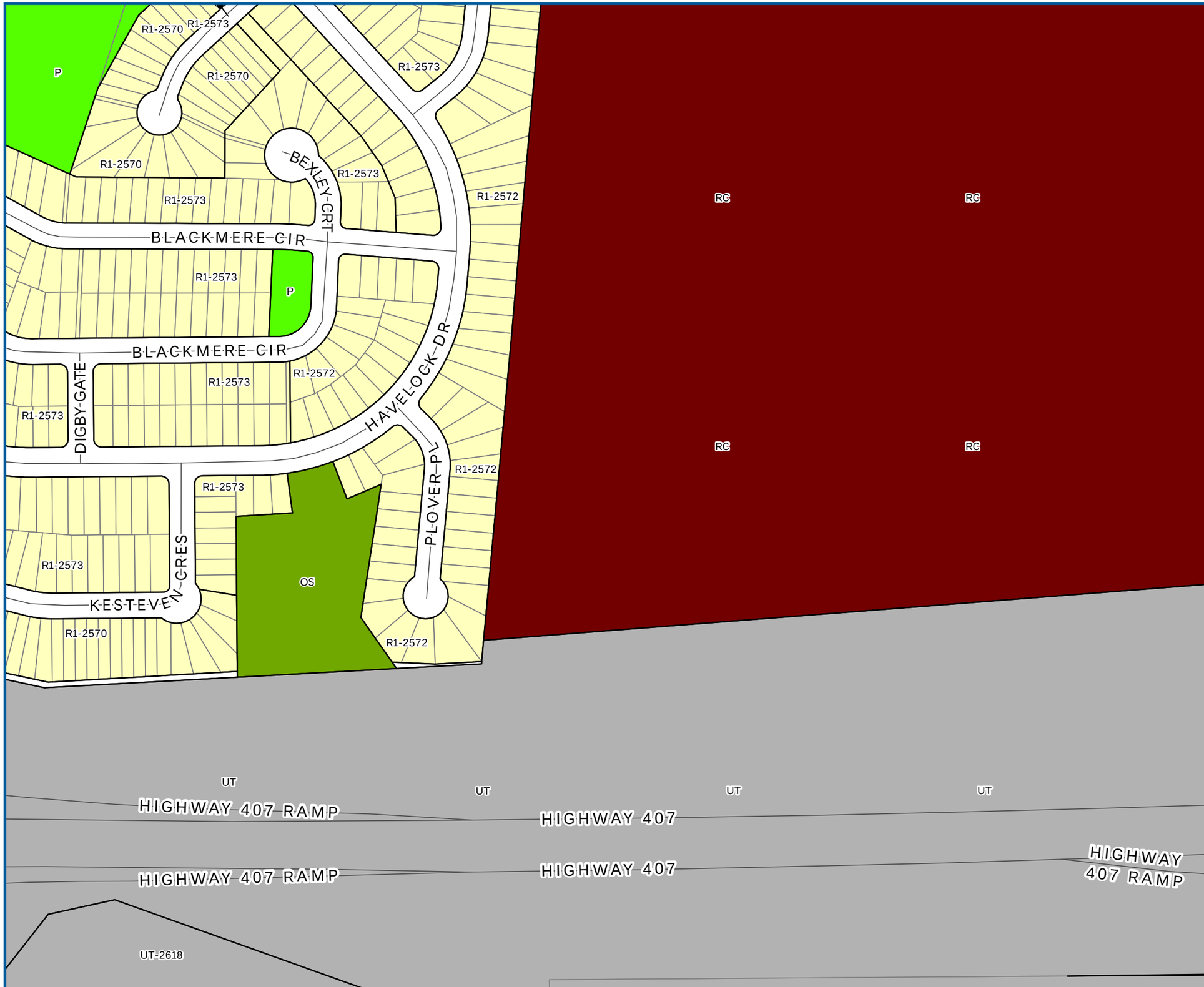


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

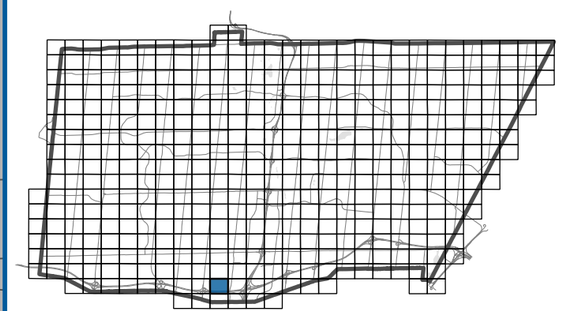
City of Brampton
Zoning By-law

Schedule A-C57

Legend

Zone Boundaries

- Recreational Commercial (RC)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Utility and Transportation (UT)



0 30 60 90 120 150 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

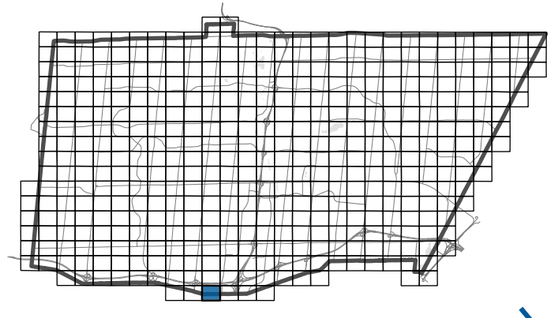
City of Brampton
Zoning By-law

Schedule A-C58

Legend

Zone Boundaries

Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

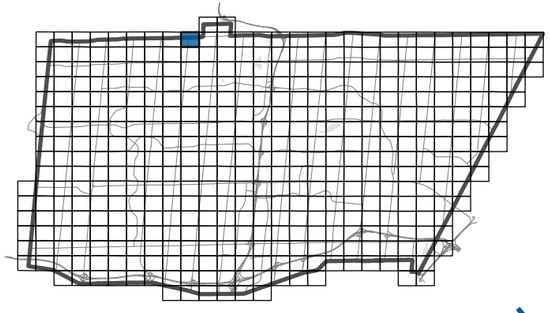
City of Brampton
Zoning By-law

Schedule A-C59

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

MAYFIELD RD
R1A-2452
R1-2452
FD
R1-2452
R1-528
R2-525
R2-526
R1-527
NS
A
R1-2452
R1-2452
R1A-2452
MCLAUGHLIN RD
NS
NS
R1-817
AGENT CIR
R1-821
R1-817
R1-819
R1-810
R1-819
R1-800
R1-810
R1-819
R1-800
R1-810
AMARANTH CRES
R1-819
R1-819
R1-800
R1-810
R1-819
R1-810
GATE
CLOVETREE
R1-800
R1-810
R1-821
R1-804
R1-804
R1-821
WHITE POPPY
R1A-801
LC-798
R1-801
R1-821
POPPY TRAIL
R1-821
R1-801
ICELAND
R1-817
R1-819
DELPHINIUM WAY
R1-821
R1-819
R1-810
VANKIRK DR
HYBRID ST
R1-810
R1-819
FREESIA RD
R1-810
P
R1-819
ICELAND
POPPY TRAIL
R1-800
BEGONIA CRES
R1-817
WAINWRIGHT DR
R1A-2452
R1-817
D.R
R1-821
R1-804
R1-810
R1-800
R1-819
BOUNDBROOK DR
R1-803
R1-800
R1-819
WINDFLOWER RD
OS
NS
QUEEN MARY DR
P
R1-2452
R1-2452
R1-2203
DOLOBRAM TRAIL
R1A-2203
R1-2452
R1-2203

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

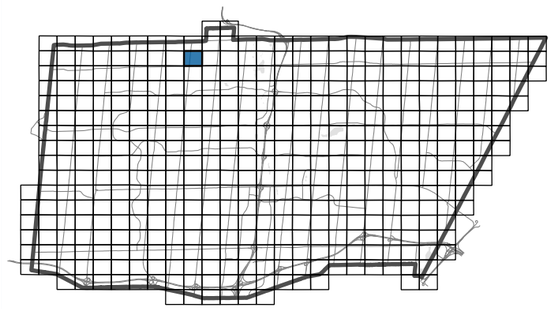
City of Brampton
Zoning By-law

Schedule A-C60

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

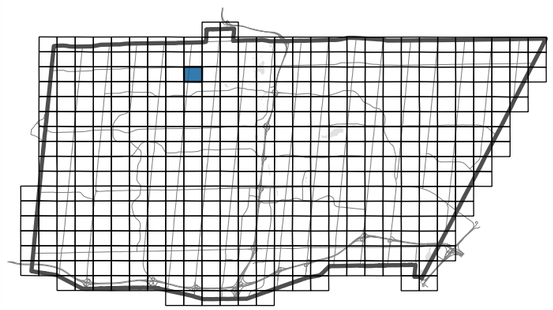
City of Brampton
Zoning By-law

Schedule A-C61

Legend

Zone Boundaries

- Local Commercial (LC)
- General Employment (GE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

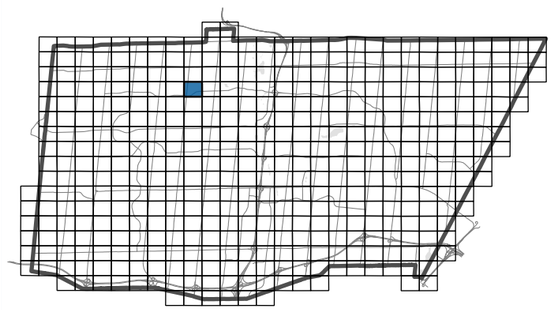
City of Brampton
Zoning By-law

Schedule A-C62

Legend

Zone Boundaries

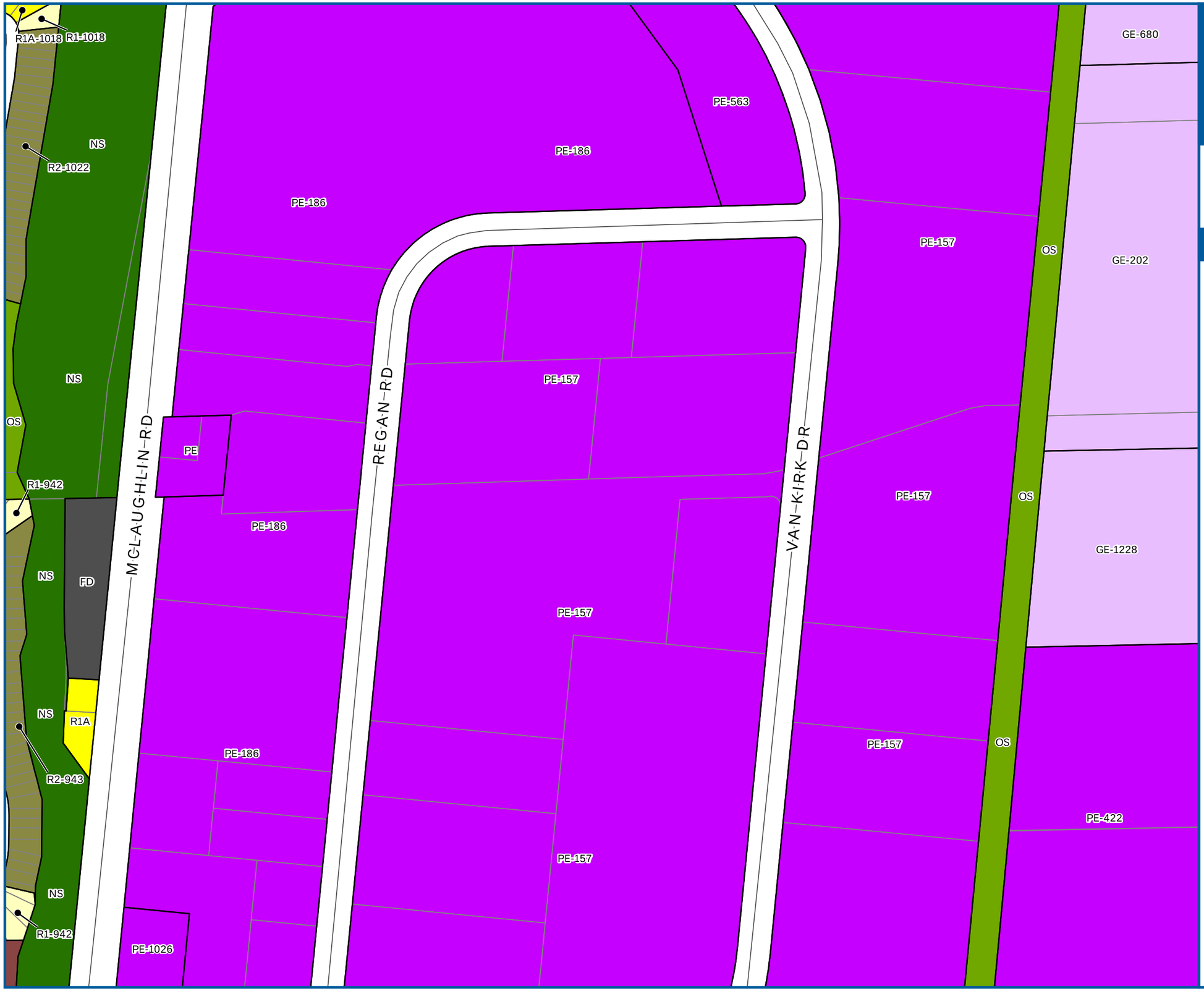
- General Commercial (GC)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton
Projection: NAD 1983 UTM Zone 17N



BRAMPTON

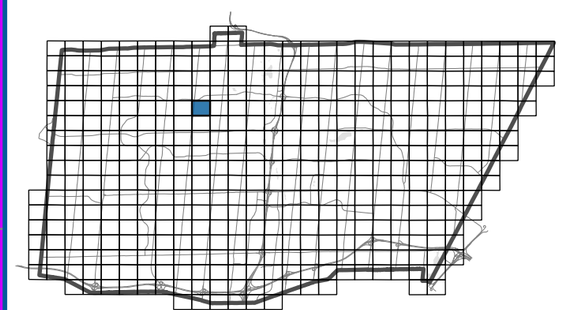
City of Brampton
Zoning By-law

Schedule A-C63

Legend

Zone Boundaries

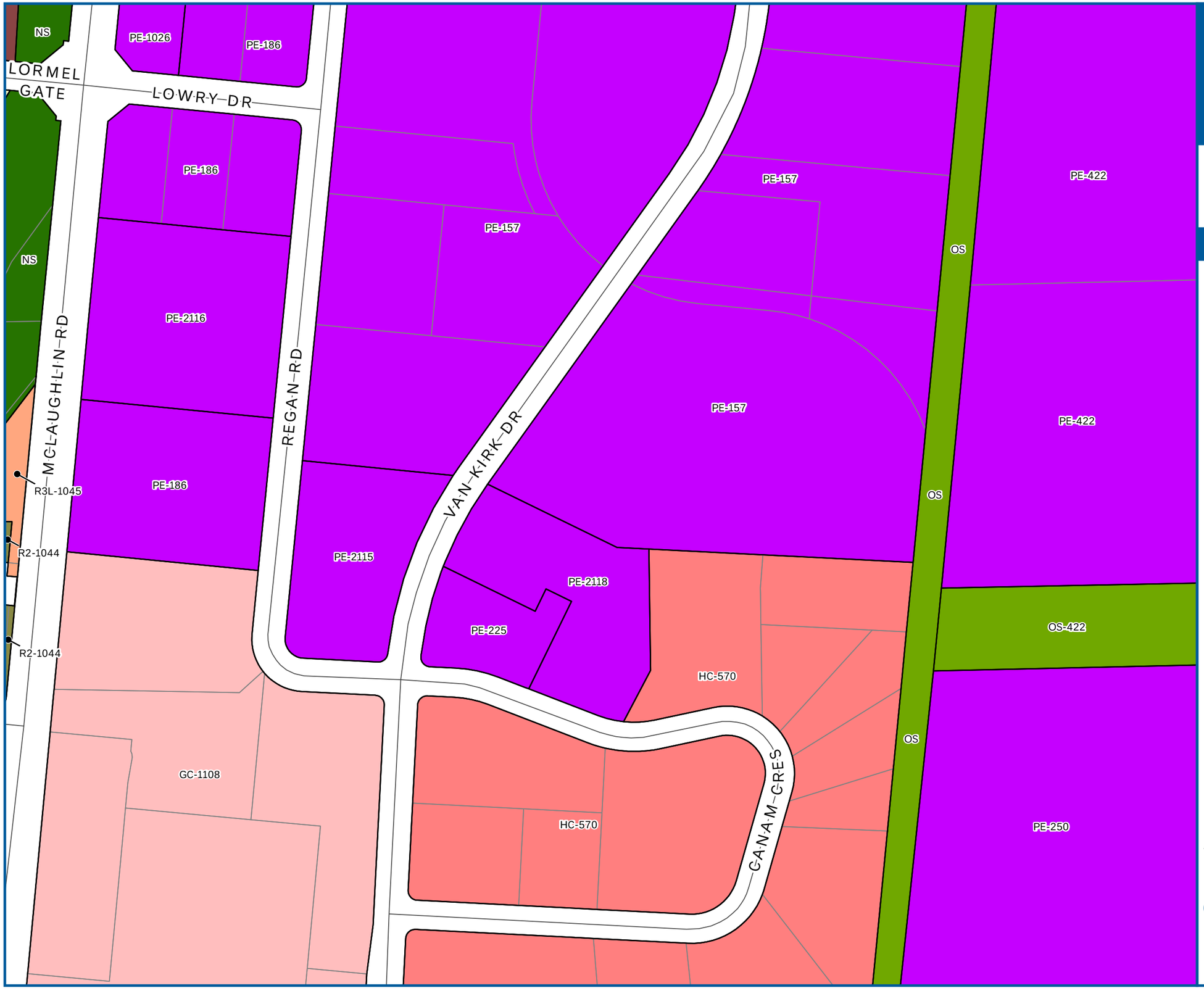
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

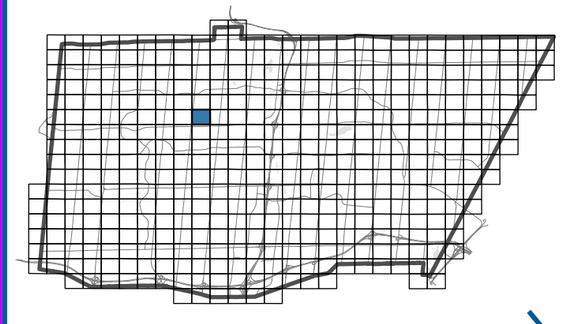
City of Brampton
Zoning By-law

Schedule A-C64

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

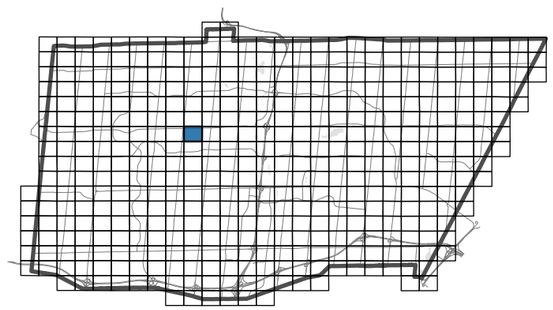
City of Brampton
Zoning By-law

Schedule A-C65

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

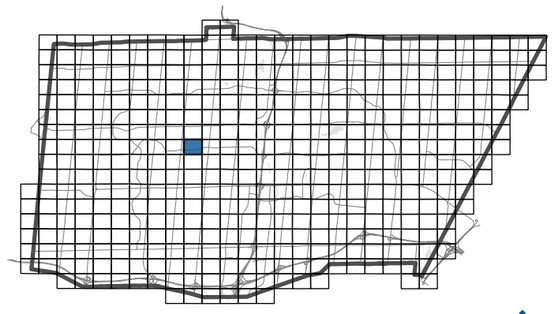
City of Brampton
Zoning By-law

Schedule A-C66

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

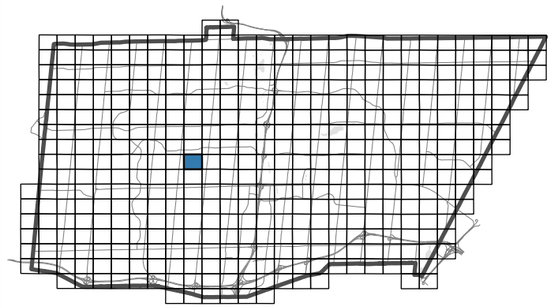
City of Brampton
Zoning By-law

Schedule A-C67

Legend

Zone Boundaries

- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

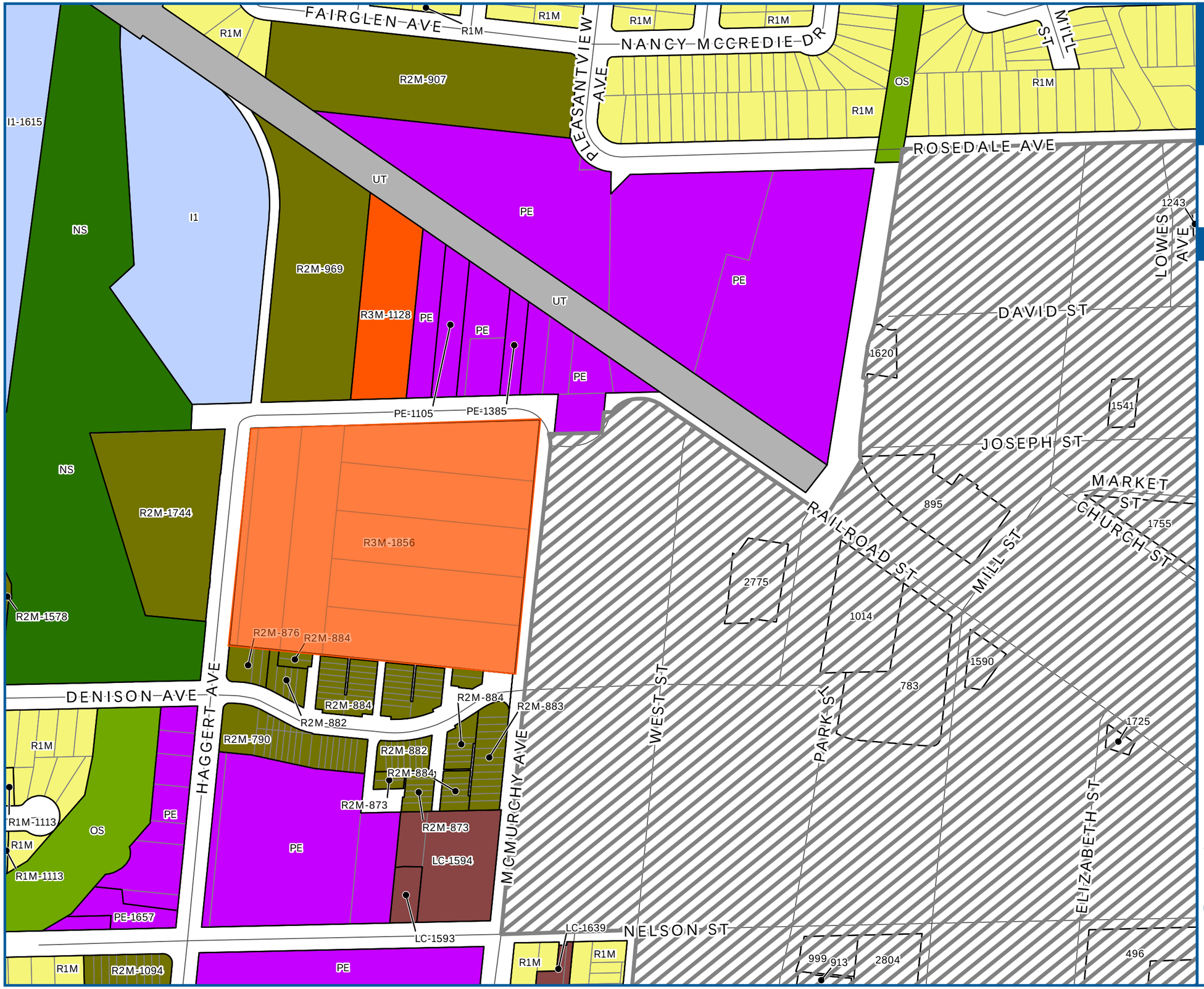
January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule A-C68

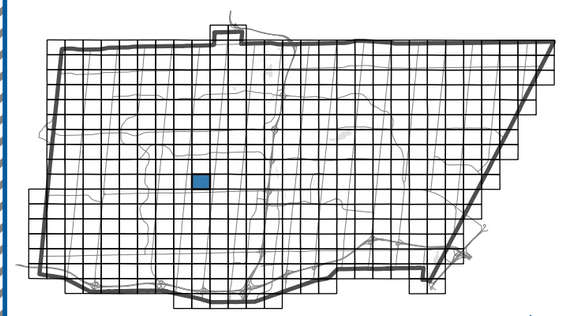


Legend

- Lands are not subject to this By-law

Zone Boundaries

- Local Commercial (LC)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)
- Utility and Transportation (UT)



0 30 60 90 120 150 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

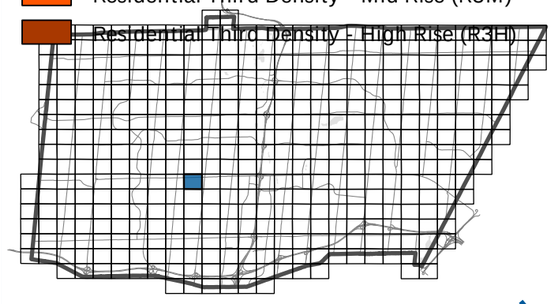
Schedule A-C69

Legend

- Lands are not subject to this By-law

Zone Boundaries

- Highway Commercial (HC)
- Local Commercial (LC)
- Prestige Employment (PE)
- General Institutional (I1)
- Major Institutional (I2)
- Open Space (OS)
- Park (P)
- Mixed Use Low Rise (ML)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

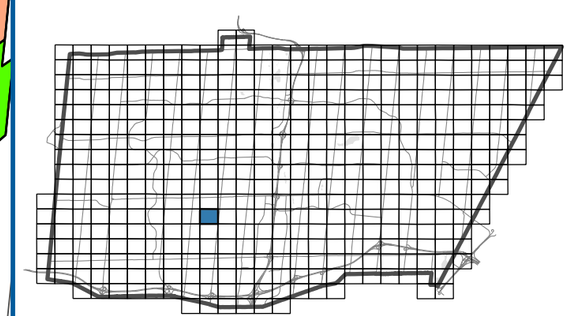
City of Brampton
Zoning By-law

Schedule A-C70

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

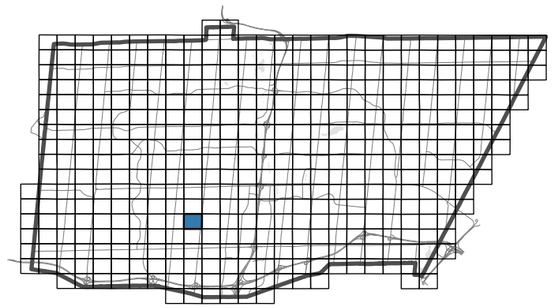
City of Brampton
Zoning By-law

Schedule A-C71

Legend

Zone Boundaries

- Highway Commercial (HC)
- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

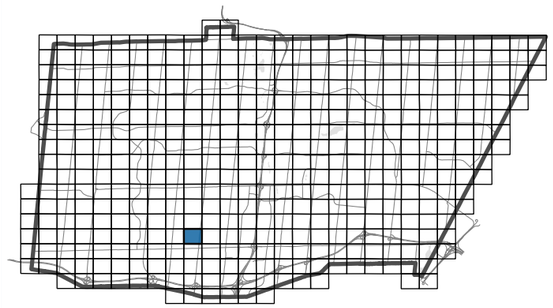
City of Brampton
Zoning By-law

Schedule A-C72

Legend

Zone Boundaries

- Highway Commercial (HC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Mixed Use Mid Rise (MM)
- Mixed Use High Rise (MH)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Third Density - Mid Rise (R3M)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule A-C73

Legend

- Lands are not subject to this By-law

Zone Boundaries

- General Commercial (GC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Mixed Use Mid Rise (MM)
- Mixed Use High Rise (MH)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)
- Residential Third Density - High Rise (R3H)
- Utility and Transportation (UT)

0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

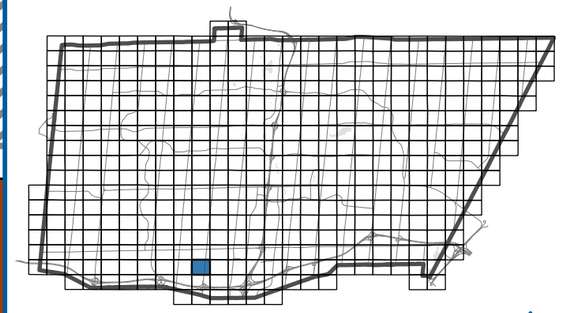
Schedule A-C74

Legend

- Lands are not subject to this By-law

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

I2-57
NS
R1-2644
NEW LONDON CRT
R1-2644
PARSONBY CRT
R1-2644
R1-2645
OS
P
I1-38
I1
R3M-2746
I2-2647
R2-2629
2579
TURTLECREEK BLVD
R1-2573
INVERARY DR
R1-2573
SIR LOU DR
COUNTY COURT BLVD
65
MALTA AVE
GC
R3L-39
65
HURONTARIO ST
R3M
R3H-36
NS
R2-2383
BERKINDALE CRT
R3L-39
LC-2635
R2-2383
RAY LAWSON BLVD
R1-2596
R1-2595
CHERRY TREE DR
R1-2595
R1-2596
R1-2595
P
I1
CHERRY TREE DR
R2-2710
COUNTY COURT BLVD
R3H-2605
HAVELOCK DR
2708
P
R3H-2599

BRAMPTON

City of Brampton
Zoning By-law

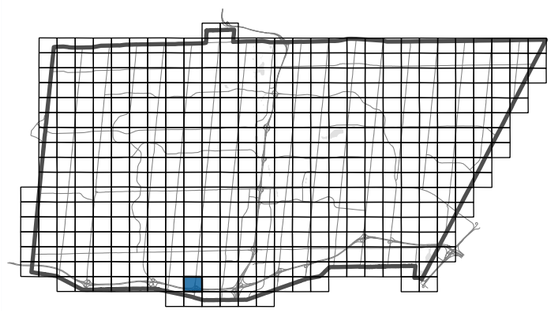
Schedule A-C75

Legend

- Lands are not subject to this By-law

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - High Rise (R3H)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

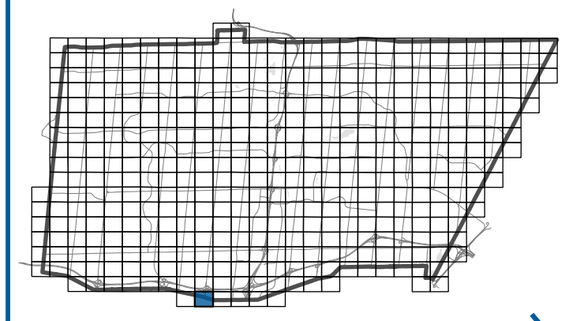
City of Brampton
Zoning By-law

Schedule A-C76

Legend

Zone Boundaries

- Agriculture (A)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

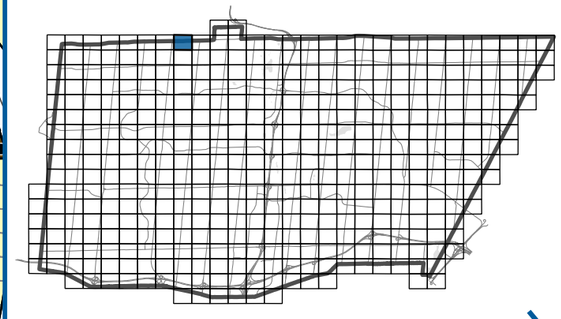
City of Brampton
Zoning By-law

Schedule A-C77

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

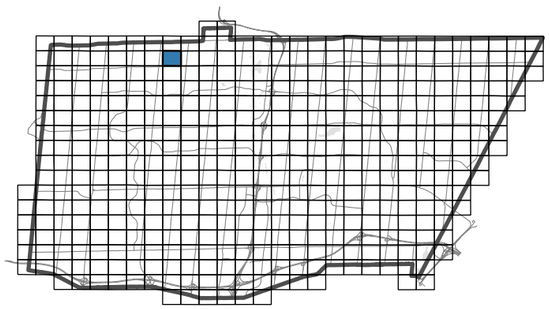
City of Brampton
Zoning By-law

Schedule A-C78

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Mid Rise (R3M)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

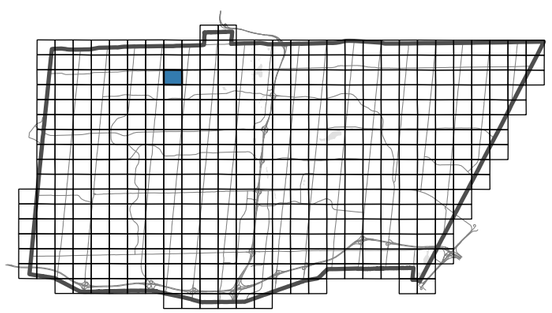
City of Brampton
Zoning By-law

Schedule A-C79

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

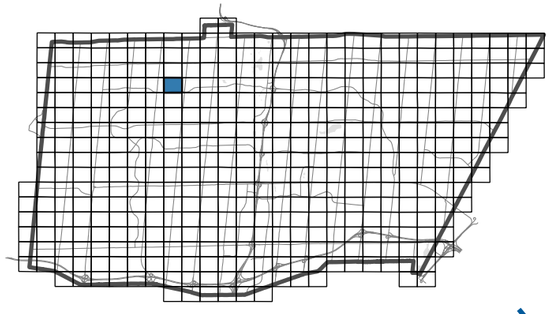
City of Brampton
Zoning By-law

Schedule A-C80

Legend

Zone Boundaries

- General Commercial (GC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

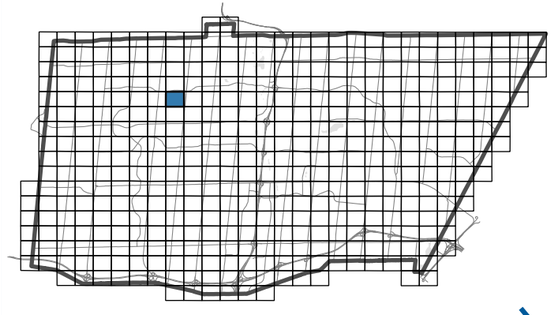
City of Brampton
Zoning By-law

Schedule A-C81

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

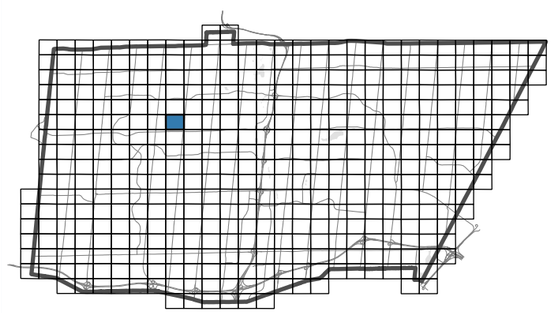
City of Brampton
Zoning By-law

Schedule A-C82

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential Second Density (R2)
- Residential Third Density - Medium Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

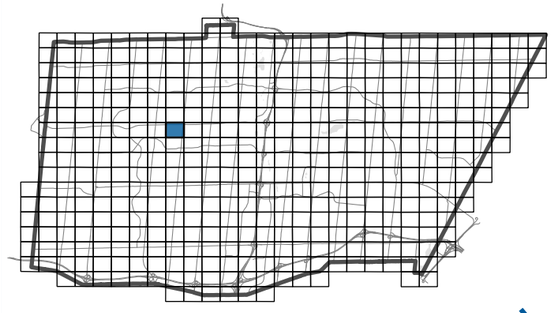
City of Brampton
Zoning By-law

Schedule A-C83

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

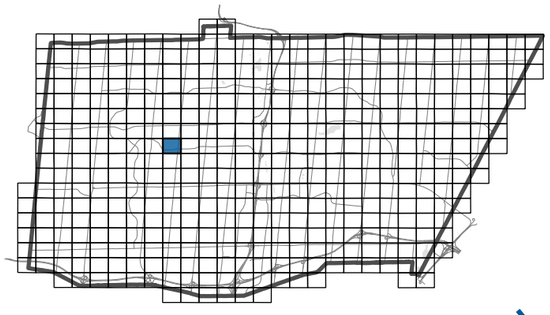
City of Brampton
Zoning By-law

Schedule A-C84

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

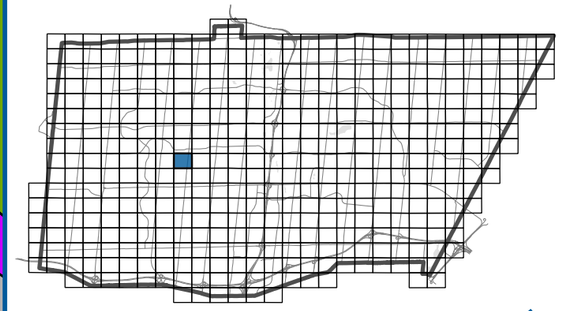
City of Brampton
Zoning By-law

Schedule A-C85

Legend

Zone Boundaries

- Local Commercial (LC)
- General Employment (GE)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

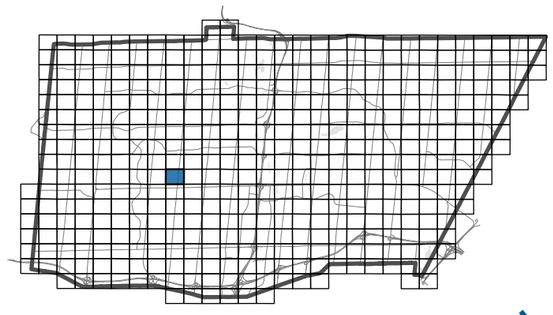
City of Brampton
Zoning By-law

Schedule A-C86

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

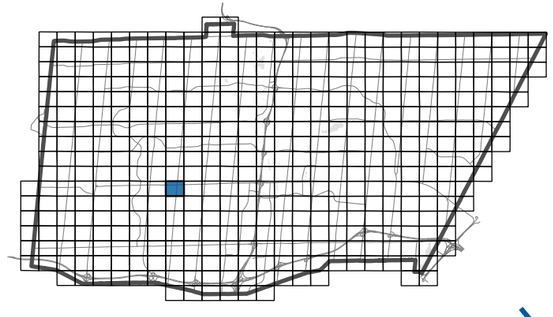
City of Brampton
Zoning By-law

Schedule A-C87

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- Prestige Employment (PE)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Third Density - Mid Rise (R3M)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

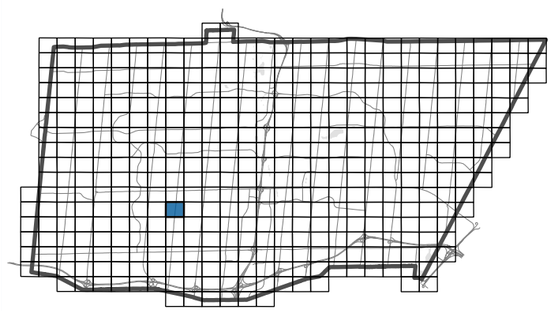
City of Brampton
Zoning By-law

Schedule A-C88

Legend

Zone Boundaries

- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

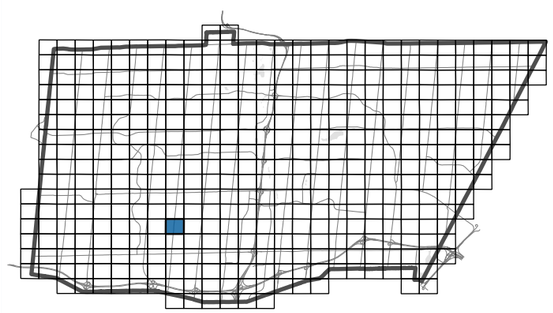
City of Brampton
Zoning By-law

Schedule A-C89

Legend

Zone Boundaries

- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Third Density - Low Rise (R3L)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

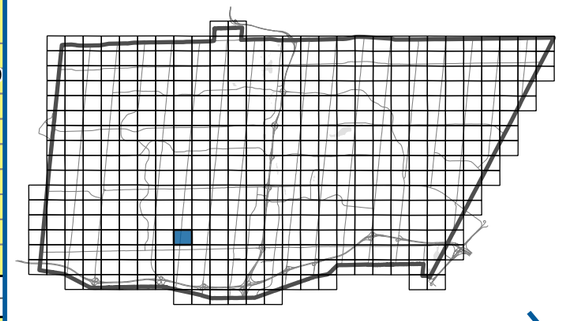
City of Brampton
Zoning By-law

Schedule A-C90

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Low Rise (R3L)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

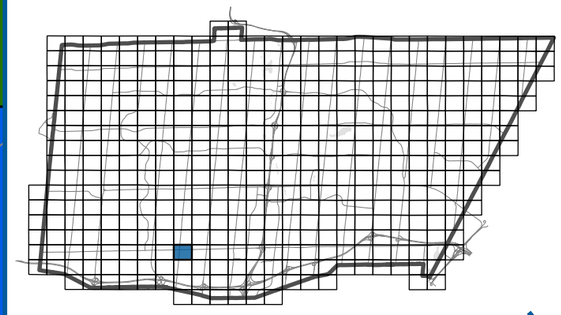
City of Brampton
Zoning By-law

Schedule A-C91

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

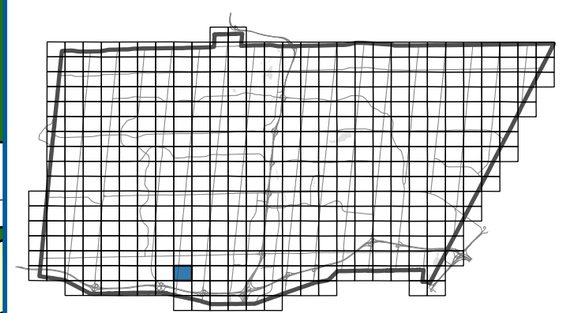
City of Brampton
Zoning By-law

Schedule A-C92

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Mid Rise (R3M)
- Residential Third Density - High Rise (R3H)
- Utility and Transportation (UT)



0 30 60 90 120 150 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

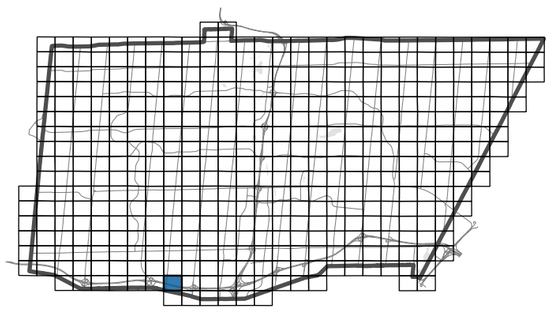
City of Brampton
Zoning By-law

Schedule A-C93

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Utility and Transportation (UT)

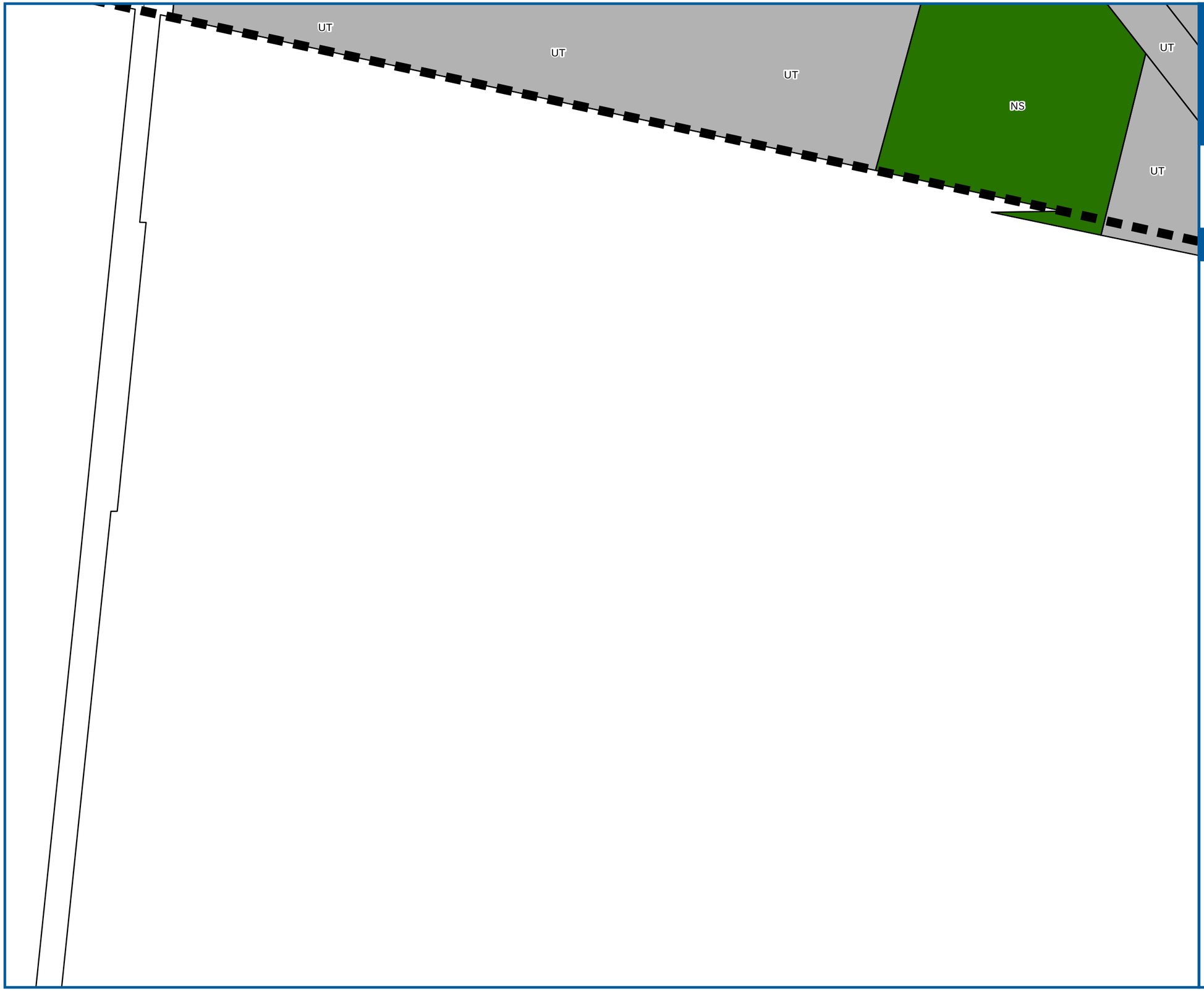


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

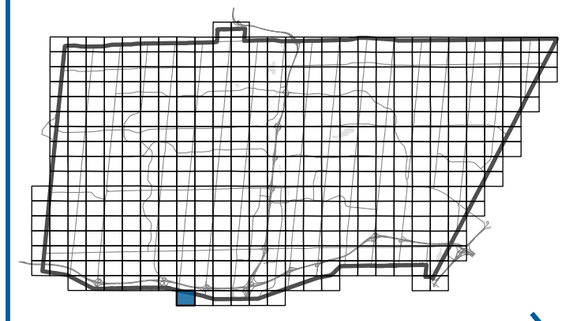
City of Brampton
Zoning By-law

Schedule A-C94

Legend

Zone Boundaries

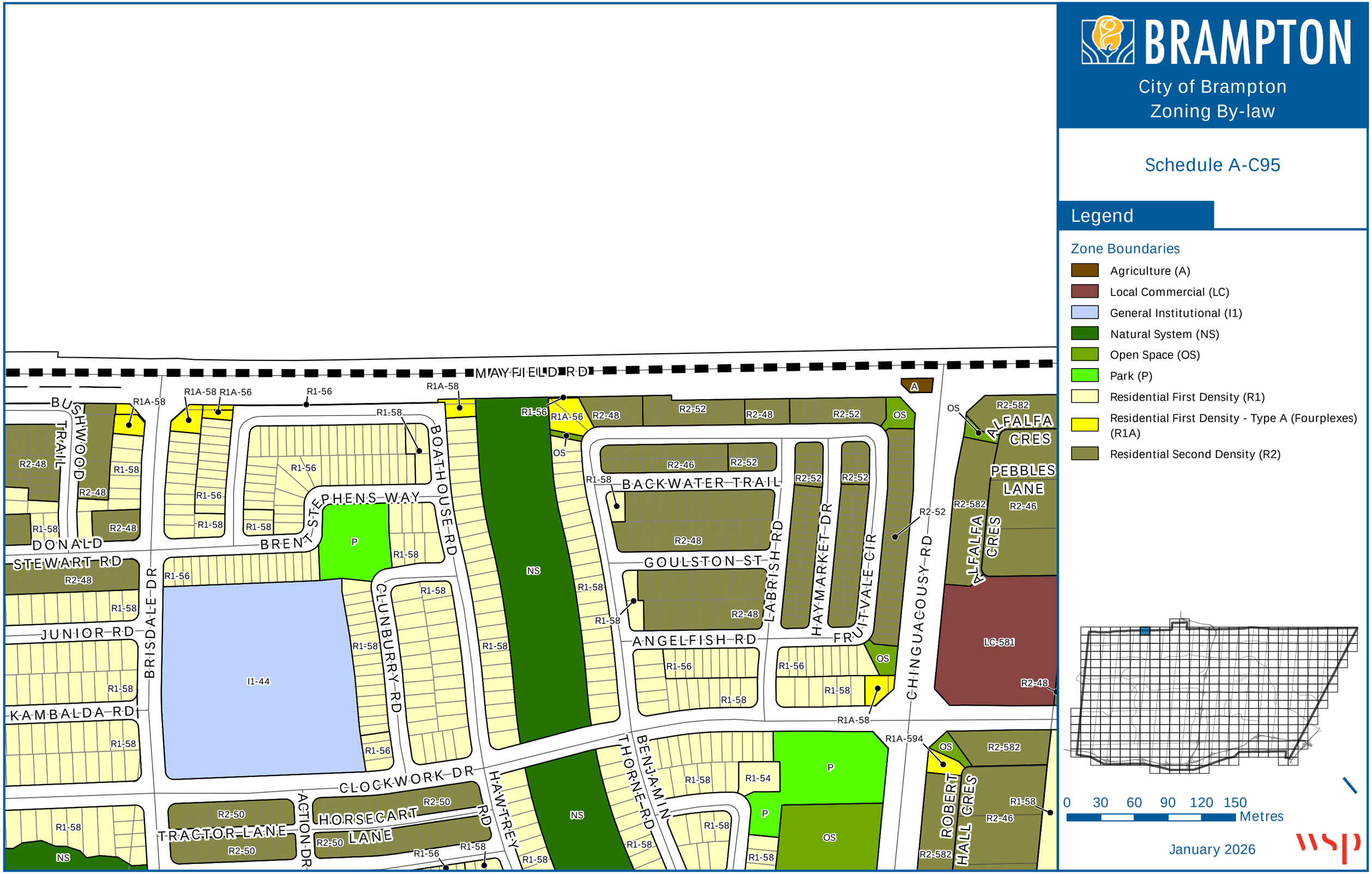
- Natural System (NS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON
City of Brampton
Zoning By-law
Schedule A-C95
Legend
Zone Boundaries
Agriculture (A)
Local Commercial (LC)
General Institutional (I1)
Natural System (NS)
Open Space (OS)
Park (P)
Residential First Density (R1)
Residential First Density - Type A (Fourplexes) (R1A)
Residential Second Density (R2)
0 30 60 90 120 150
Metres
January 2026
wsp
MAYFIELD RD
BUSHWOOD TRAIL
DONALD STEWART RD
JUNIOR RD
KAMBALDA RD
BRISDALE DR
BRENT STEPHENS WAY
BOATHOUSE RD
CLUNBURRY RD
CLOCKWORK DR
TRACTOR LANE
ACTION DR
HORSECART LANE
HAWTREY RD
THORNE RD
BENJAMIN
BACKWATER TRAIL
GOULSTON ST
ANGELFISH RD
LABRISH RD
HAYMARKET DR
FRUITVALE CIR
CHINGUACOUSY RD
ALFALFA CRES
PEBBLES LANE
ROBERT HALL CRES
I1-44
LC-581
NS
P
OS
A
R1A-58
R1A-56
R1-56
R1-58
R2-48
R2-52
R2-46
R2-50
R2-582
R1A-594
R1-54

BRAMPTON

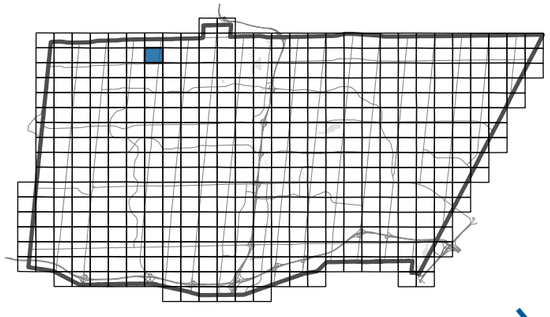
City of Brampton
Zoning By-law

Schedule A-C96

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

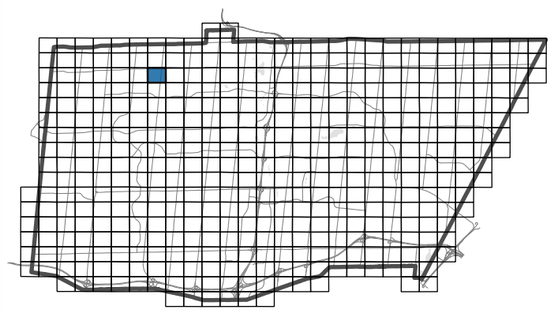
City of Brampton
Zoning By-law

Schedule A-C97

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

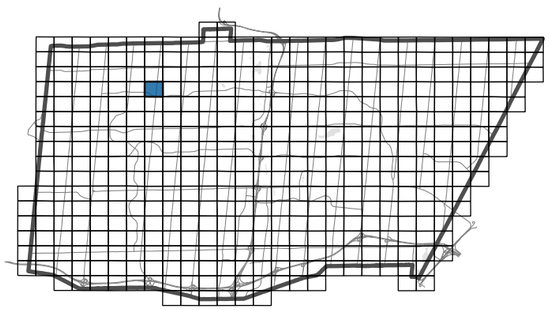
City of Brampton
Zoning By-law

Schedule A-C98

Legend

Zone Boundaries

- General Commercial (GC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

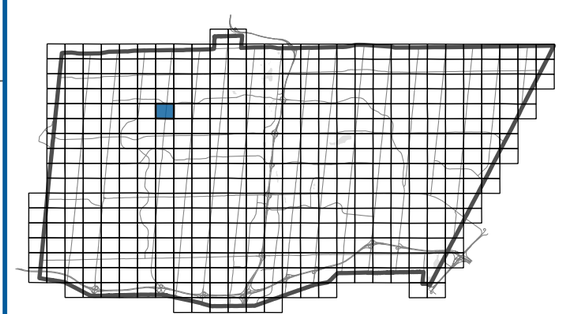
City of Brampton
Zoning By-law

Schedule A-C99

Legend

Zone Boundaries

- Local Commercial (LC)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

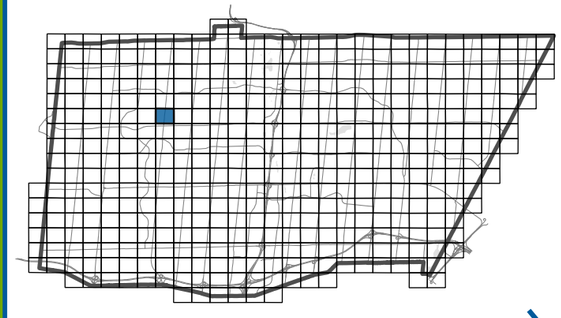
City of Brampton
Zoning By-law

Schedule A-C100

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

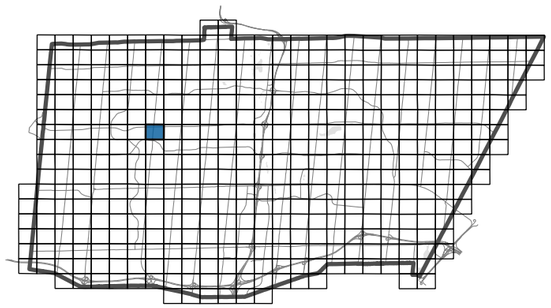
City of Brampton
Zoning By-law

Schedule A-C101

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- General Institutional (I1)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

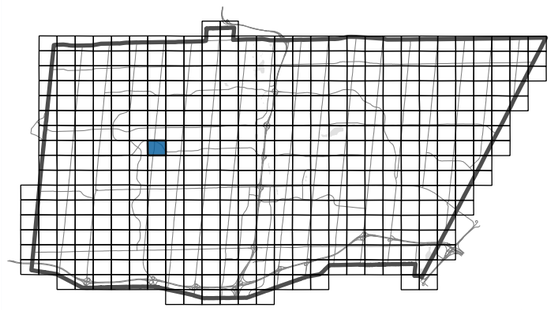
City of Brampton
Zoning By-law

Schedule A-C102

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Second Density - Mature Neighbourhood (R2M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

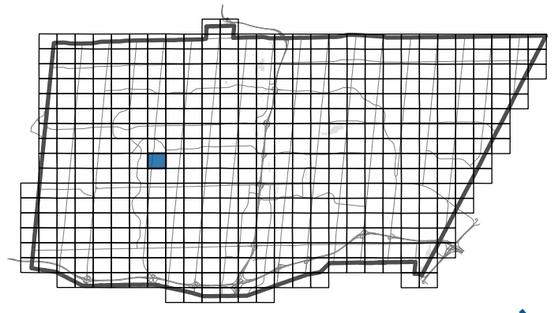
City of Brampton
Zoning By-law

Schedule A-C103

Legend

Zone Boundaries

- Local Commercial (LC)
- General Employment (GE)
- General Institutional (I1)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

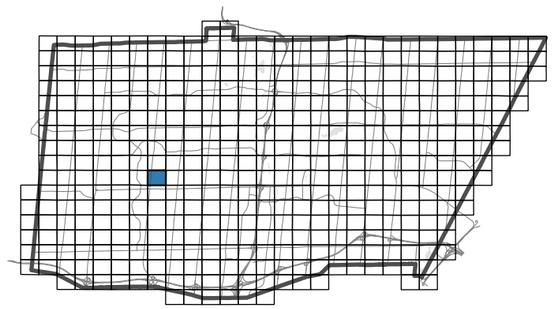
City of Brampton
Zoning By-law

Schedule A-C104

Legend

Zone Boundaries

- Agriculture (A)
- General Institutional (I1)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

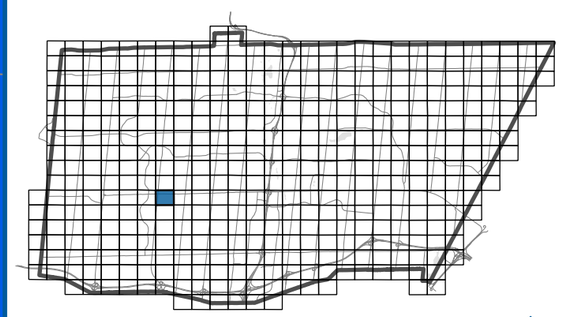
City of Brampton
Zoning By-law

Schedule A-C105

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- Major Institutional (I2)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

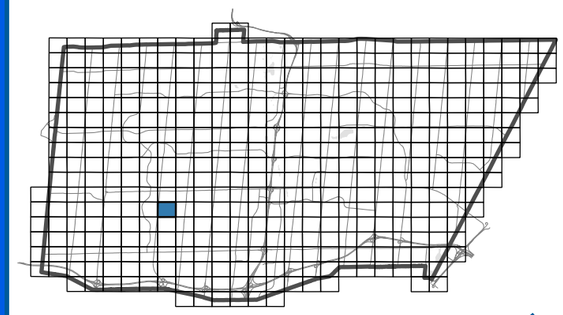
City of Brampton
Zoning By-law

Schedule A-C106

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Low Rise (R3L)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

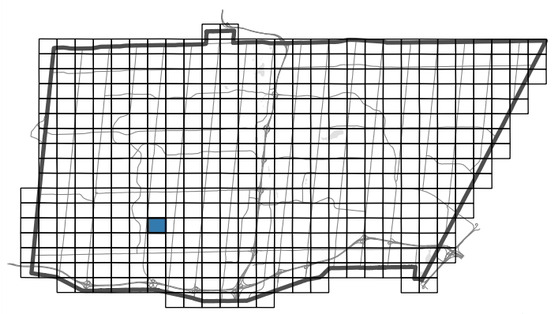
City of Brampton
Zoning By-law

Schedule A-C107

Legend

Zone Boundaries

- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

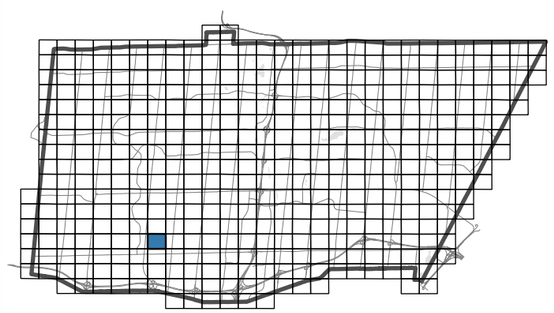
City of Brampton
Zoning By-law

Schedule A-C108

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential Second Density - Mature Neighbourhood (R2M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

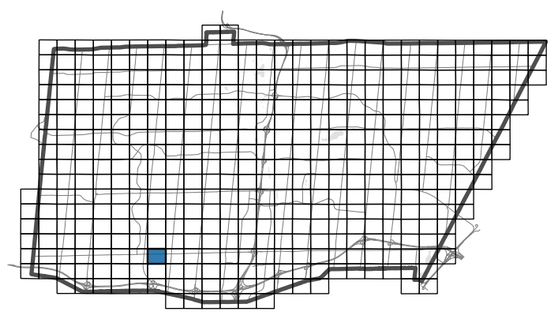
City of Brampton
Zoning By-law

Schedule A-C109

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

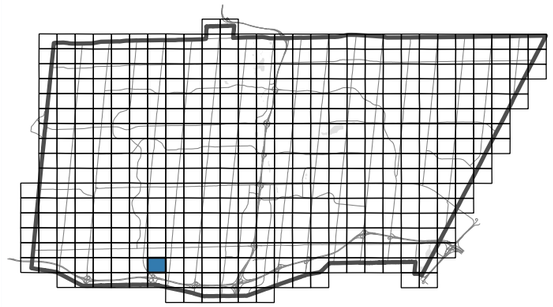
City of Brampton
Zoning By-law

Schedule A-C110

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

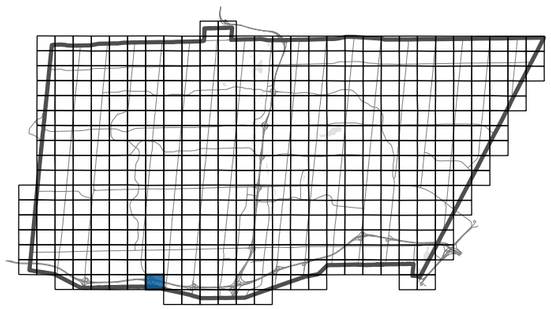
City of Brampton
Zoning By-law

Schedule A-C111

Legend

Zone Boundaries

- General Institutional (I1)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - High Rise (R3H)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

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0 1 2 3 4 5 Kilometres

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

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City of Brampton
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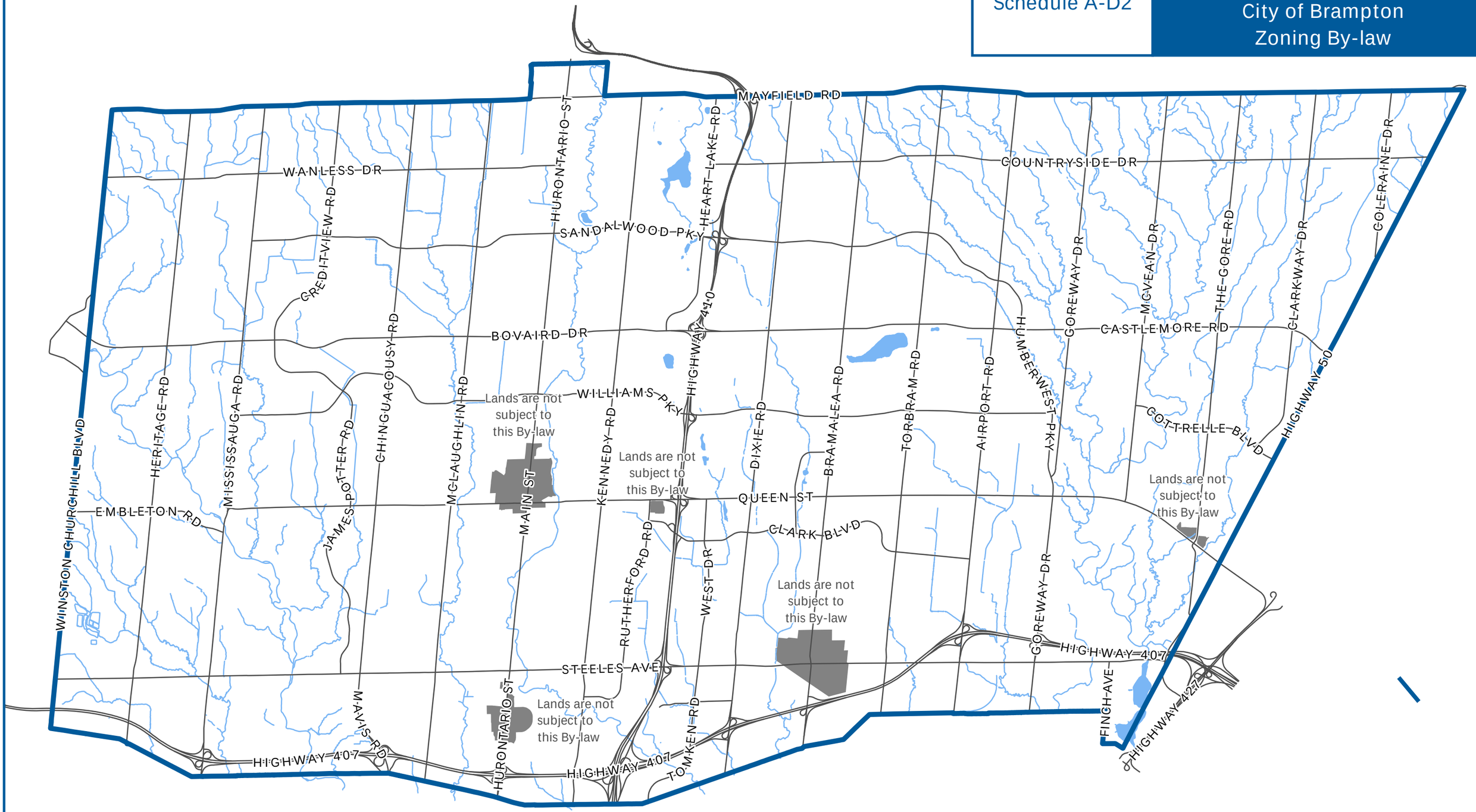


0 1 2 3 4 5 Kilometres

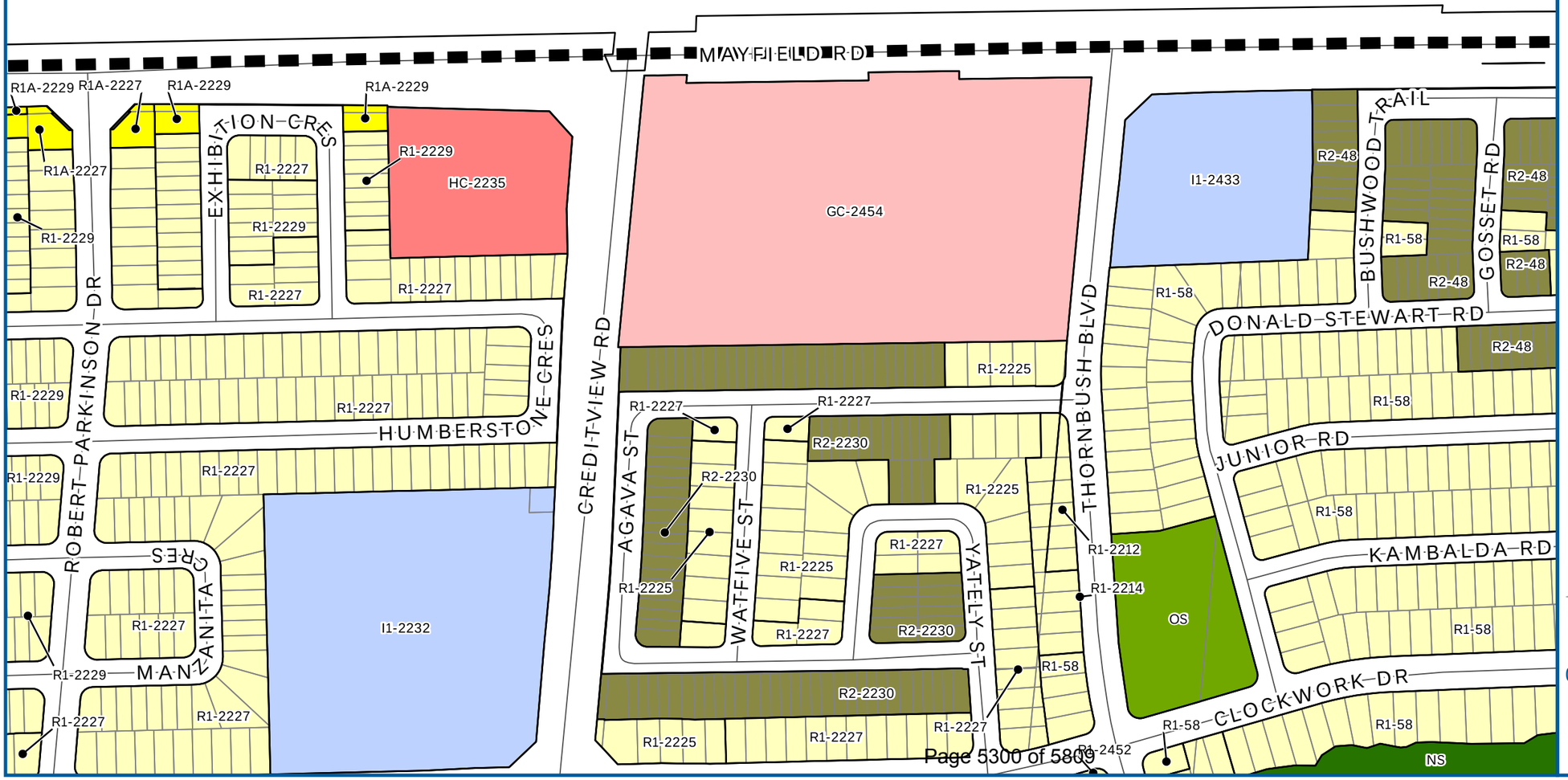
Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

January 2026

BRAMPTON

City of Brampton
Zoning By-law

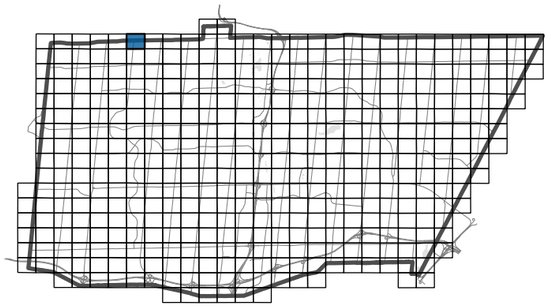
Schedule A-D3



Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

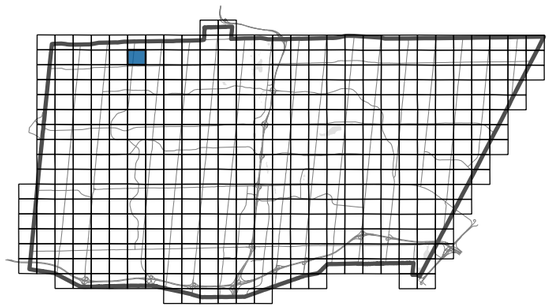
City of Brampton
Zoning By-law

Schedule A-D4

Legend

Zone Boundaries

- Highway Commercial (HC)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

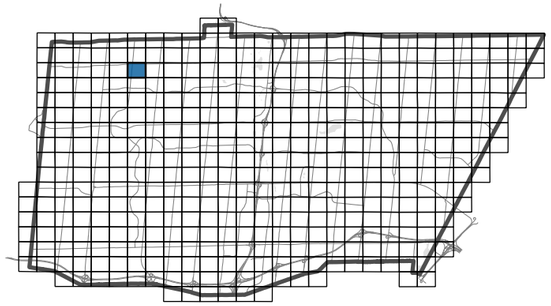
City of Brampton
Zoning By-law

Schedule A-D5

Legend

Zone Boundaries

- Highway Commercial (HC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

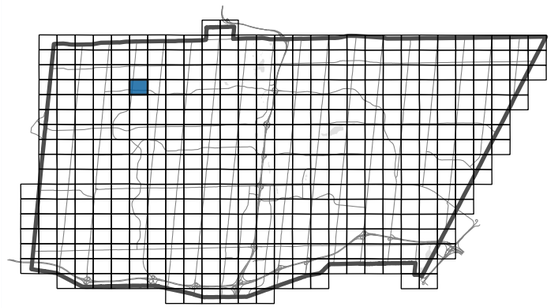
City of Brampton
Zoning By-law

Schedule A-D6

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

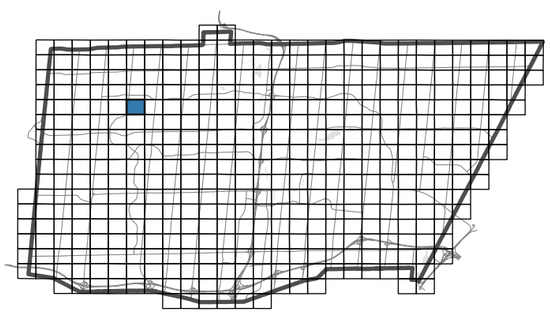
City of Brampton
Zoning By-law

Schedule A-D7

Legend

Zone Boundaries

- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

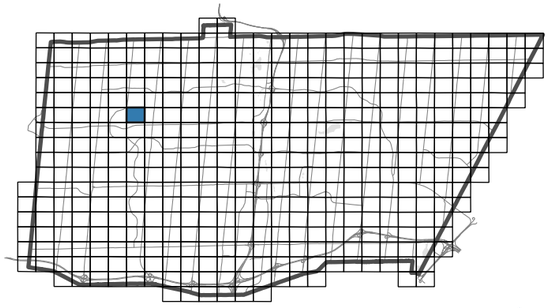
City of Brampton
Zoning By-law

Schedule A-D8

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

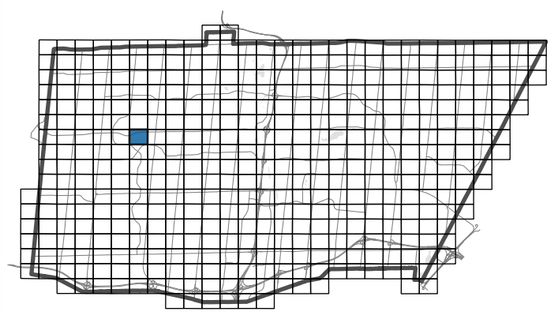
City of Brampton
Zoning By-law

Schedule A-D9

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Utility and Transportation (UT)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

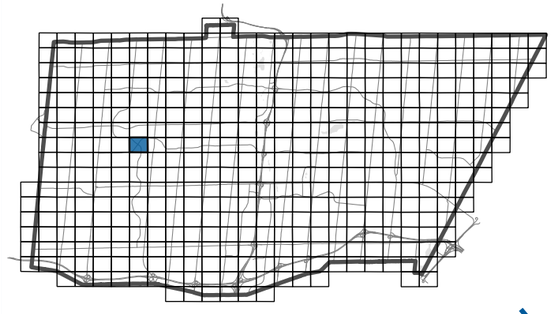
City of Brampton
Zoning By-law

Schedule A-D10

Legend

Zone Boundaries

- Highway Commercial (HC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

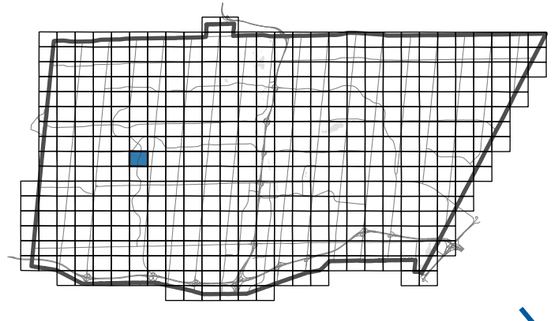
City of Brampton
Zoning By-law

Schedule A-D11

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

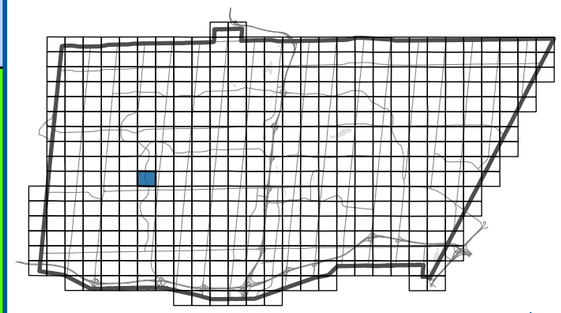
City of Brampton
Zoning By-law

Schedule A-D12

Legend

Zone Boundaries

- Agriculture (A)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

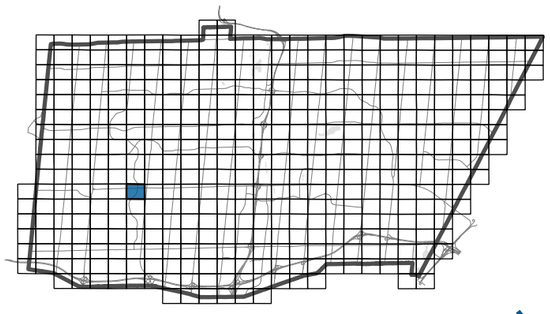
City of Brampton
Zoning By-law

Schedule A-D13

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

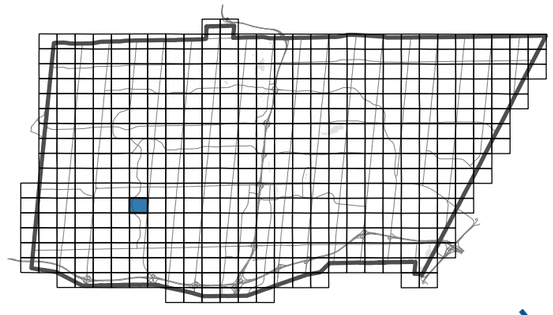
City of Brampton
Zoning By-law

Schedule A-D14

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

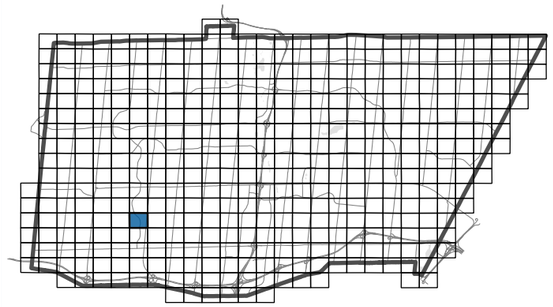
City of Brampton
Zoning By-law

Schedule A-D15

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Second Density - Mature Neighbourhood (R2M)
- Utility and Transportation (UT)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

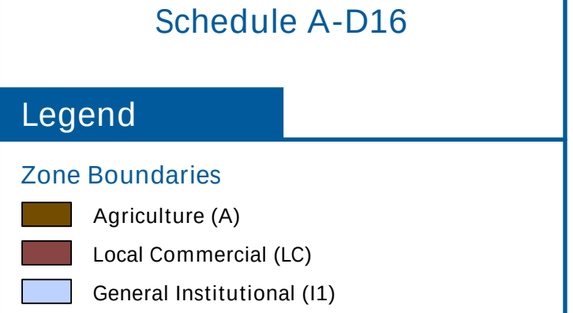
City of Brampton
Zoning By-law

Schedule A-D16

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)
- Utility and Transportation (UT)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

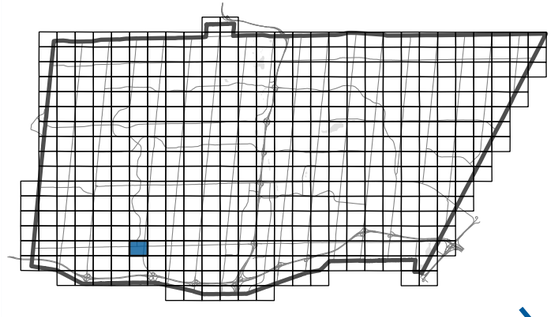
City of Brampton
Zoning By-law

Schedule A-D17

Legend

Zone Boundaries

- General Commercial (GC)
- Highway Commercial (HC)
- Local Commercial (LC)
- General Institutional (I1)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Mature Neighbourhood (R1M)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Second Density - Mature Neighbourhood (R2M)
- Residential Third Density - Mid Rise (R3M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

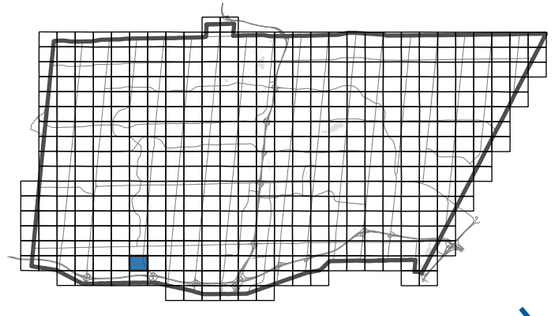
City of Brampton
Zoning By-law

Schedule A-D18

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

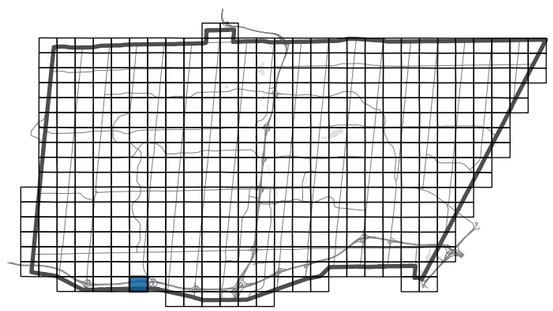
Schedule A-D19

RE
I2-47
I2-47
R2-2566
R2-2565
NS
FD
CHINGUACOUSY RD
OS
R3H-2564
NS
UT-47
HIGHWAY 407 RAMP
UT
HIGHWAY 407
HIGHWAY 407
HIGHWAY 407 RAMP
NS
NS
UT
UT
UT
NS
NS

Legend

Zone Boundaries

- Agriculture (A)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential Second Density (R2)
- Residential Third Density - High Rise (R3H)
- Utility and Transportation (UT)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

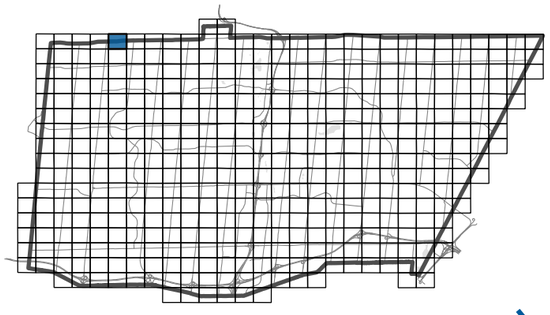
City of Brampton
Zoning By-law

Schedule A-D20

Legend

Zone Boundaries

- General Commercial (GC)
- Local Commercial (LC)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

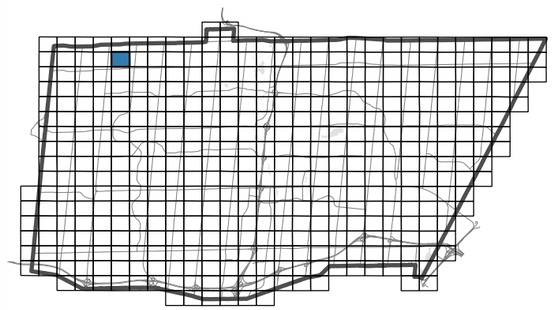
City of Brampton
Zoning By-law

Schedule A-D21

Legend

Zone Boundaries

- Local Commercial (LC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

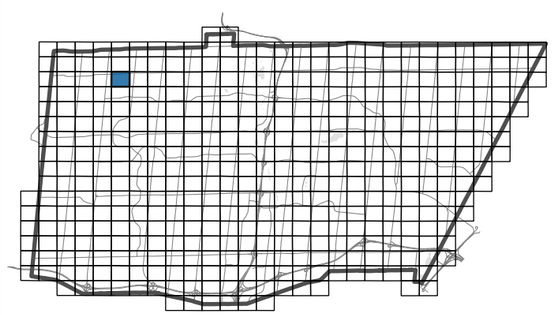
City of Brampton
Zoning By-law

Schedule A-D22

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

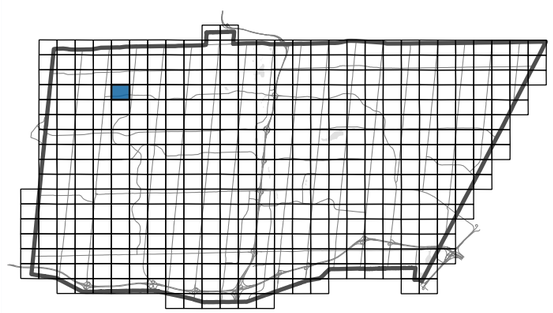
City of Brampton
Zoning By-law

Schedule A-D23

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

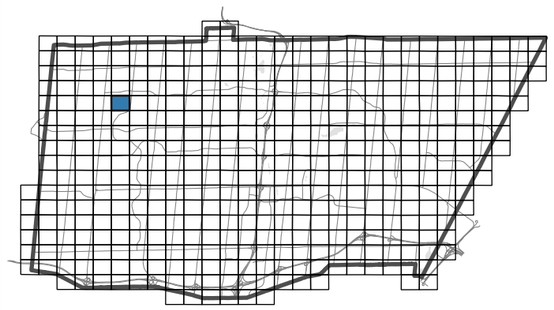
City of Brampton
Zoning By-law

Schedule A-D24

Legend

Zone Boundaries

- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

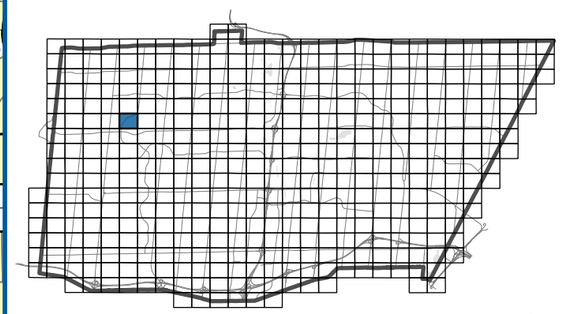
City of Brampton
Zoning By-law

Schedule A-D25

Legend

Zone Boundaries

- General Institutional (I1)
- Major Institutional (I2)
- Open Space (OS)
- Park (P)
- Mixed Use Low Rise (ML)
- Mixed Use Mid Rise (MM)
- Mixed Use High Rise (MH)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Mid Rise (R3M)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

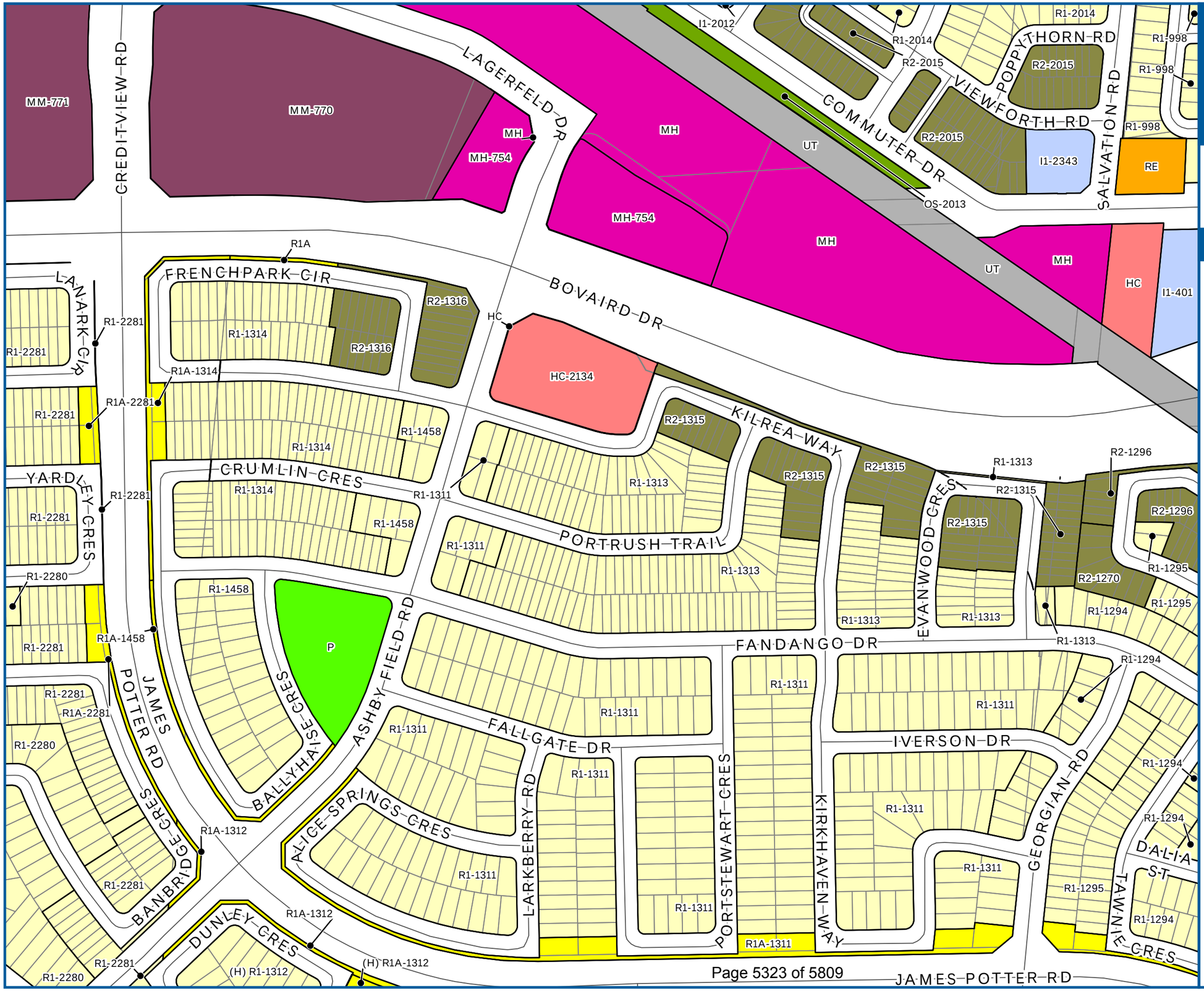
wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

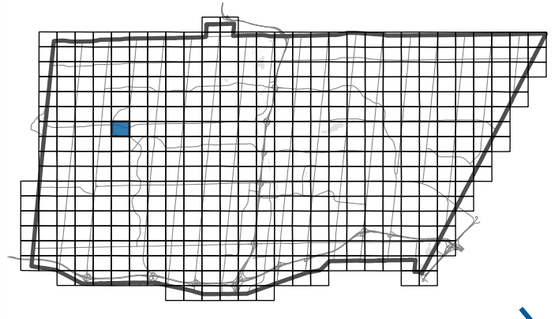
Schedule A-D26



Legend

Zone Boundaries

- Highway Commercial (HC)
- General Institutional (I1)
- Open Space (OS)
- Park (P)
- Mixed Use Mid Rise (MM)
- Mixed Use High Rise (MH)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

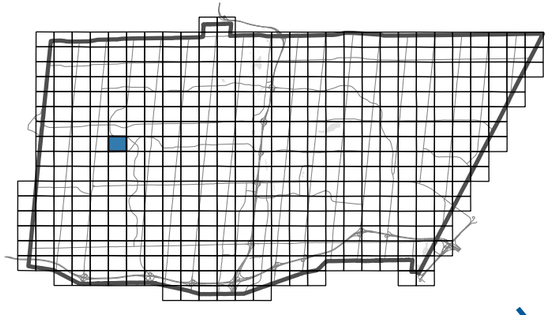
City of Brampton
Zoning By-law

Schedule A-D27

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Third Density - Low Rise (R3L)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

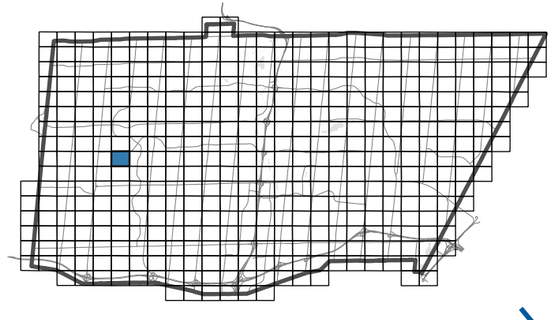
City of Brampton
Zoning By-law

Schedule A-D28

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

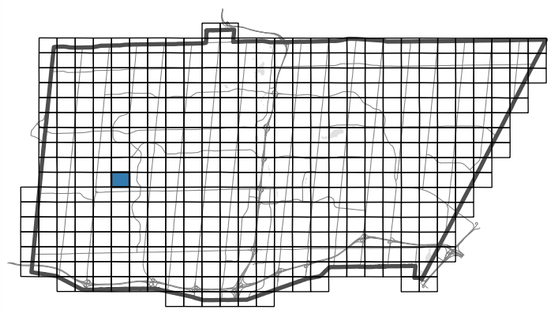
City of Brampton
Zoning By-law

Schedule A-D29

Legend

Zone Boundaries

- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

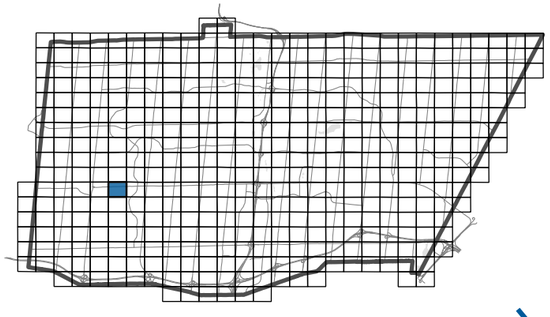
City of Brampton
Zoning By-law

Schedule A-D30

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Local Commercial (LC)
- Recreational Commercial (RC)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

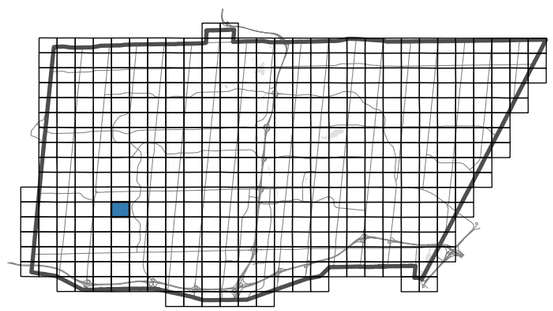
City of Brampton
Zoning By-law

Schedule A-D31

Legend

Zone Boundaries

- Agriculture (A)
- Recreational Commercial (RC)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

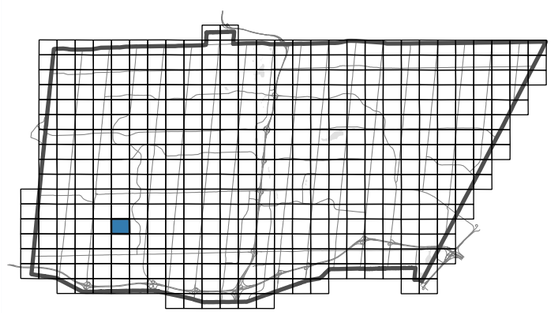
City of Brampton
Zoning By-law

Schedule A-D32

Legend

Zone Boundaries

- Agriculture (A)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

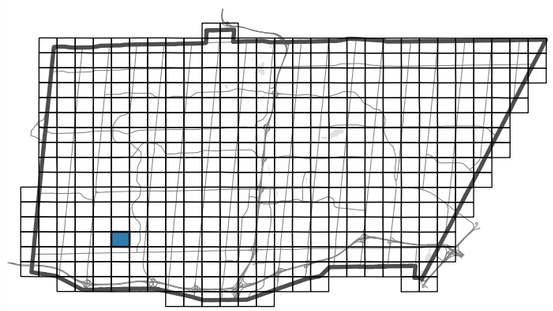
City of Brampton
Zoning By-law

Schedule A-D33

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

URBAN RESIDENTIAL-246
FLOODPLAIN-246
FLOODPLAIN-246
URBAN RESIDENTIAL-246
FLOODPLAIN-246
A-939
A-910
R1-2124
R1-2125
R1-2126
FAIRMONT CL
GOACH HOUSE CRT
HONOUR OAK CRES
R1-1968
R1-2123
R1-2122
CREDIT VIEW RD
R1-2521
R1-2513
R1-2524
R1-2523
GLADEVIEW CRT
CHURCHVILLE RD
NS-1284
NS-1283
R1-1281
OS-1283
R1-1280
R3L-1355
R3M-1354

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

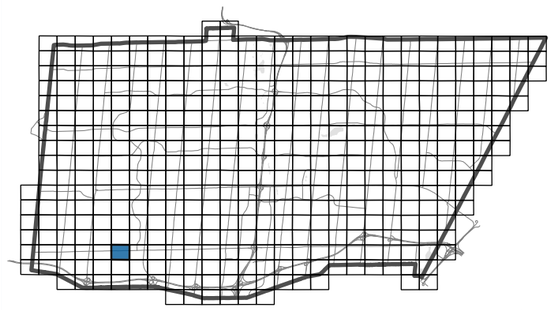
City of Brampton
Zoning By-law

Schedule A-D34

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

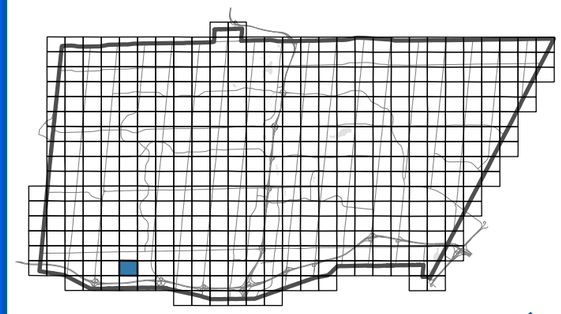
City of Brampton
Zoning By-law

Schedule A-D35

Legend

Zone Boundaries

- Agriculture (A)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)

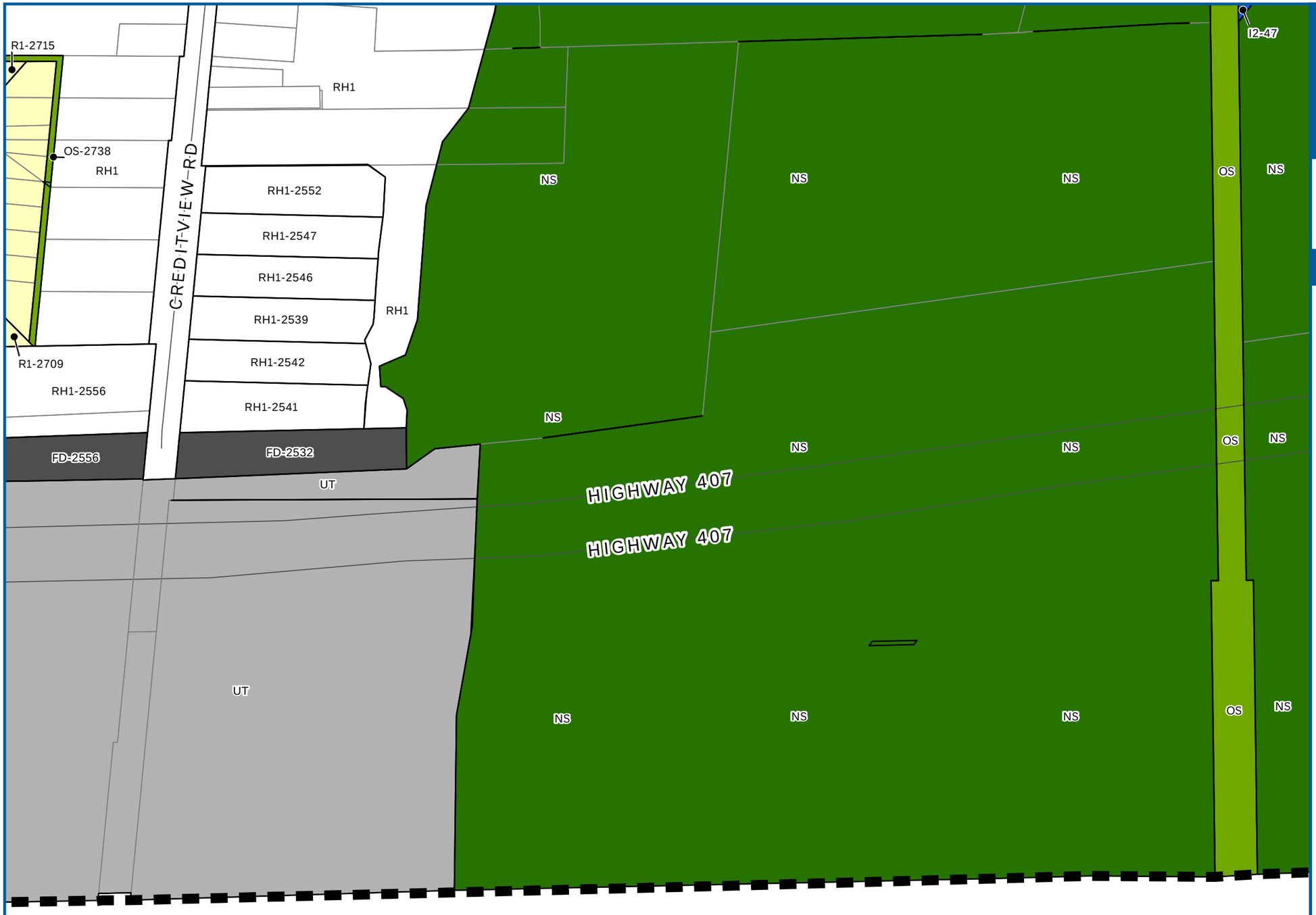


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N



BRAMPTON

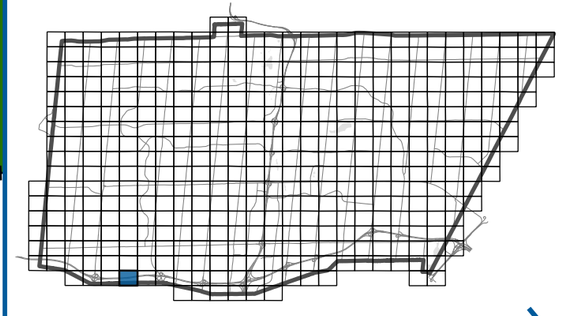
City of Brampton
Zoning By-law

Schedule A-D36

Legend

Zone Boundaries

- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Utility and Transportation (UT)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

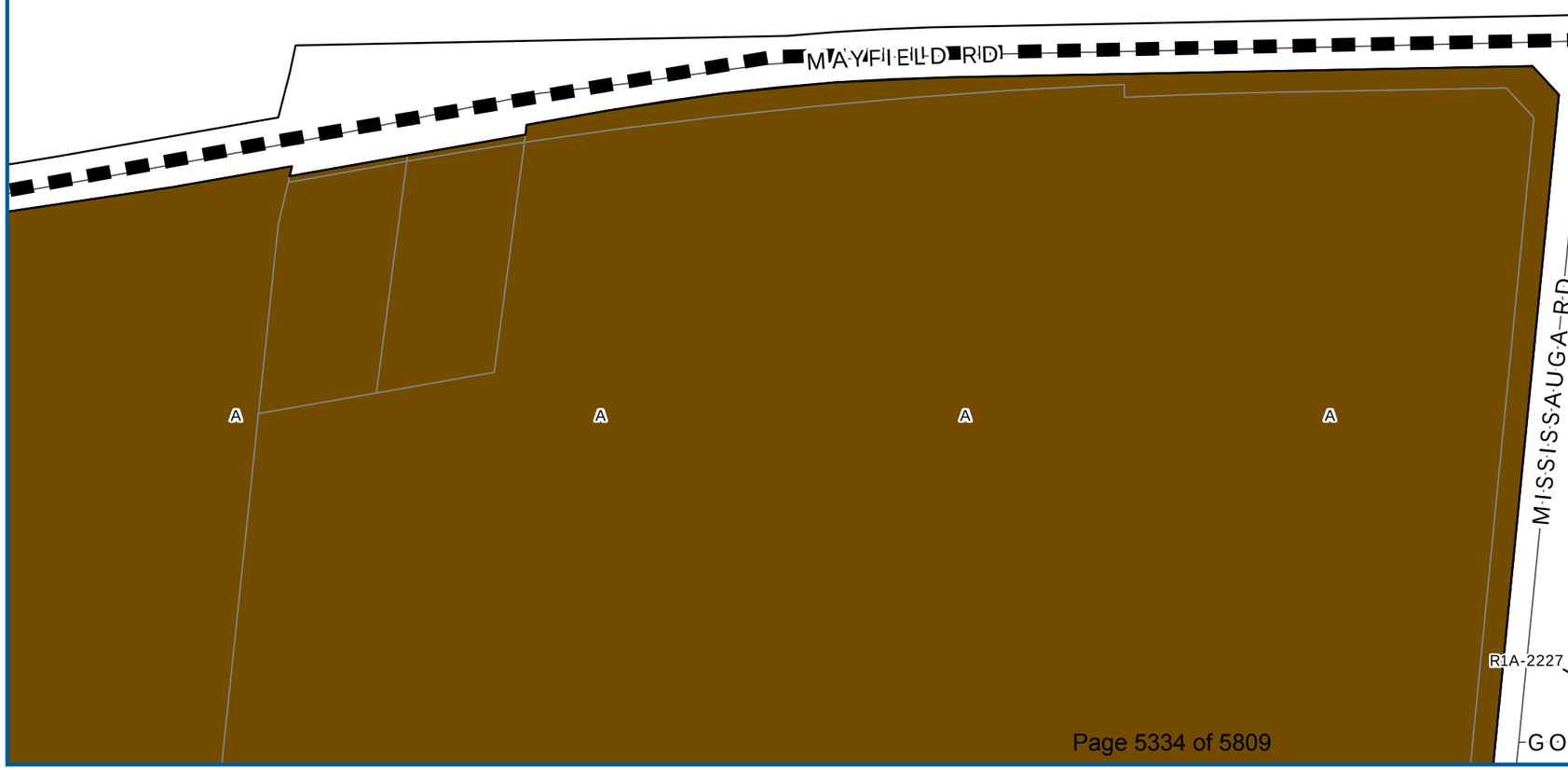
City of Brampton
Zoning By-law

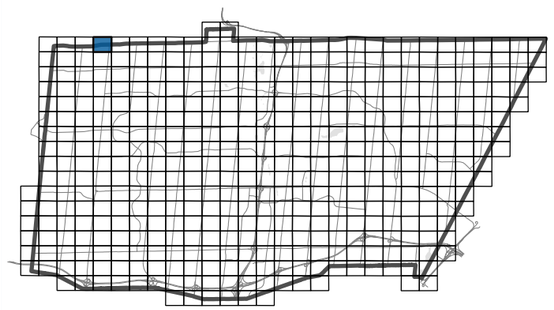
Schedule A-D37

Legend

Zone Boundaries

- Agriculture (A)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)

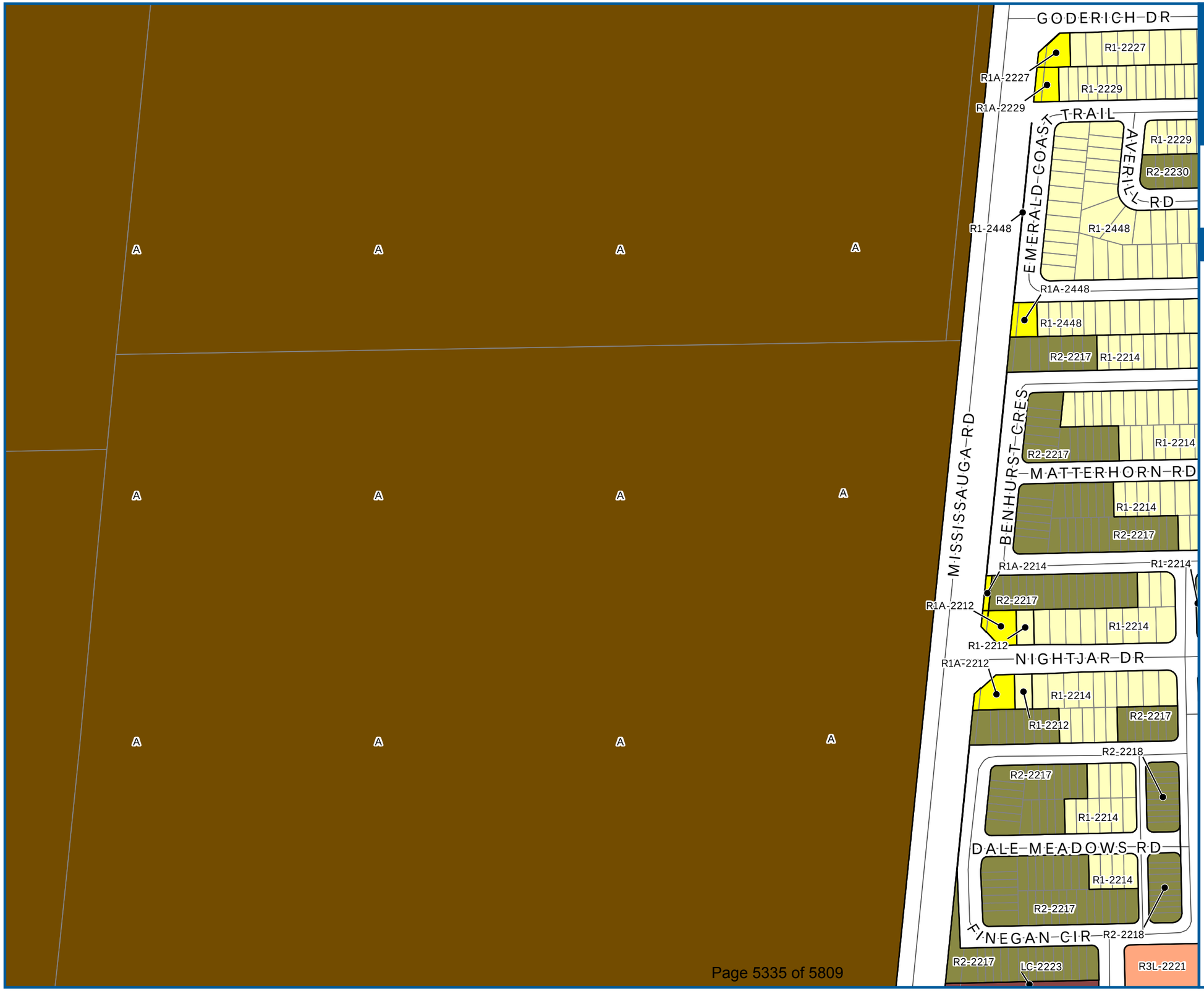




0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

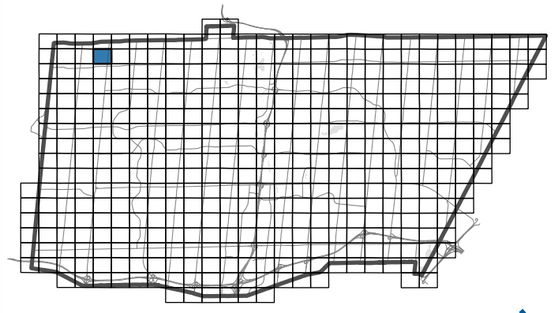
City of Brampton
Zoning By-law

Schedule A-D38

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)



0 30 60 90 120 150
Metres

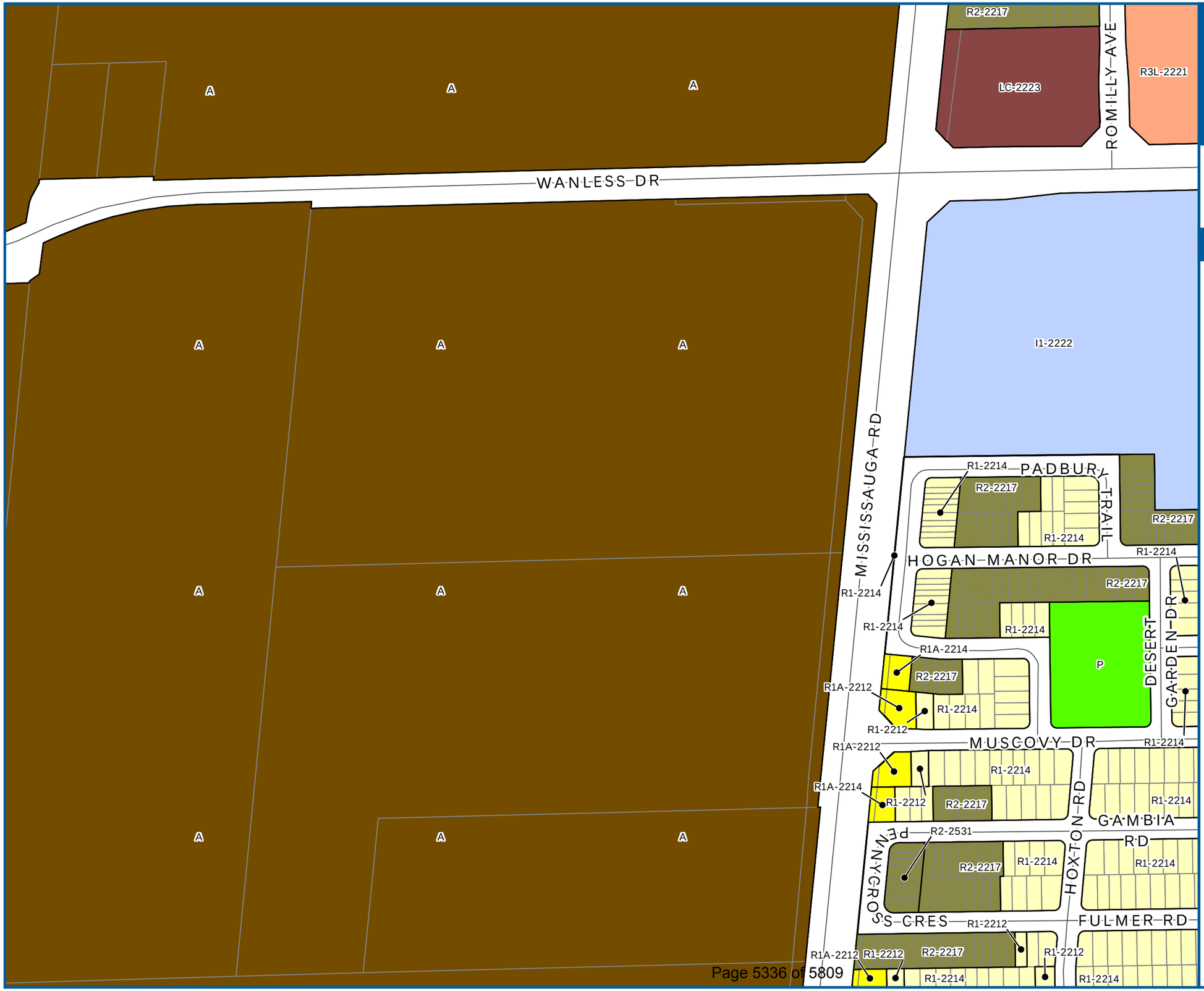
January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

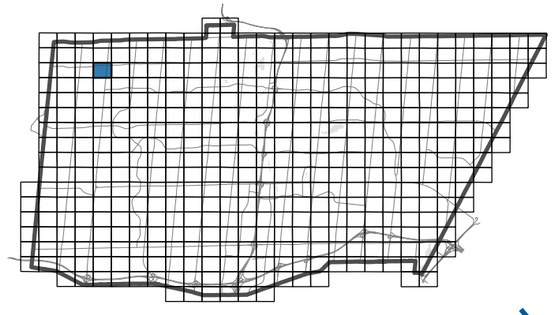
Schedule A-D39



Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- General Institutional (I1)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

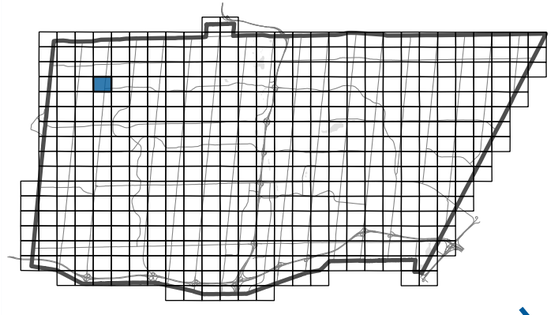
City of Brampton
Zoning By-law

Schedule A-D40

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Highway Commercial (HC)
- General Institutional (I1)
- Open Space (OS)
- Mixed Use High Rise (MH)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

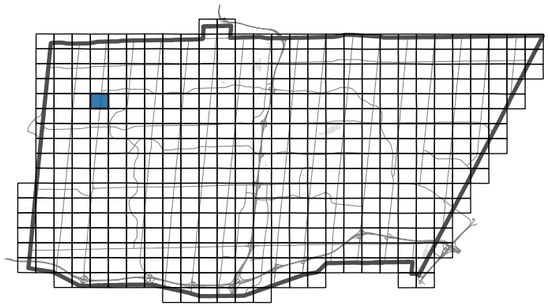
City of Brampton
Zoning By-law

Schedule A-D41

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

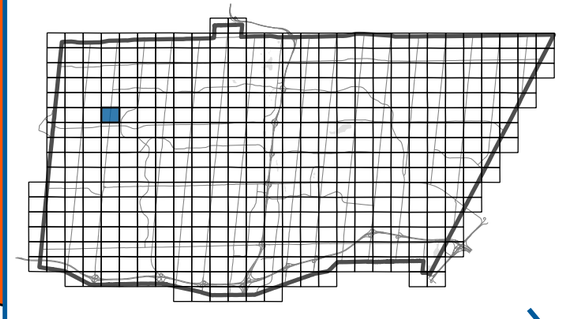
City of Brampton
Zoning By-law

Schedule A-D42

Legend

Zone Boundaries

- Agriculture (A)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Mixed Use Mid Rise (MM)
- Residential First Density (R1)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)
- Utility and Transportation (UT)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

A
MIXED USE ZONE-2792
A
UT
ENVIRONMENTAL PROTECTION ZONE-2792
RESIDENTIAL ZONE-2792
MIXED USE ZONE-2792
RESIDENTIAL ZONE-2792
PROPOSED RD
ENVIRONMENTAL PROTECTION ZONE-2792
RESIDENTIAL ZONE-2792
MIXED USE ZONE-2792
LAGERFELD DR
RESIDENTIAL ZONE-2792
RESIDENTIAL ZONE-2792
RESIDENTIAL ZONE-2792
MIXED USE ZONE-2792
COOLHURST AVE
DEWMEADOW LANE
PROPOSED RD
FLATROCK RD
MIXED USE ZONE-2792
RESIDENTIAL ZONE-2792
RESIDENTIAL ZONE-2792
PROPOSED RD
RESIDENTIAL ZONE-2792
RESIDENTIAL ZONE-2792
RESIDENTIAL ZONE-2792
RESIDENTIAL ZONE-2792
IRVINE LANE
PROPOSED RD
BLUE POND DR
RESIDENTIAL ZONE-2792
RESIDENTIAL ZONE-2792
PE-254
MISSISSAUGA RD
NS
R1-2201
OS
R1-2201
TYSONVILLE CIR
R1-2201
R1-2201
R1-2199
R1-2201
OS
NS
UT
R2-95
I1-2208
UT
R2-535
FD
R2-95
NS
OS
OS
R3M-2286
NS
R3L-488
P
ALL NATIONS DR
LAGERFELD DR
R3L-488
MM-771
R3L-776

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

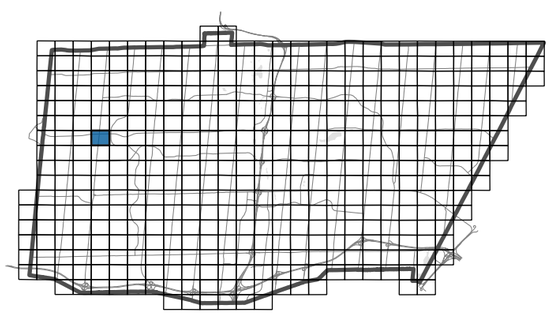
City of Brampton
Zoning By-law

Schedule A-D43

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Local Commercial (LC)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Mixed Use Mid Rise (MM)
- Mixed Use High Rise (MH)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

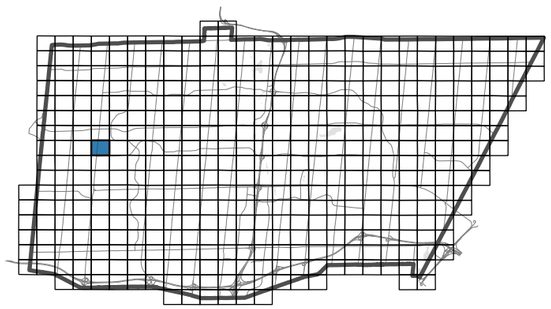
City of Brampton
Zoning By-law

Schedule A-D44

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- General Institutional (I1)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

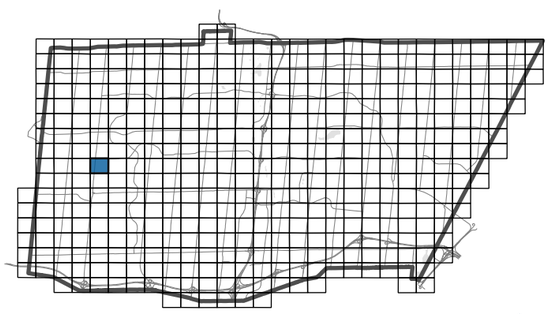
City of Brampton
Zoning By-law

Schedule A-D45

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Major Institutional (I2)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

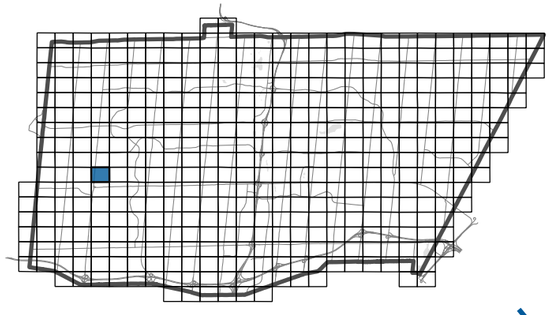
City of Brampton
Zoning By-law

Schedule A-D46

Legend

Zone Boundaries

- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

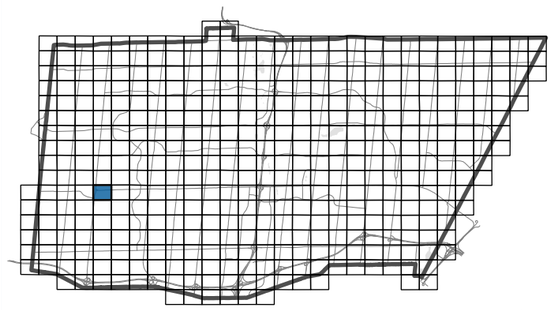
City of Brampton
Zoning By-law

Schedule A-D47

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- Recreational Commercial (RC)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Mid Rise (R3M)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

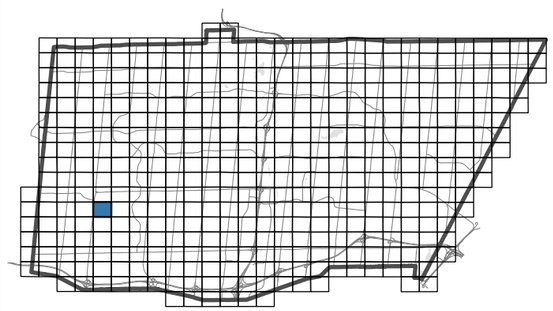
City of Brampton
Zoning By-law

Schedule A-D48

Legend

Zone Boundaries

- Agriculture (A)
- Recreational Commercial (RC)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

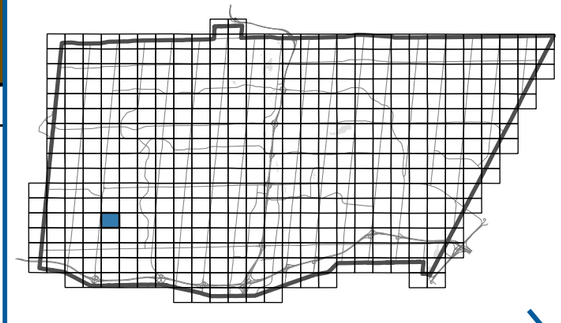
City of Brampton
Zoning By-law

Schedule A-D49

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- Office Commercial (OC)
- Recreational Commercial (RC)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential Second Density (R2)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

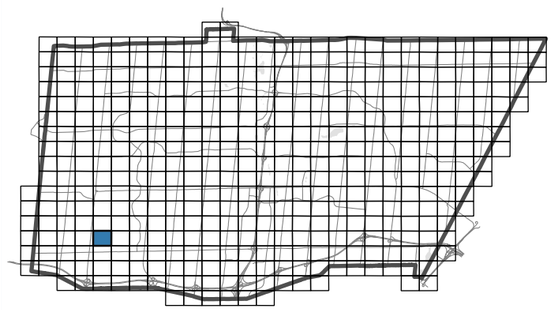
City of Brampton
Zoning By-law

Schedule A-D50

Legend

Zone Boundaries

- Office Commercial (OC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

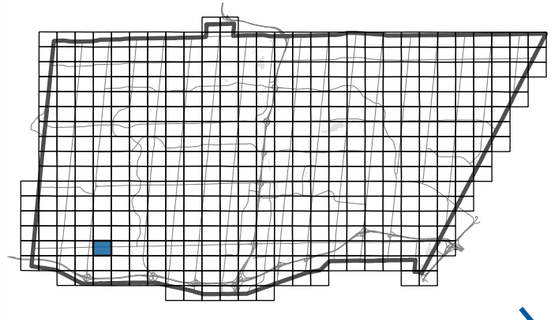
City of Brampton
Zoning By-law

Schedule A-D51

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- Office Commercial (OC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Mid Rise (R3M)
- Residential Third Density - High Rise (R3H)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

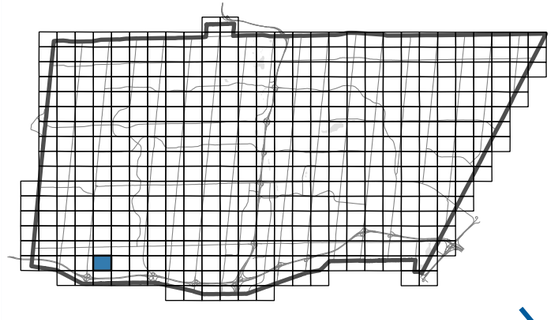
City of Brampton
Zoning By-law

Schedule A-D52

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- Office Commercial (OC)
- Recreational Commercial (RC)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

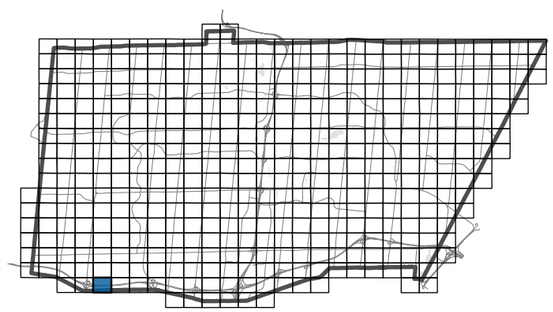
City of Brampton
Zoning By-law

Schedule A-D53

Legend

Zone Boundaries

- Office Commercial (OC)
- Recreational Commercial (RC)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Utility and Transportation (UT)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

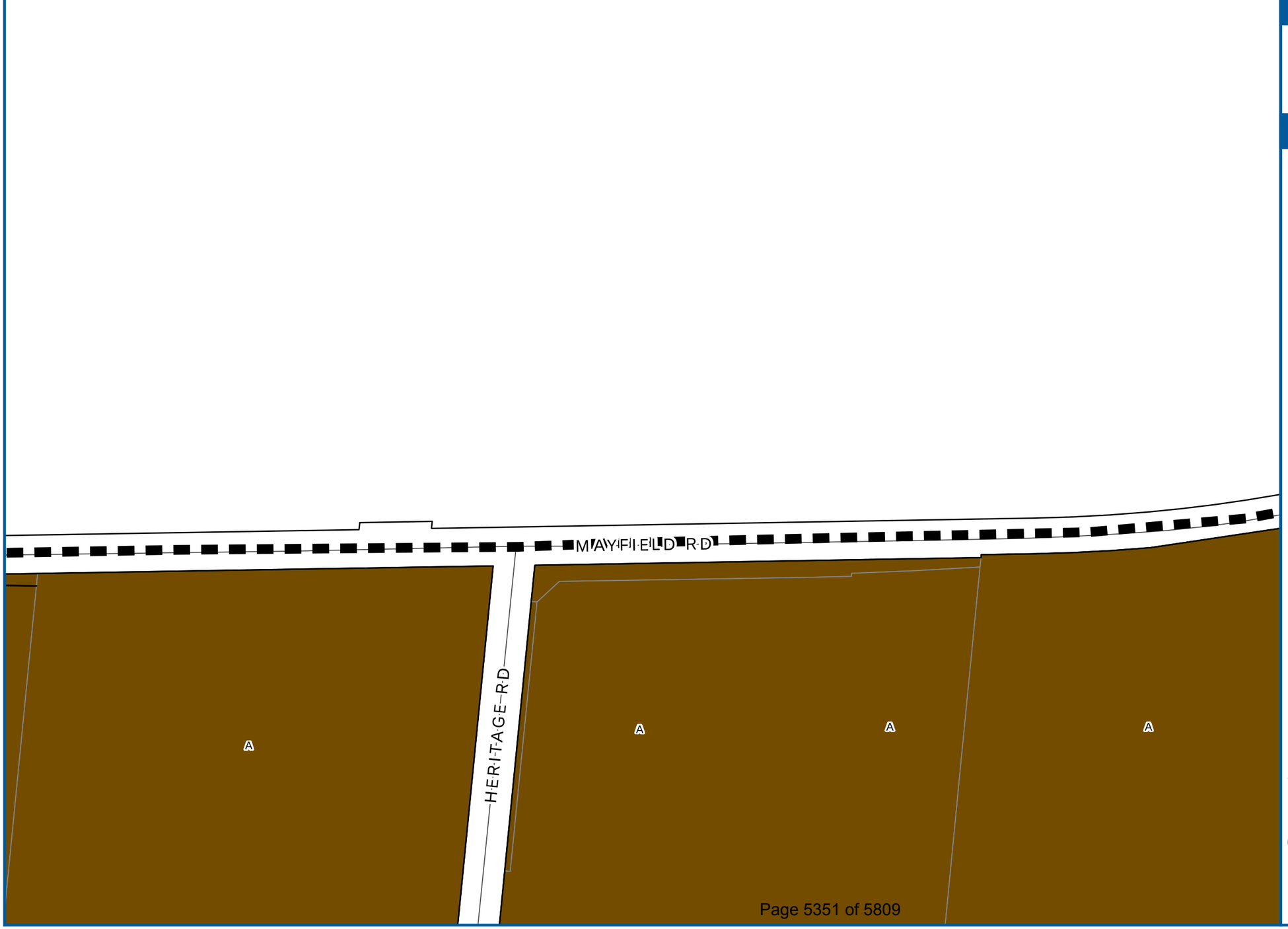
City of Brampton
Zoning By-law

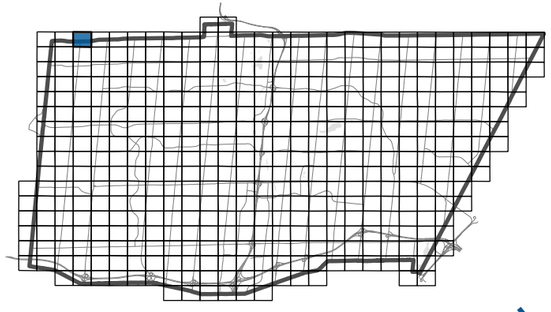
Schedule A-D54

Legend

Zone Boundaries

Agriculture (A)

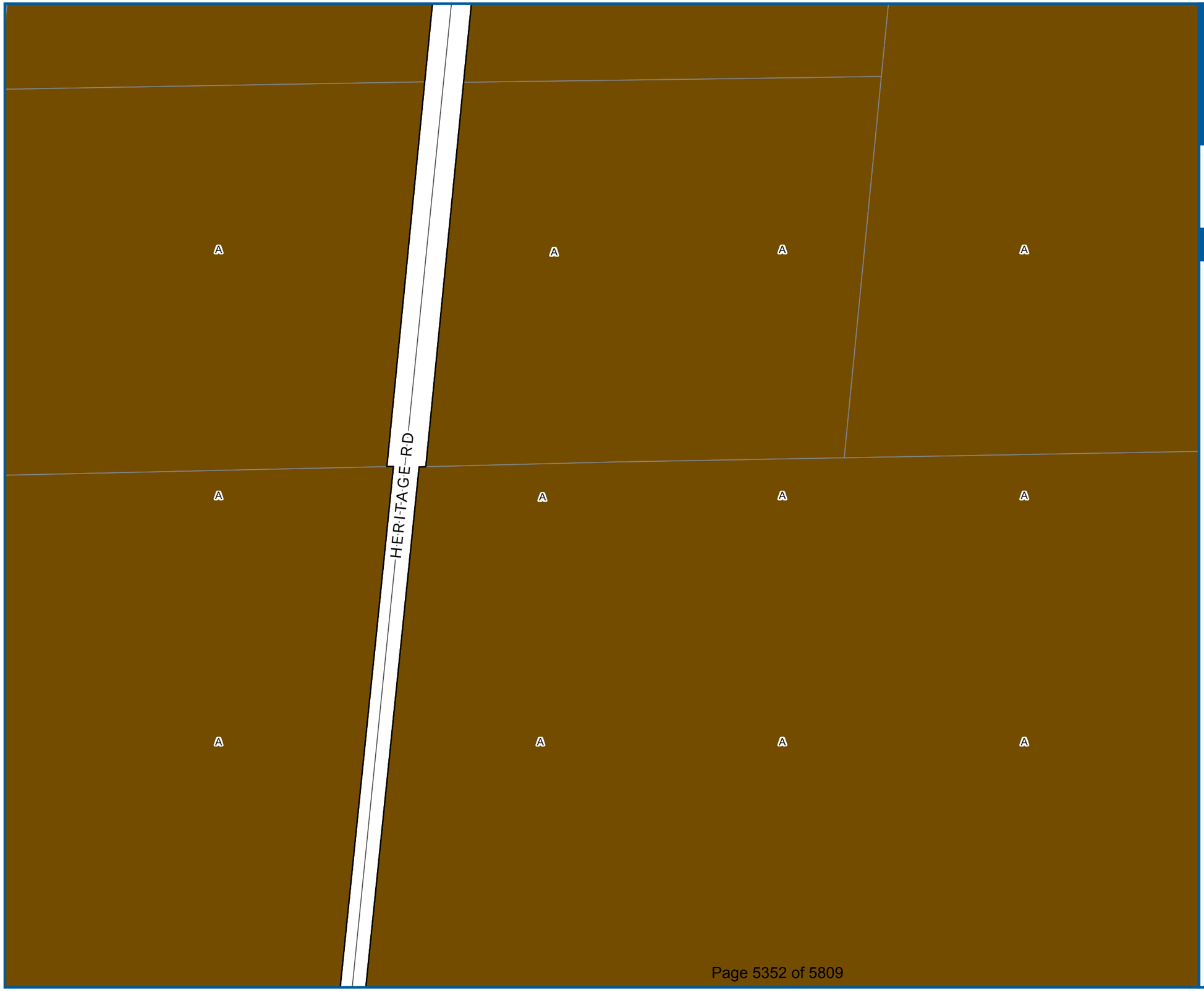




0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

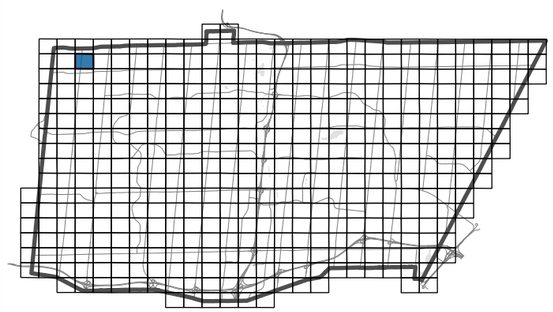
City of Brampton
Zoning By-law

Schedule A-D55

Legend

Zone Boundaries

Agriculture (A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

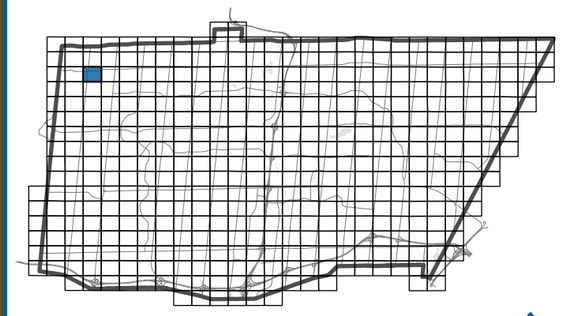
City of Brampton
Zoning By-law

Schedule A-D56

Legend

Zone Boundaries

Agriculture (A)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

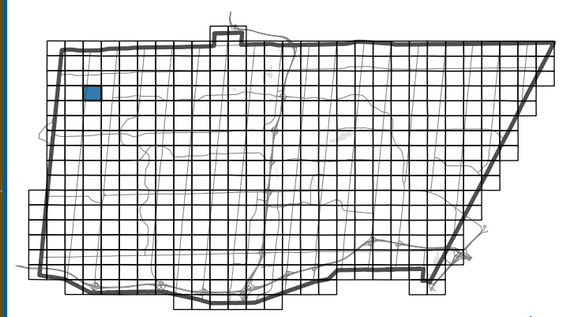
City of Brampton
Zoning By-law

Schedule A-D57

Legend

Zone Boundaries

- Agriculture (A)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

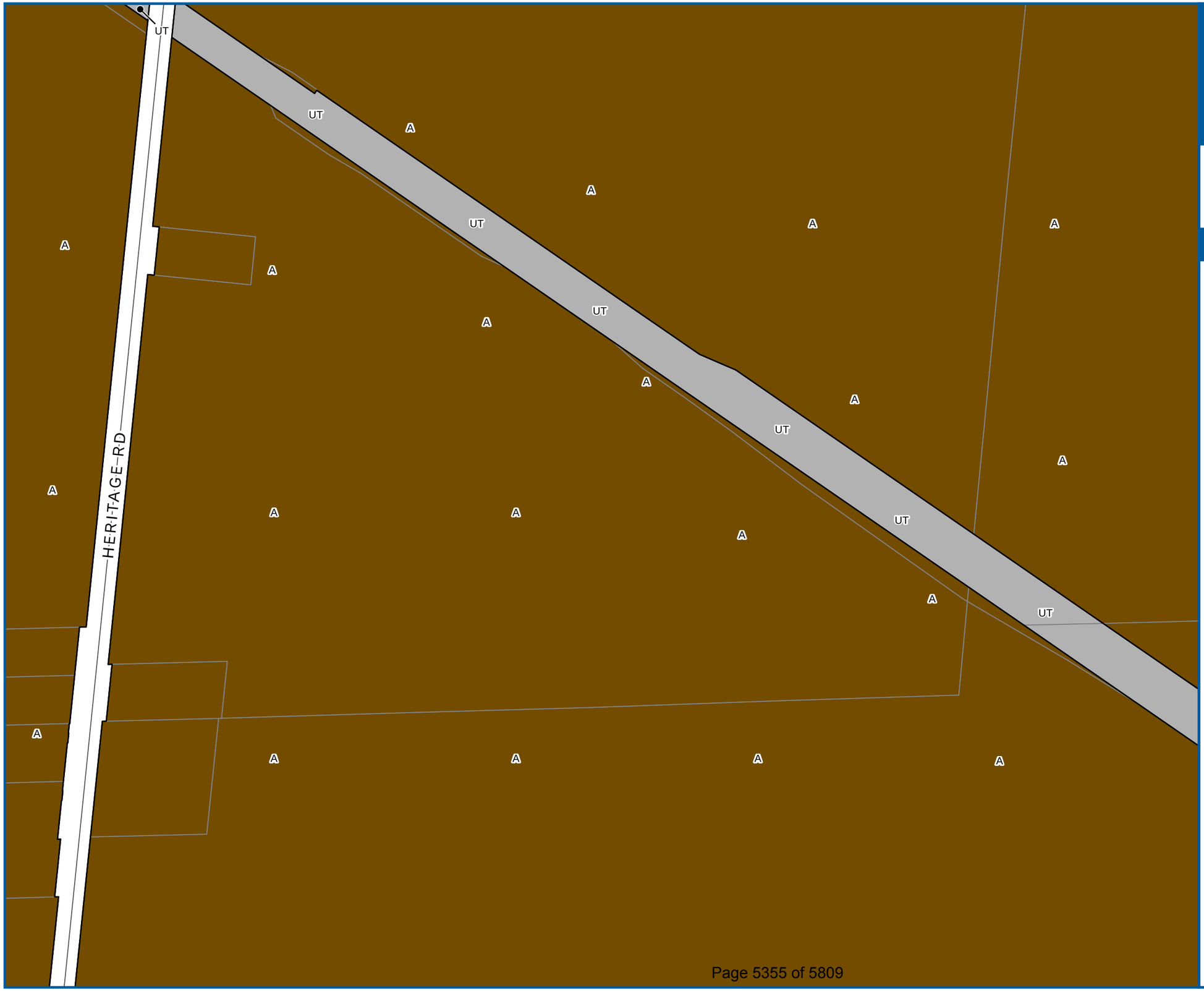
January 2026

HERITAGE RD

A

UT

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

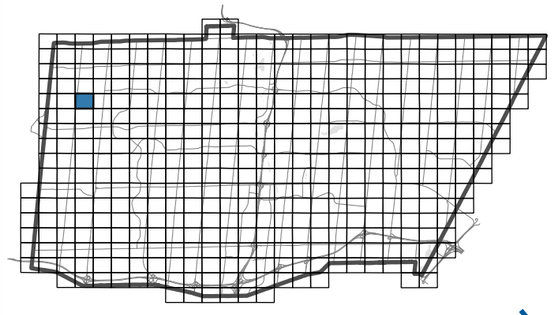
City of Brampton
Zoning By-law

Schedule A-D58

Legend

Zone Boundaries

- Agriculture (A)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

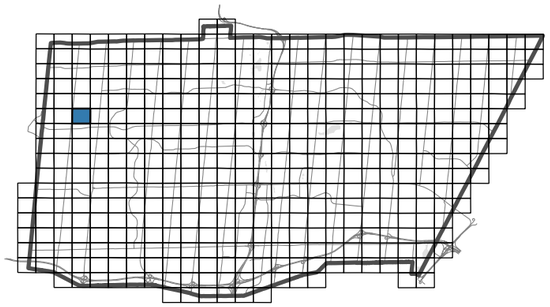
City of Brampton
Zoning By-law

Schedule A-D59

Legend

Zone Boundaries

- Agriculture (A)
- General Institutional (I1)



0 30 60 90 120 150
Metres

January 2026

wsp

HERITAGE RD

LAGERFELD DR

SPIRITWOOD WAY

OCEANIC AVE

PROPOSED RD

A

I1

RESIDENTIAL ZONE-2792

ENVIRONMENTAL PROTECTION ZONE-2792

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

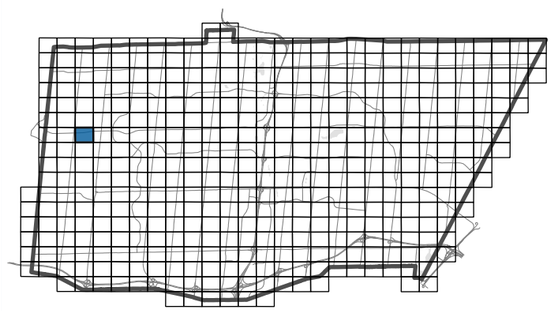
City of Brampton
Zoning By-law

Schedule A-D60

Legend

Zone Boundaries

Agriculture (A)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

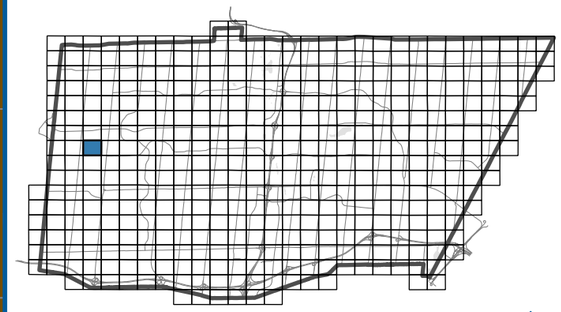
City of Brampton
Zoning By-law

Schedule A-D61

Legend

Zone Boundaries

Agriculture (A)



0 30 60 90 120 150
Metres

January 2026

wsp

A A A A
A A A A
A A A A

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

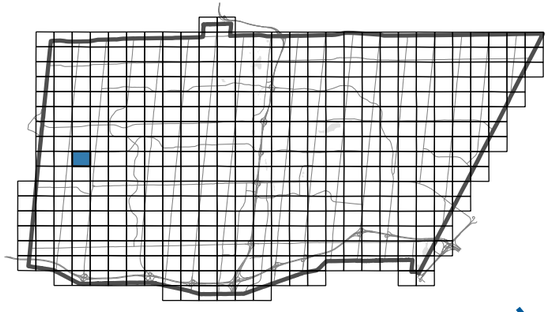
City of Brampton
Zoning By-law

Schedule A-D62

Legend

Zone Boundaries

- Agriculture (A)
- Natural System (NS)
- Park (P)
- Residential First Density (R1)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

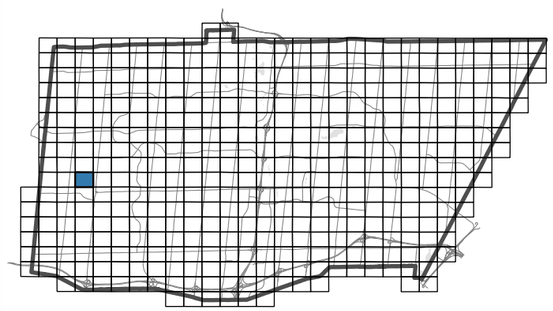
City of Brampton
Zoning By-law

Schedule A-D63

Legend

Zone Boundaries

- Agriculture (A)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule A-D64

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Mixed Use Low Rise (ML)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)

0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

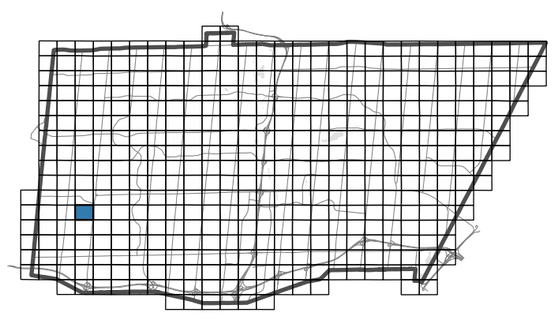
City of Brampton
Zoning By-law

Schedule A-D65

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- Recreational Commercial (RC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential Estate (RE)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)



0 30 60 90 120 150
Metres

January 2026

wsp

RIVERMONT RD
FORDHAM RD
BANNER ELK ST
FERDINAND DR
LOLLARD WAY
HUBBELL RD
ISLAND SEAS RD
LIMESTONE CREEK CRES
GIRLEVIEW CRES
KETTLE POINT CRES
ROCK BLUFF TRAIL
DESERT DUNE CRES
MISTED BREEZE CLOSE
BOULDER RIDGE WAY
LIONHEAD GOLF CLUB RD
MISSISSAUGA RD

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

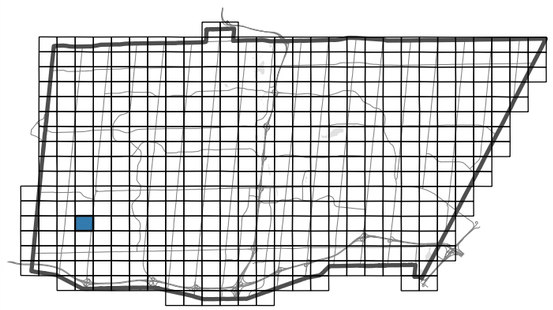
City of Brampton
Zoning By-law

Schedule A-D66

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Local Commercial (LC)
- Office Commercial (OC)
- Recreational Commercial (RC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

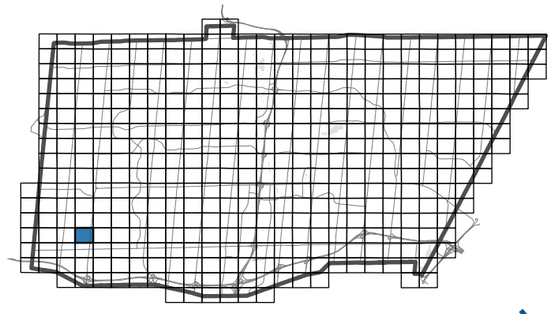
City of Brampton
Zoning By-law

Schedule A-D67

Legend

Zone Boundaries

- Office Commercial (OC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

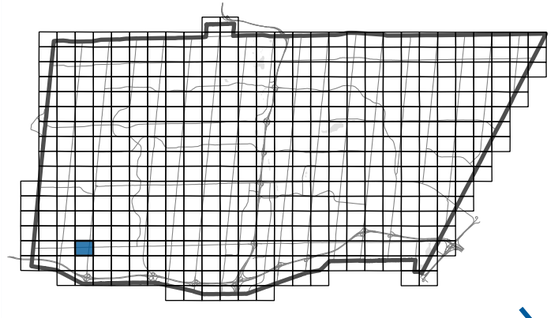
City of Brampton
Zoning By-law

Schedule A-D68

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Local Commercial (LC)
- Office Commercial (OC)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Residential Third Density - Mid Rise (R3M)
- Residential Third Density - High Rise (R3H)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

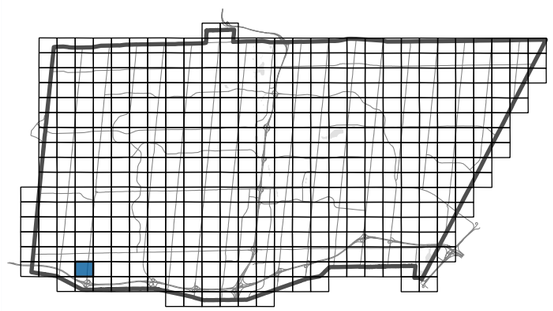
Schedule A-D69

PE-2624
PE-2624
OC-2577
OS-2032 NS
OC-119
OC-2031
EDGEWARE RD
PE-2624
IRONBRIDGE RD
OC-2623
MISSISSAUGA RD
RC
GC-2568
HALLSTONE RD
OC-2625
HEREFORD ST
OS
UT
RC-2620
NS
NS
NS

Legend

Zone Boundaries

- General Commercial (GC)
- Office Commercial (OC)
- Recreational Commercial (RC)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

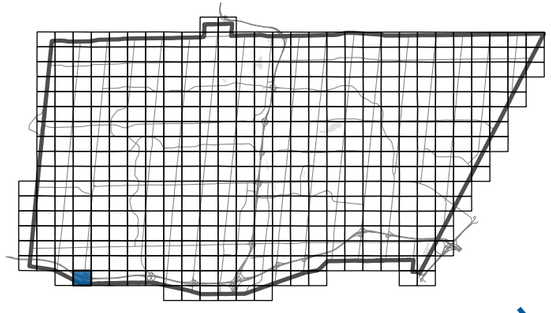
City of Brampton
Zoning By-law

Schedule A-D70

Legend

Zone Boundaries

- Office Commercial (OC)
- Recreational Commercial (RC)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

PE-2624
OC-2625
OS
RC-2620
NS
HEREFORD ST
UT
UT-2567
HIGHWAY 407 RAMP
HIGHWAY 407
MISSISSAUGA RD

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule A-D71

Legend

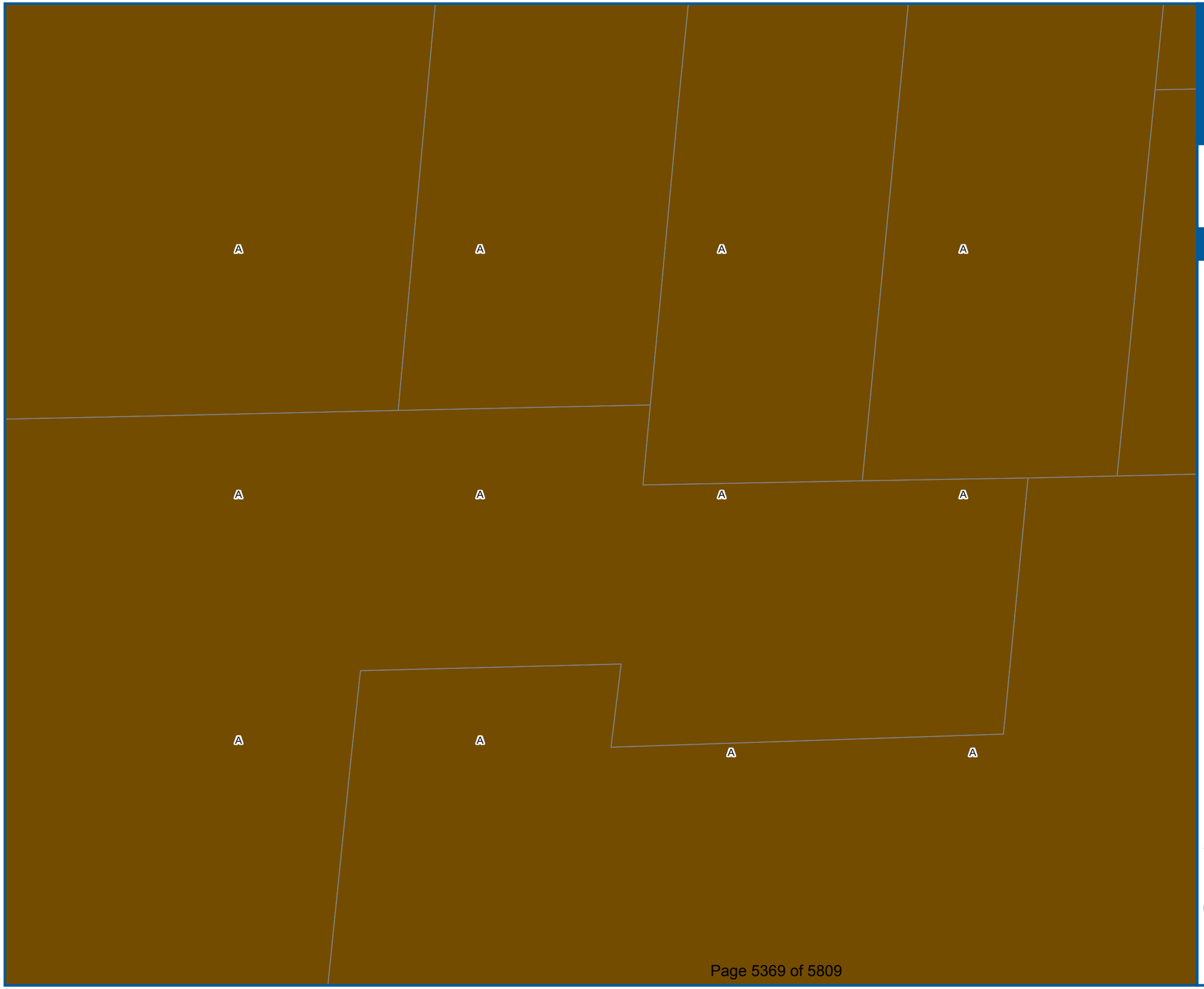
Zone Boundaries

Agriculture (A)

0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

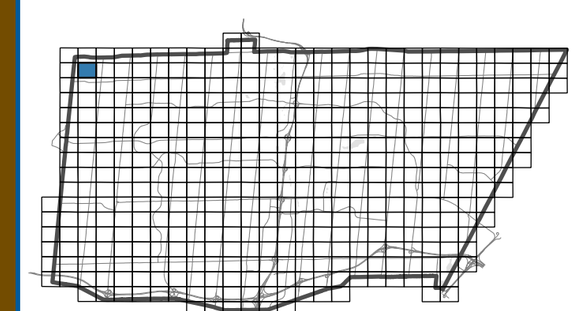
City of Brampton
Zoning By-law

Schedule A-D72

Legend

Zone Boundaries

Agriculture (A)

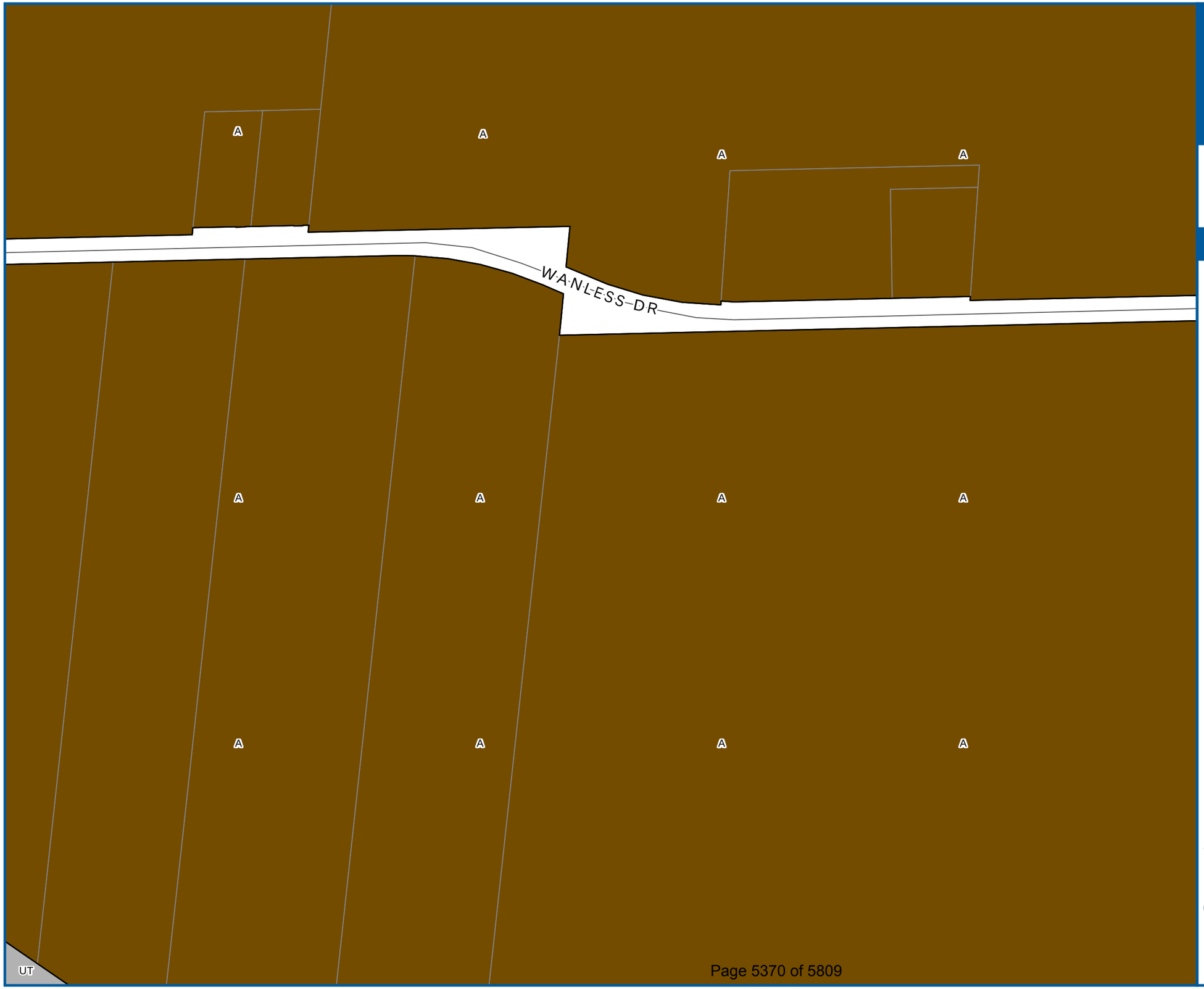


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

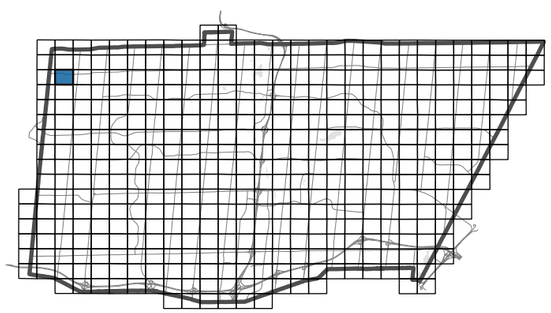
City of Brampton
Zoning By-law

Schedule A-D73

Legend

Zone Boundaries

- Agriculture (A)
- Utility and Transportation (UT)

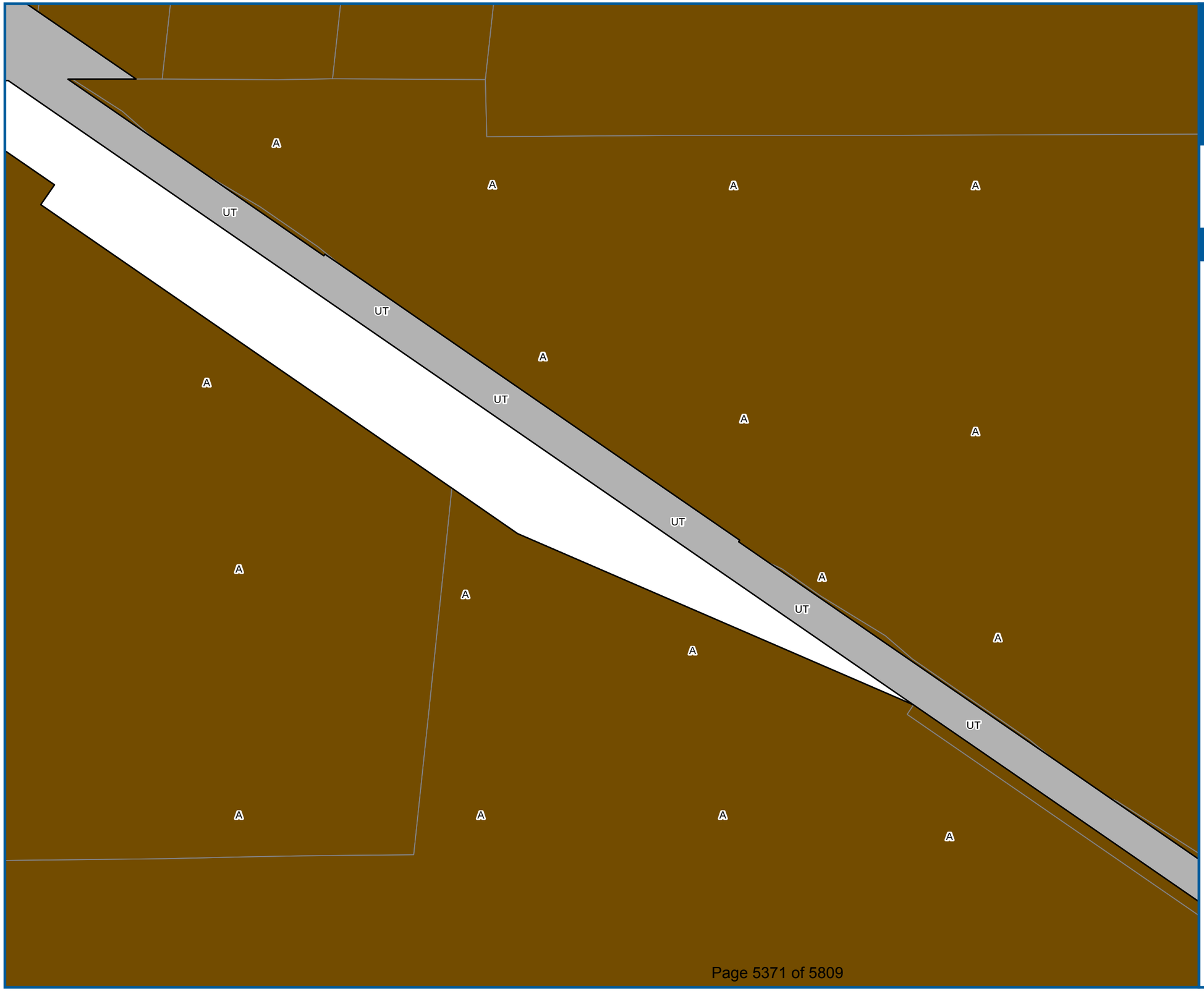


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

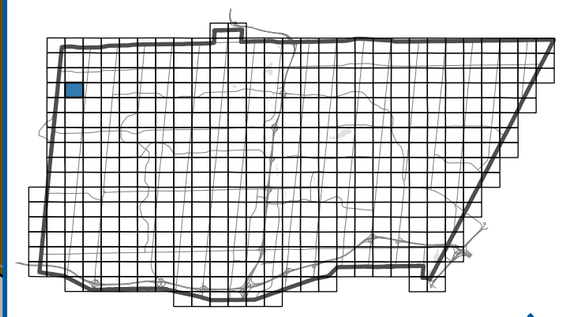
City of Brampton
Zoning By-law

Schedule A-D74

Legend

Zone Boundaries

- Agriculture (A)
- Utility and Transportation (UT)

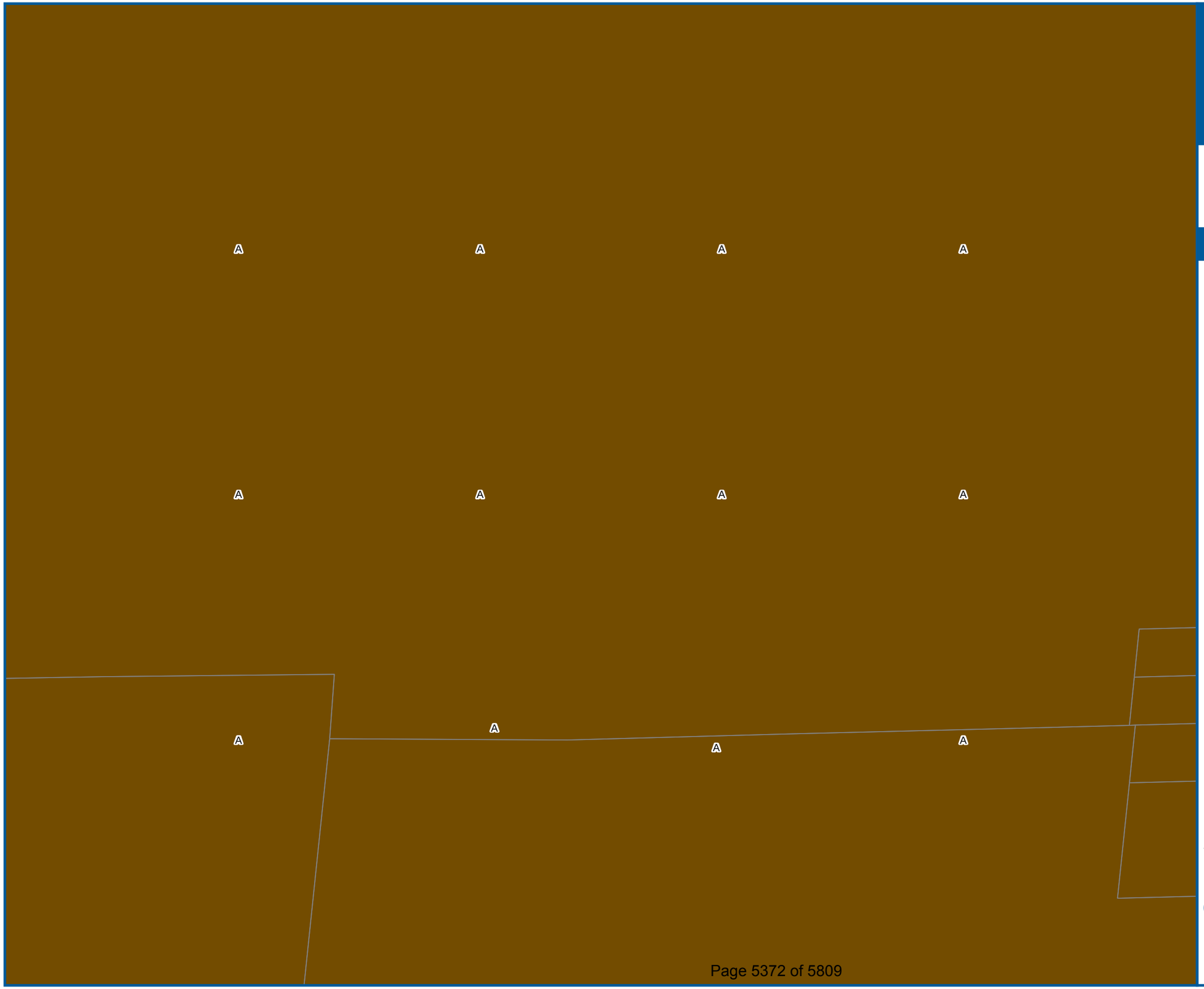


0 30 60 90 120 150 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

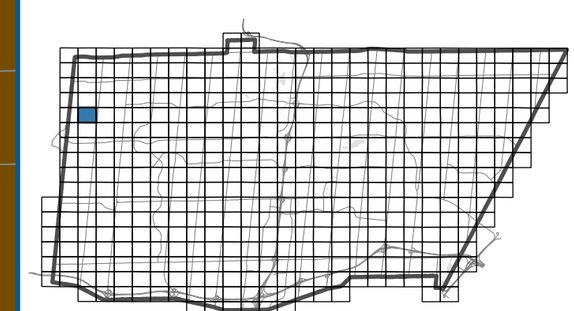
City of Brampton
Zoning By-law

Schedule A-D75

Legend

Zone Boundaries

Agriculture (A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

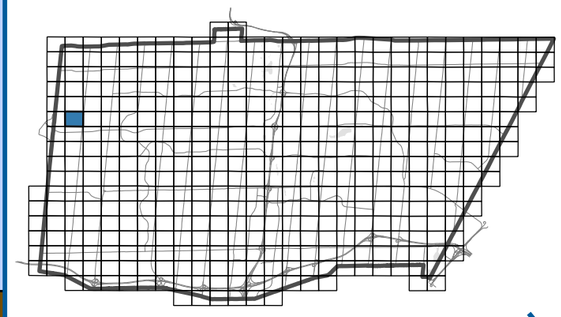
Schedule A-D76

Legend

Zone Boundaries

- Agriculture (A)
- General Institutional (I1)

HERITAGE RD

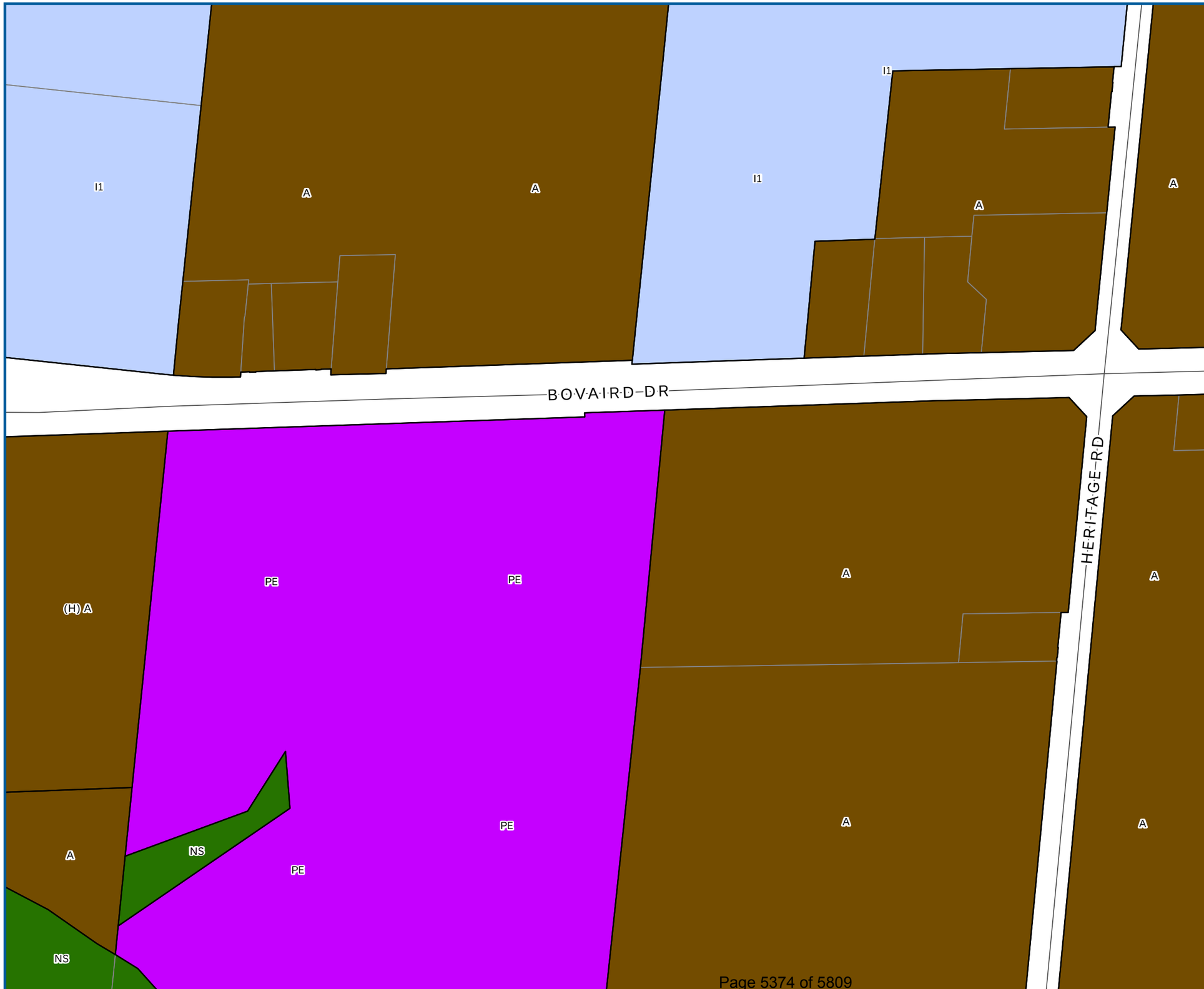


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

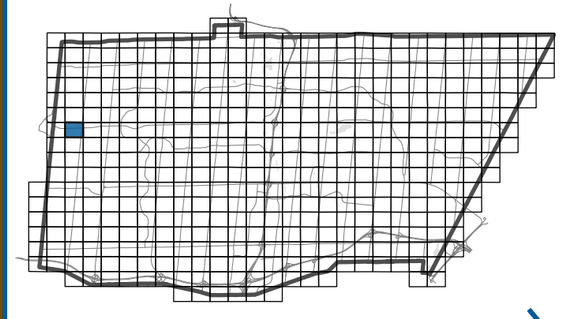
City of Brampton
Zoning By-law

Schedule A-D77

Legend

Zone Boundaries

- Agriculture (A)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)



0 30 60 90 120 150 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

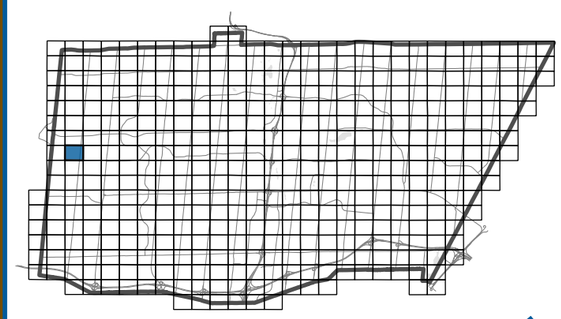
City of Brampton
Zoning By-law

Schedule A-D78

Legend

Zone Boundaries

- Agriculture (A)
- Prestige Employment (PE)
- Natural System (NS)



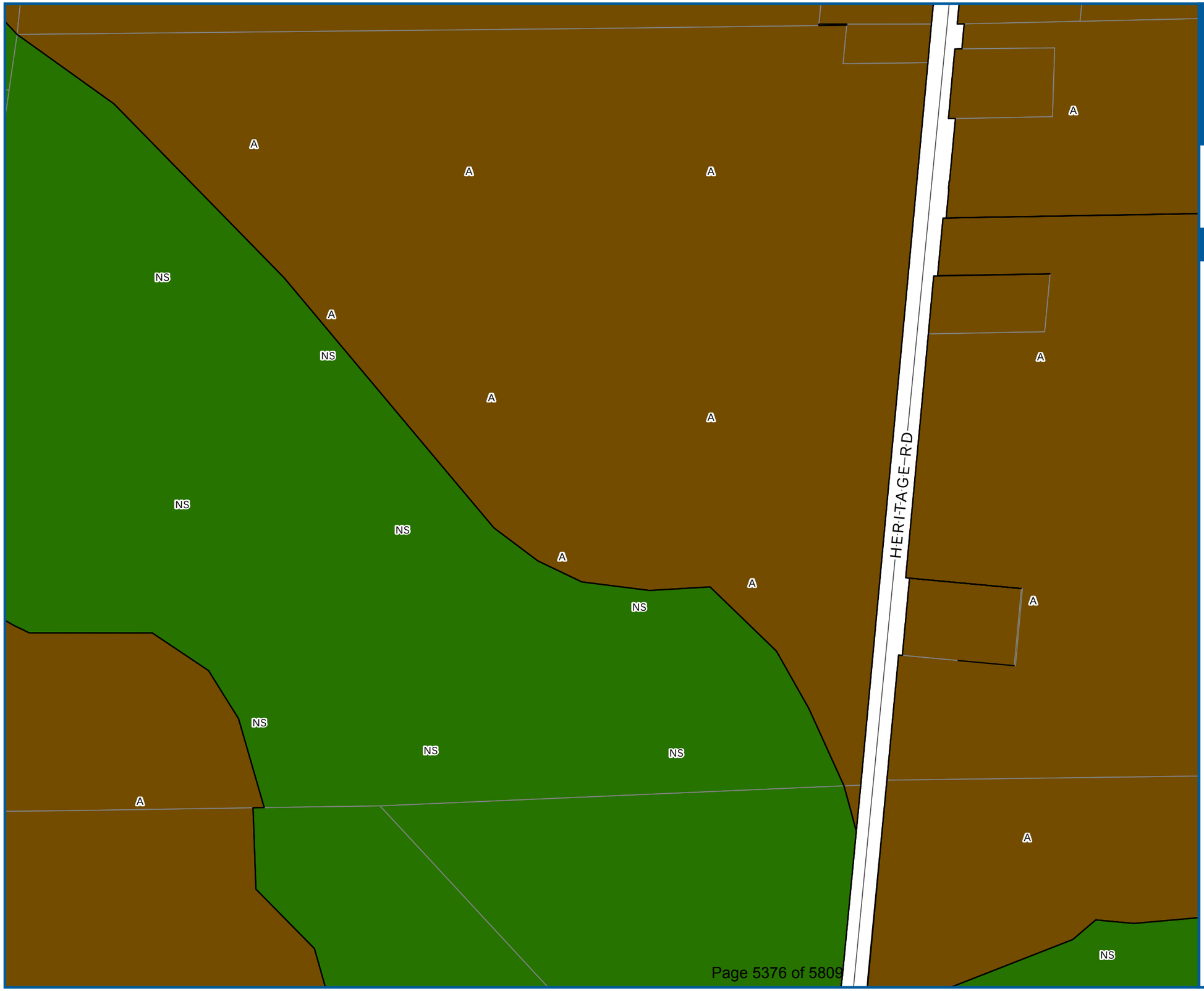
0 30 60 90 120 150
Metres

January 2026

wsp

PE
NS
A
HERITAGE RD

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

City of Brampton
Zoning By-law

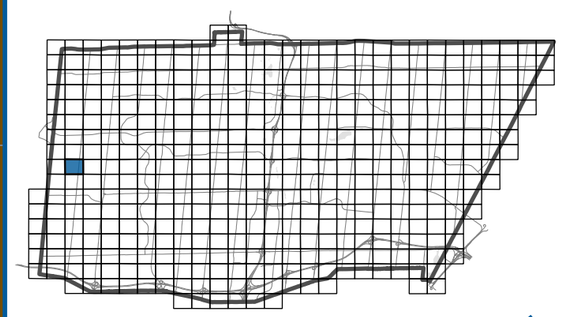
Schedule A-D79

Legend

Zone Boundaries

Agriculture (A)

Natural System (NS)

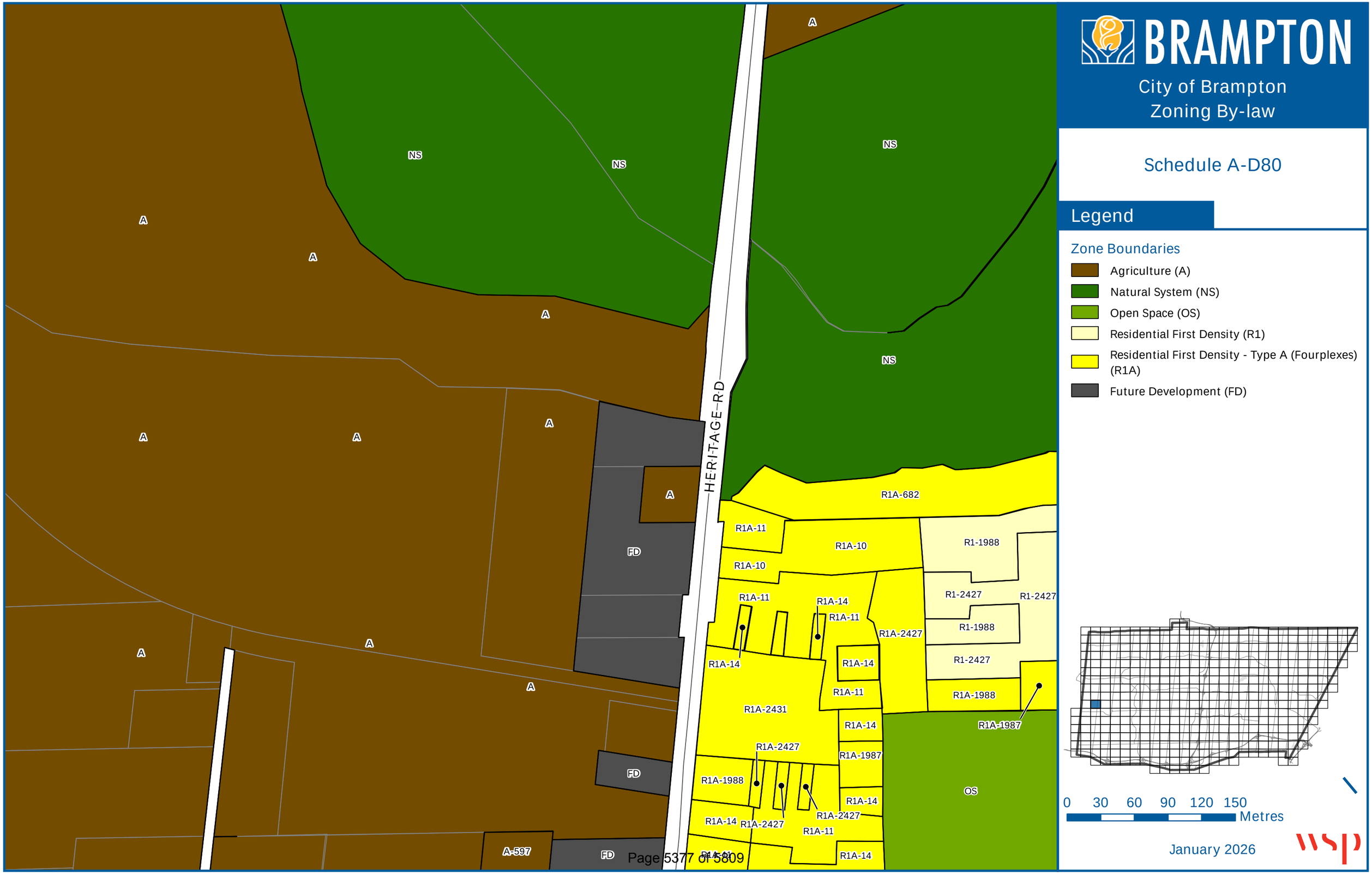


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

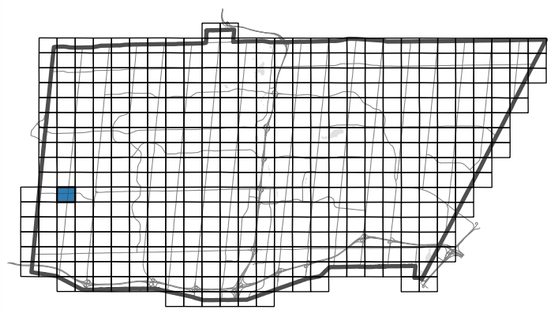
City of Brampton
Zoning By-law

Schedule A-D81

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Mixed Use Low Rise (ML)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

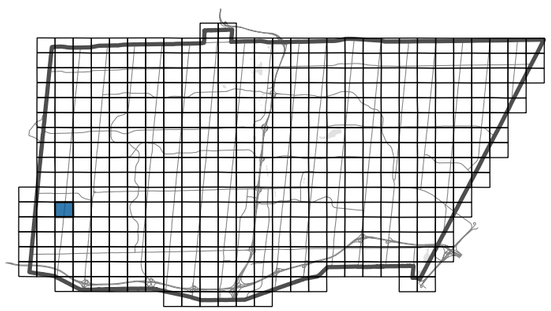
City of Brampton
Zoning By-law

Schedule A-D82

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

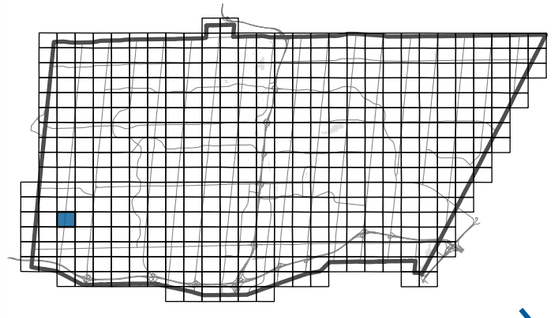
City of Brampton
Zoning By-law

Schedule A-D83

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)



0 30 60 90 120 150
Metres

January 2026

wsp

A
I1-2437
(H) I1-2438
LC-2439
R2-2436
FINANCIAL DR
GETTYSBURG GATE
RENARD LANE
RIVERMONT RD
HERITAGE RD
BRUSHWOOD DR
QUINTON RIDGE
ROLLING ROCK WAY
DALBEATTIE DR
R1-2429
R1-2434
R1-2427
R1A-2434
R2-2435
R2-2522
R1A-2519
R1-2520
R1-2519
OS
NS
NS-2426
OS-2426
R1-477
R1-482
R1A-477
R1A-482
R1-2471

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

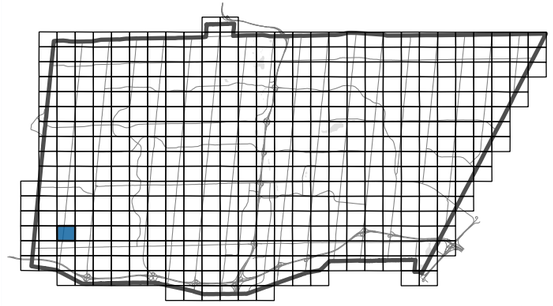
City of Brampton
Zoning By-law

Schedule A-D84

Legend

Zone Boundaries

- Agriculture (A)
- General Commercial (GC)
- Prestige Employment (PE)
- General Institutional (I1)
- Natural System (NS)
- Open Space (OS)
- Park (P)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Second Density (R2)
- Residential Third Density - Low Rise (R3L)
- Future Development (FD)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

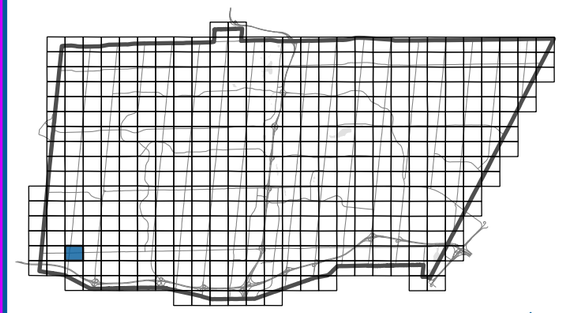
City of Brampton
Zoning By-law

Schedule A-D85

Legend

Zone Boundaries

- Agriculture (A)
- Local Commercial (LC)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Residential First Density (R1)
- Residential First Density - Type A (Fourplexes) (R1A)
- Residential Third Density - Low Rise (R3L)

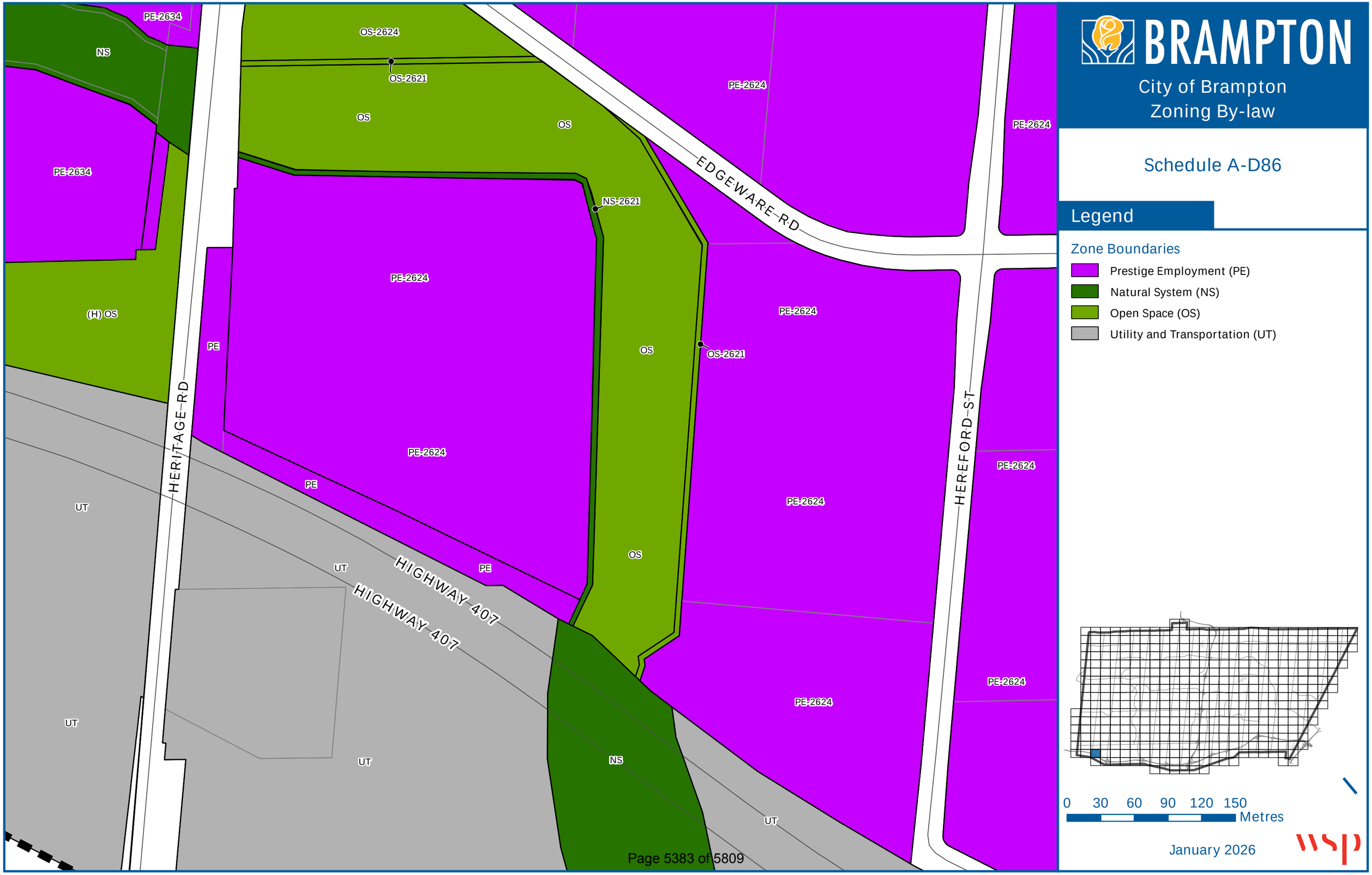


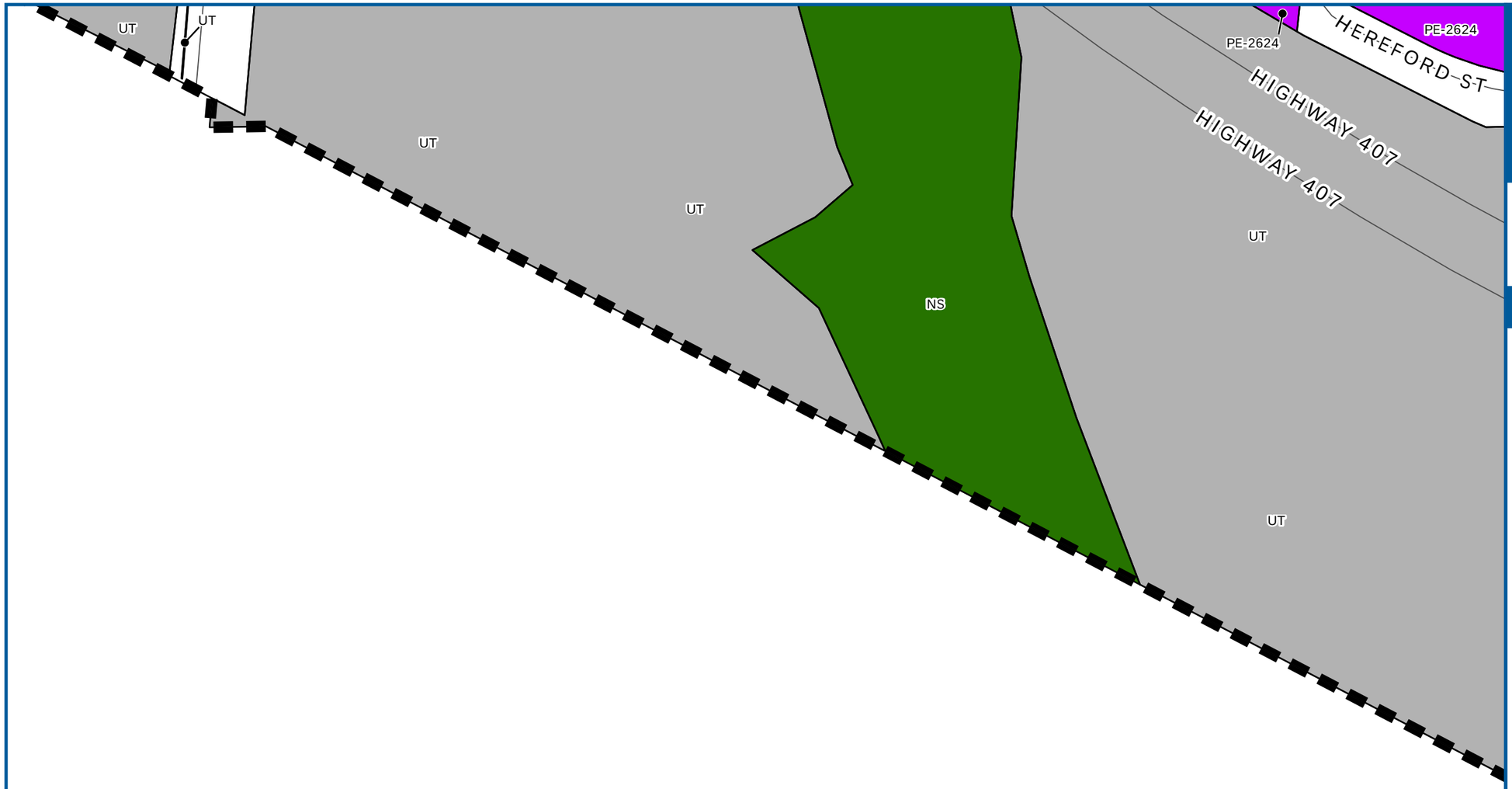
0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N


BRAMPTON
City of Brampton
Zoning By-law
Schedule A-D86
Legend
Zone Boundaries
Prestige Employment (PE)
Natural System (NS)
Open Space (OS)
Utility and Transportation (UT)
0 30 60 90 120 150
Metres
January 2026
wsp
PE-2634
NS
OS-2624
OS-2621
OS
PE-2624
EDGEWARE RD
NS-2621
(H) OS
PE
HERITAGE RD
HEREFORD ST
UT
HIGHWAY 407
NS
Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

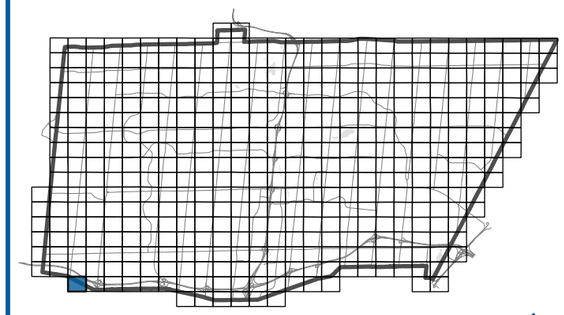
City of Brampton
Zoning By-law

Schedule A-D87

Legend

Zone Boundaries

- Prestige Employment (PE)
- Natural System (NS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

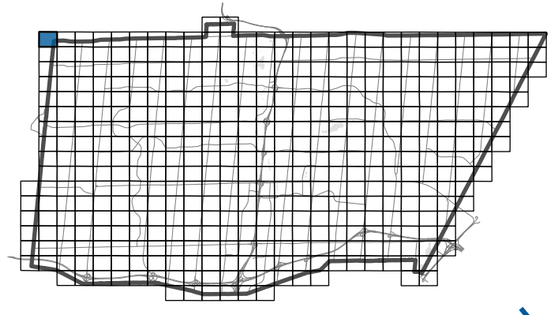
City of Brampton
Zoning By-law

Schedule A-D88

Legend

Zone Boundaries

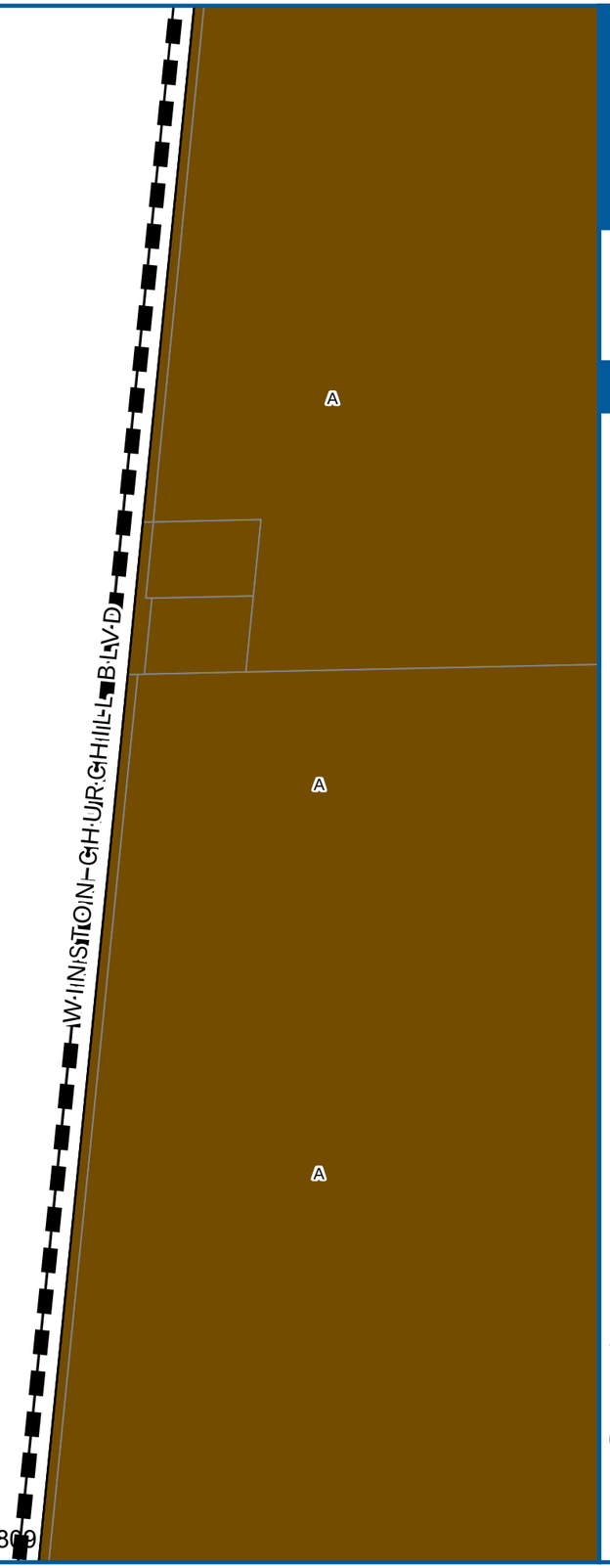
Agriculture (A)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

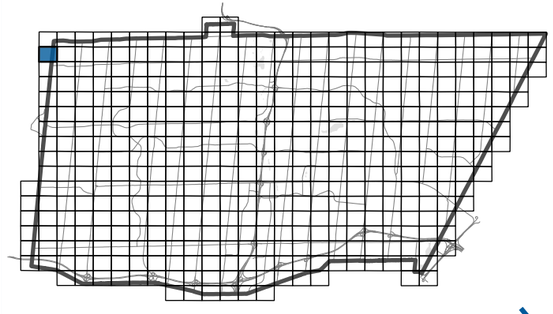
City of Brampton
Zoning By-law

Schedule A-D89

Legend

Zone Boundaries

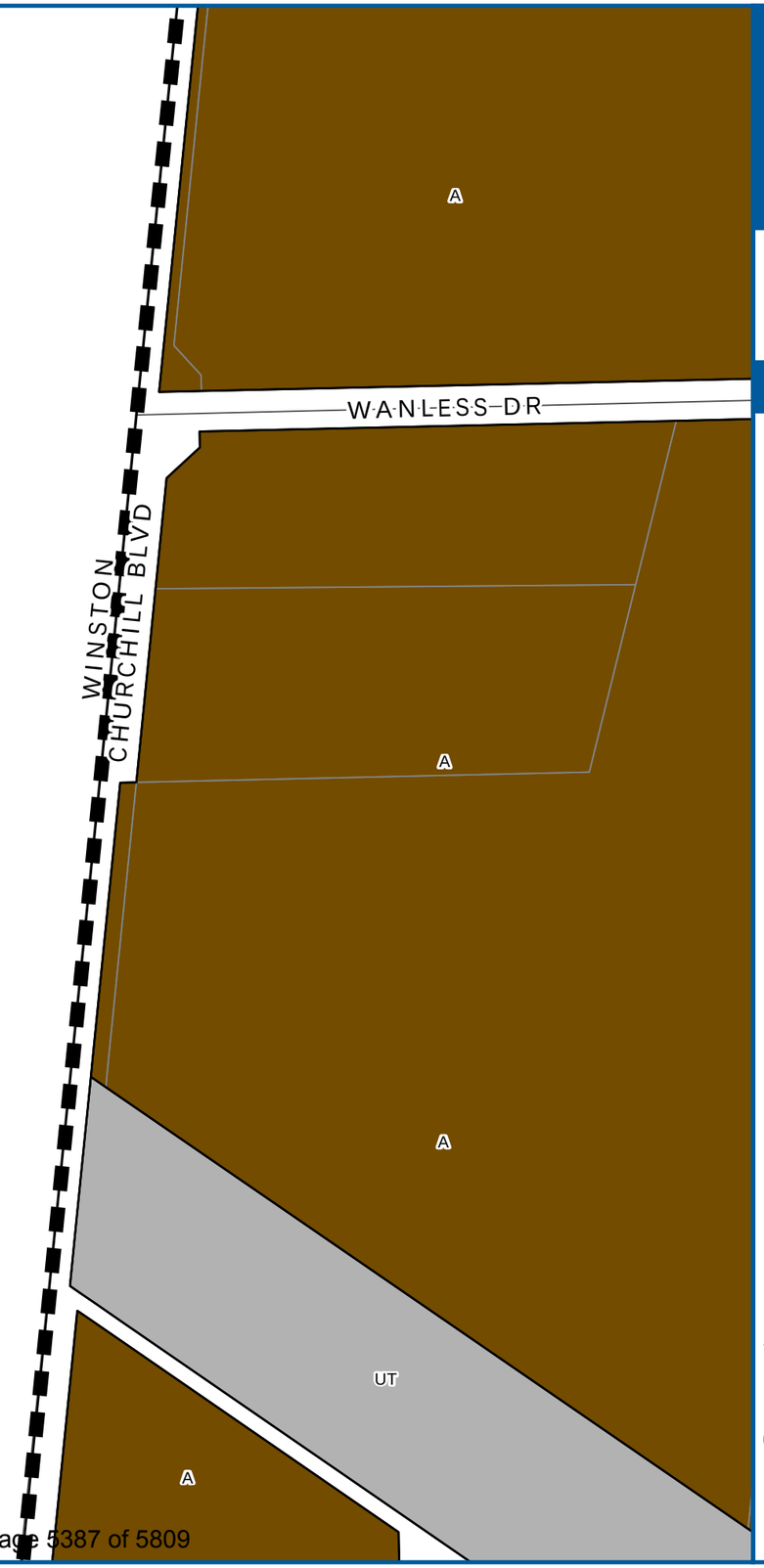
Agriculture (A)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

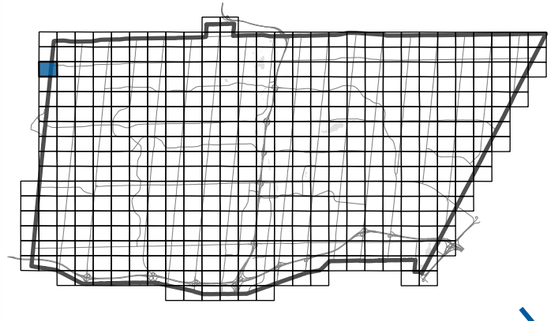
City of Brampton
Zoning By-law

Schedule A-D90

Legend

Zone Boundaries

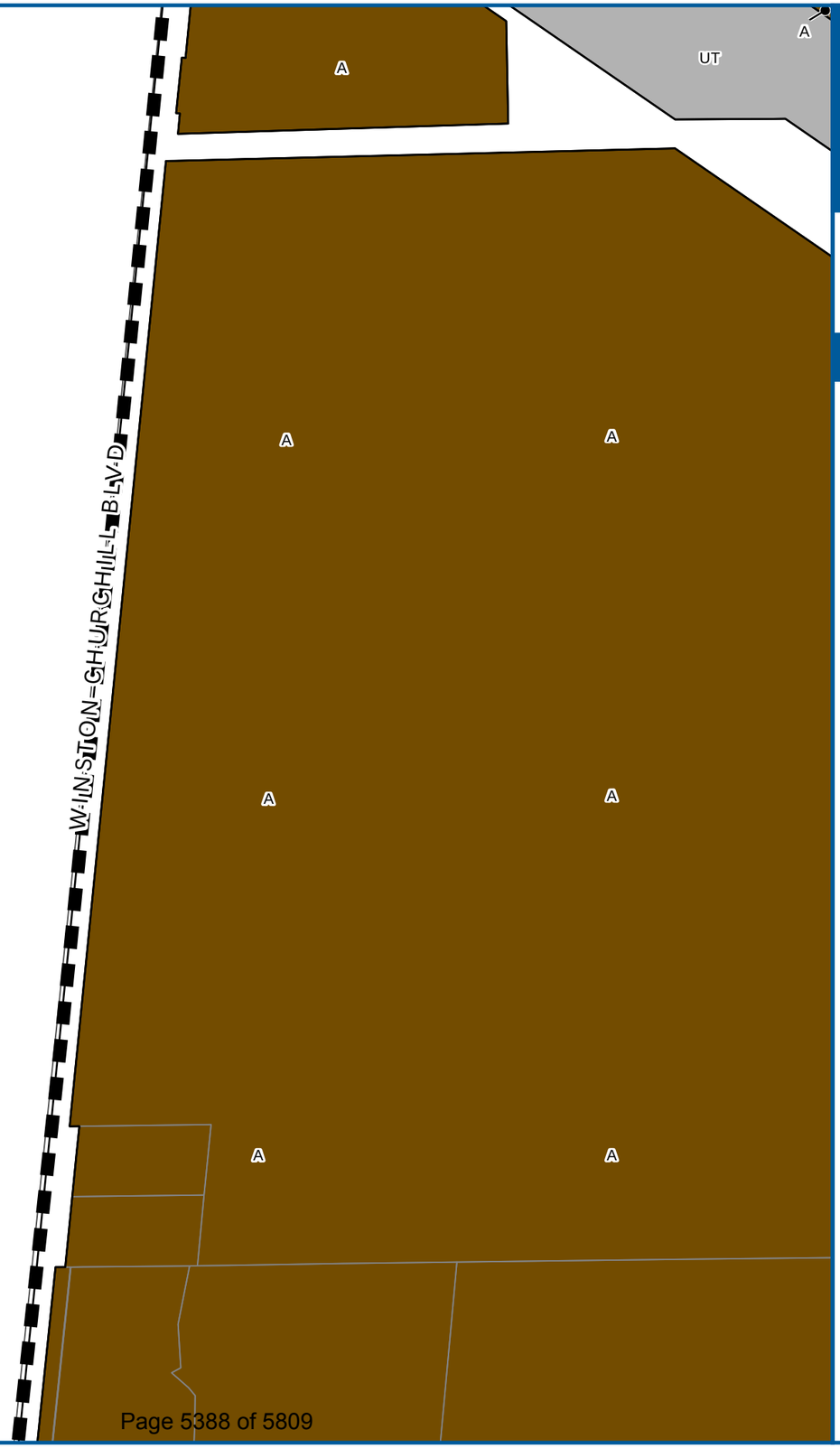
- Agriculture (A)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

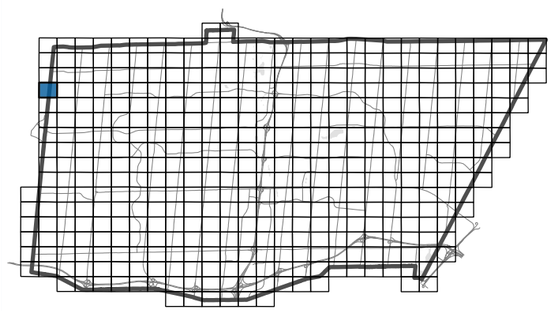
City of Brampton
Zoning By-law

Schedule A-D91

Legend

Zone Boundaries

- Agriculture (A)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N

BRAMPTON

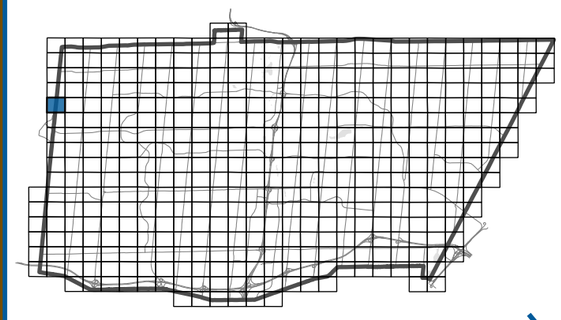
City of Brampton
Zoning By-law

Schedule A-D92

Legend

Zone Boundaries

Agriculture (A)

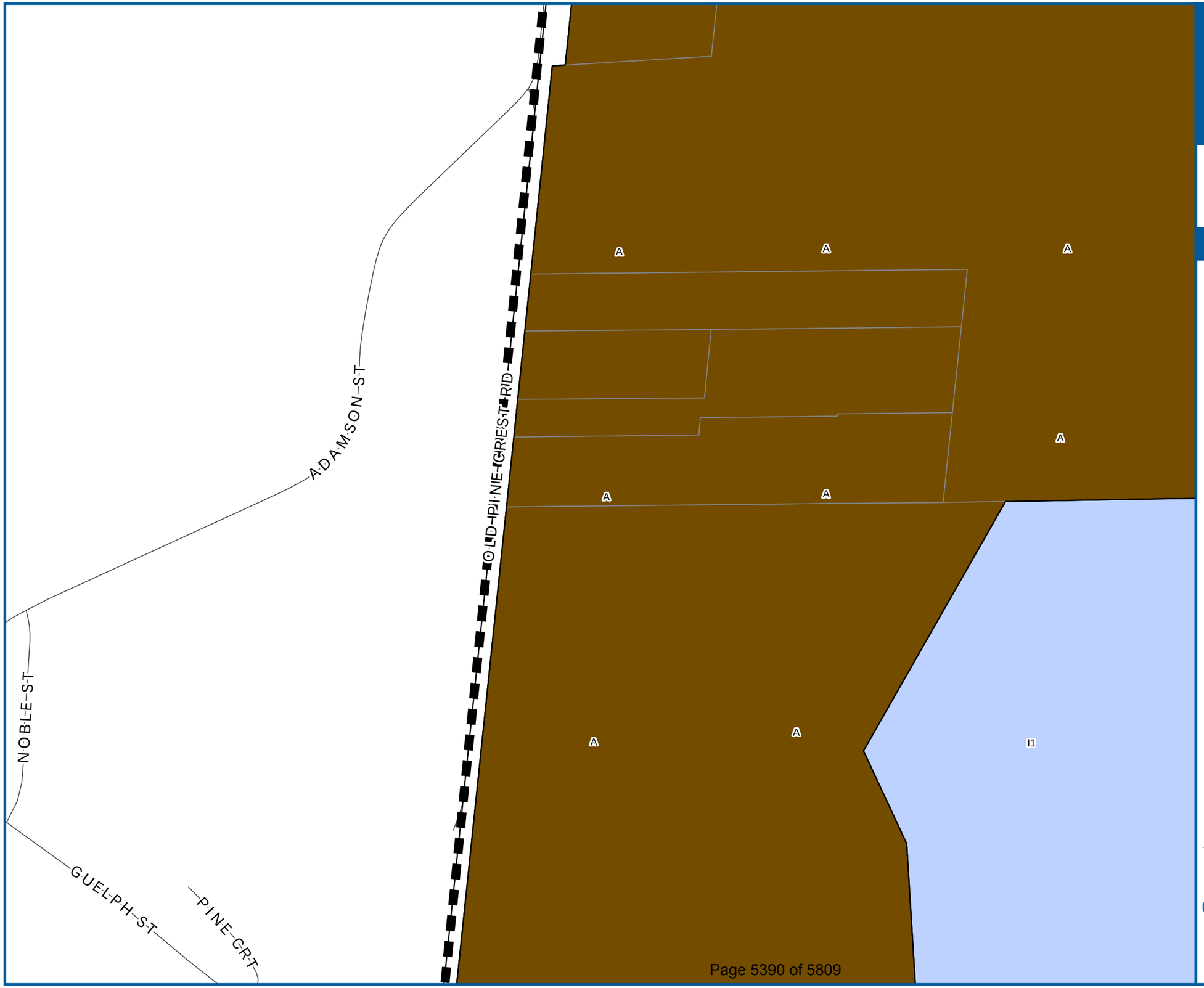


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N



BRAMPTON

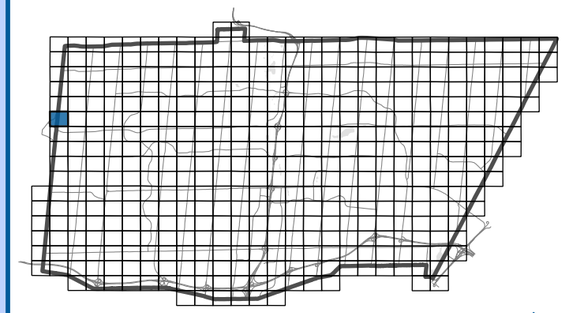
City of Brampton
Zoning By-law

Schedule A-D93

Legend

Zone Boundaries

- Agriculture (A)
- General Institutional (I1)



0 30 60 90 120 150 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

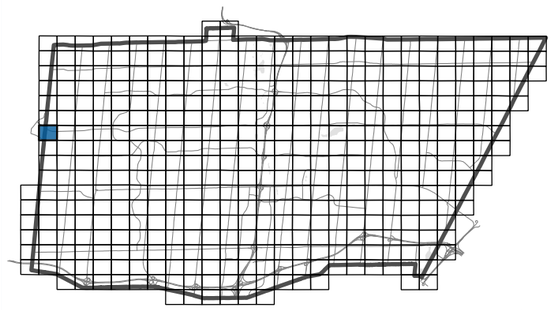
City of Brampton
Zoning By-law

Schedule A-D94

Legend

Zone Boundaries

- Agriculture (A)
- General Institutional (I1)
- Natural System (NS)



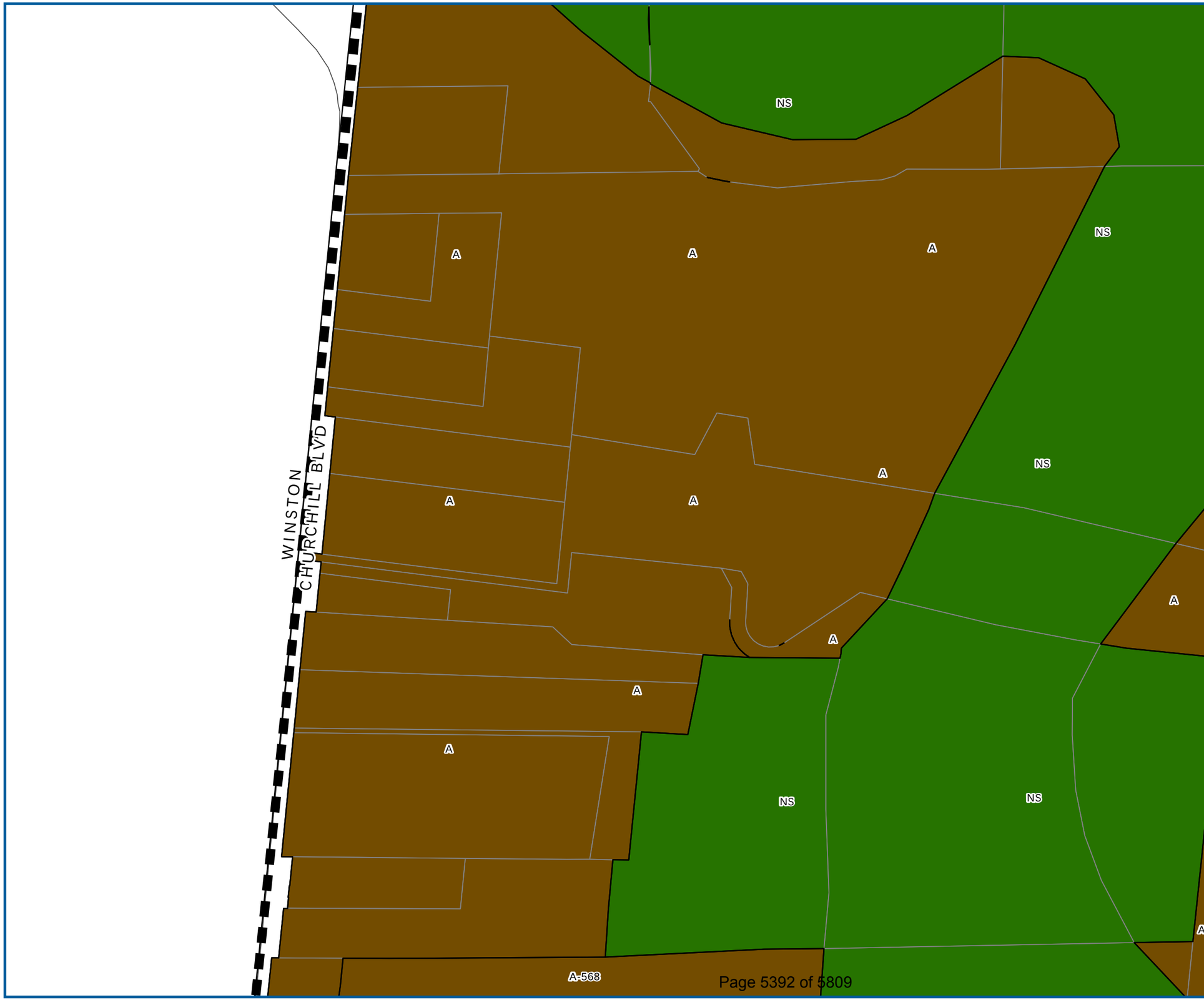
0 30 60 90 120 150
Metres

January 2026

LOUISA ST
GUELPH ST
YORK LANE
YORK LANE
CASLEY DR
BOVAIRD DR
WINSTON CHURCHILL BLVD

A
NS
I1
(H) A

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

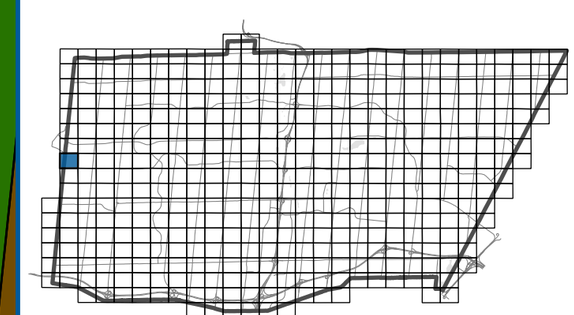
City of Brampton
Zoning By-law

Schedule A-D95

Legend

Zone Boundaries

- Agriculture (A)
- Natural System (NS)

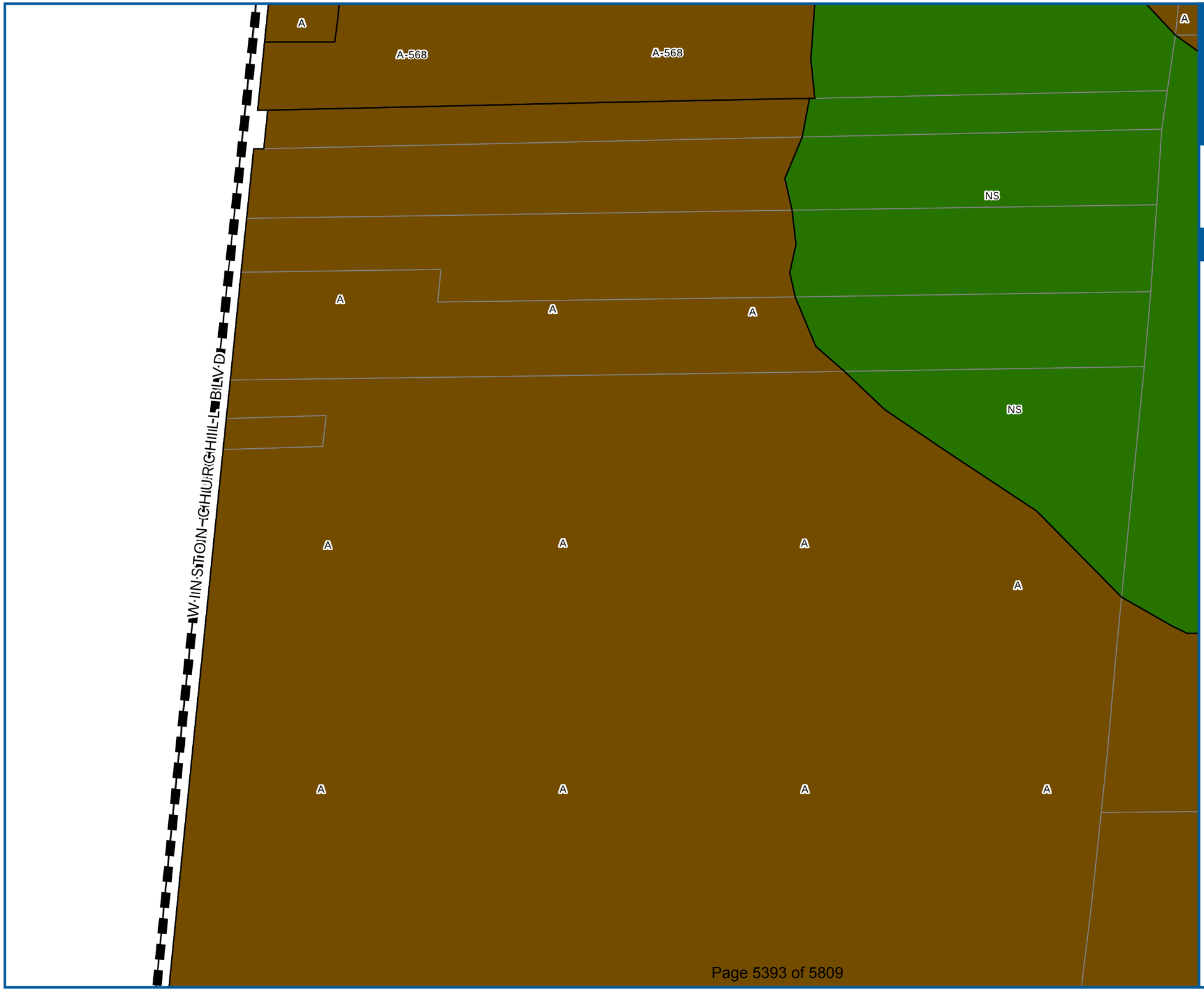


0 30 60 90 120 150 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

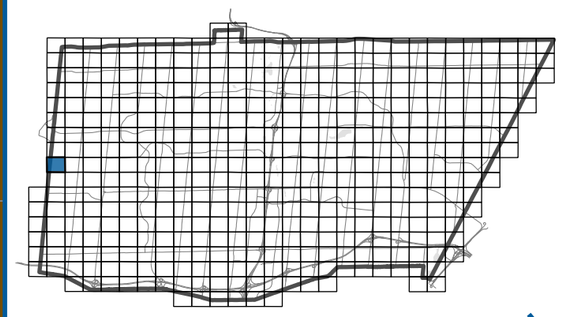
City of Brampton
Zoning By-law

Schedule A-D96

Legend

Zone Boundaries

- Agriculture (A)
- Natural System (NS)

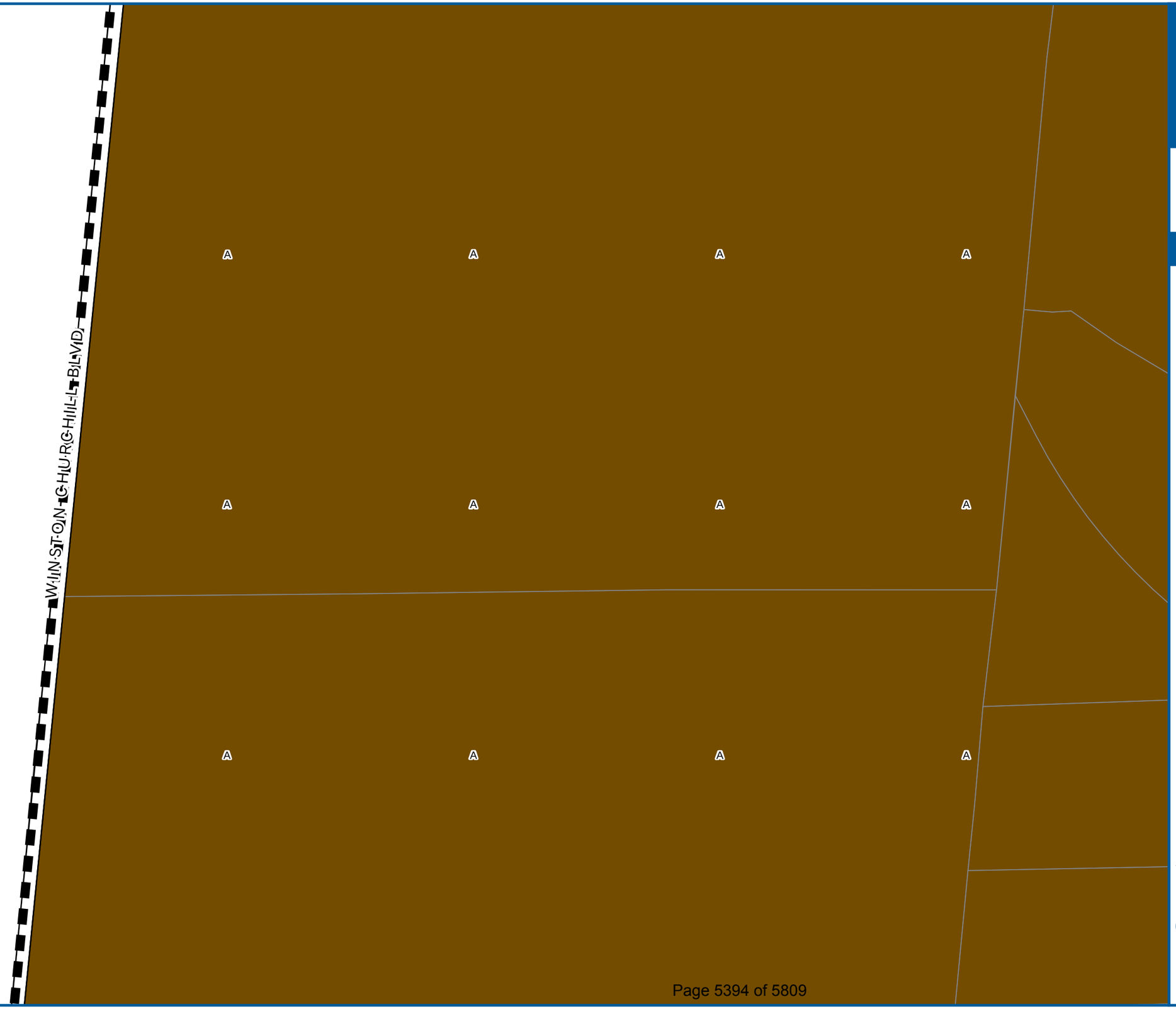


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

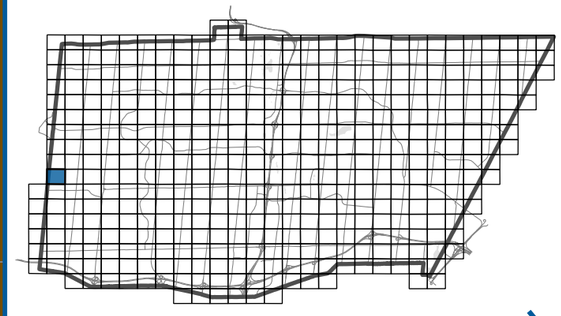
City of Brampton
Zoning By-law

Schedule A-D97

Legend

Zone Boundaries

Agriculture (A)

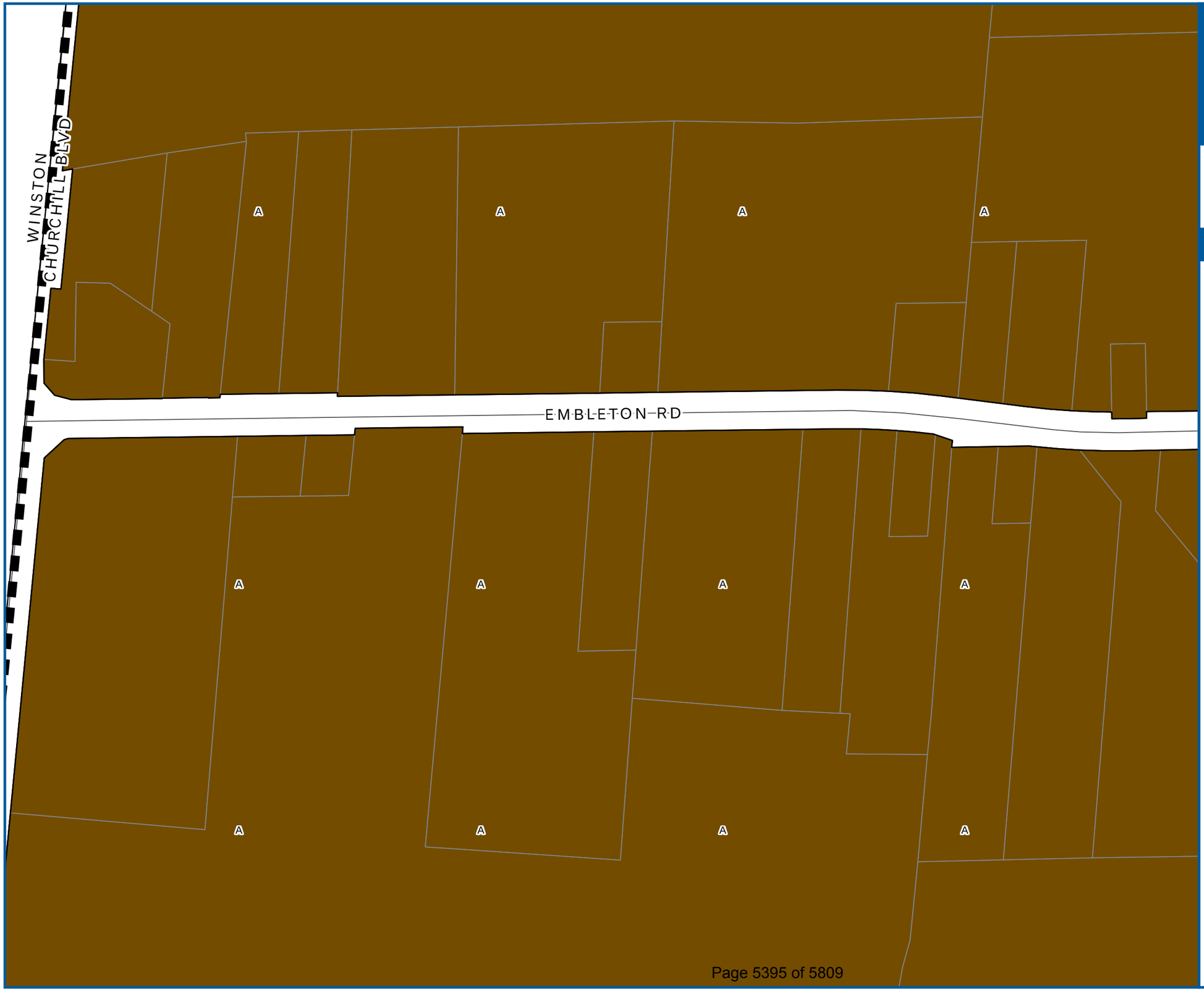


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

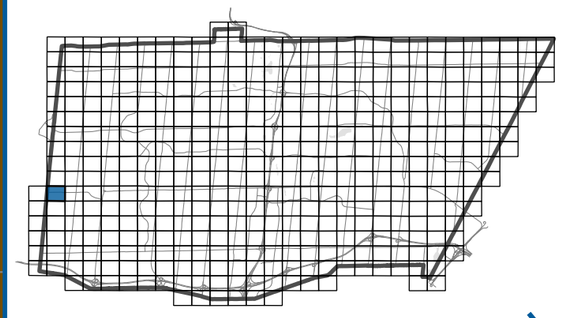
City of Brampton
Zoning By-law

Schedule A-D98

Legend

Zone Boundaries

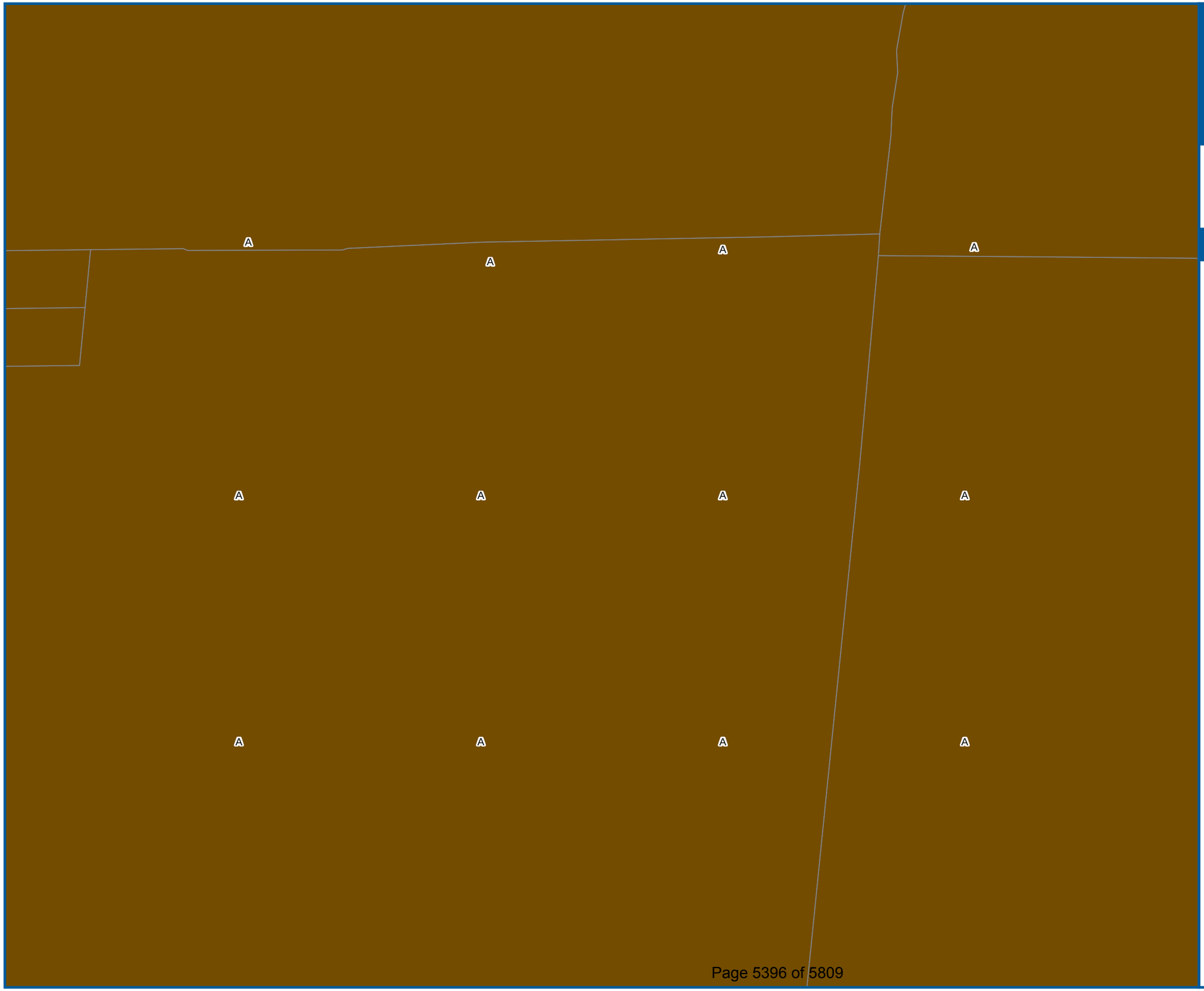
Agriculture (A)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

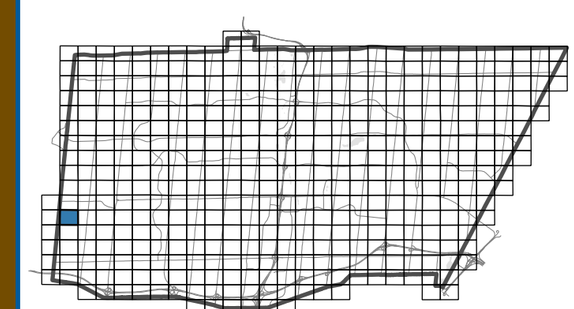
City of Brampton
Zoning By-law

Schedule A-D99

Legend

Zone Boundaries

Agriculture (A)

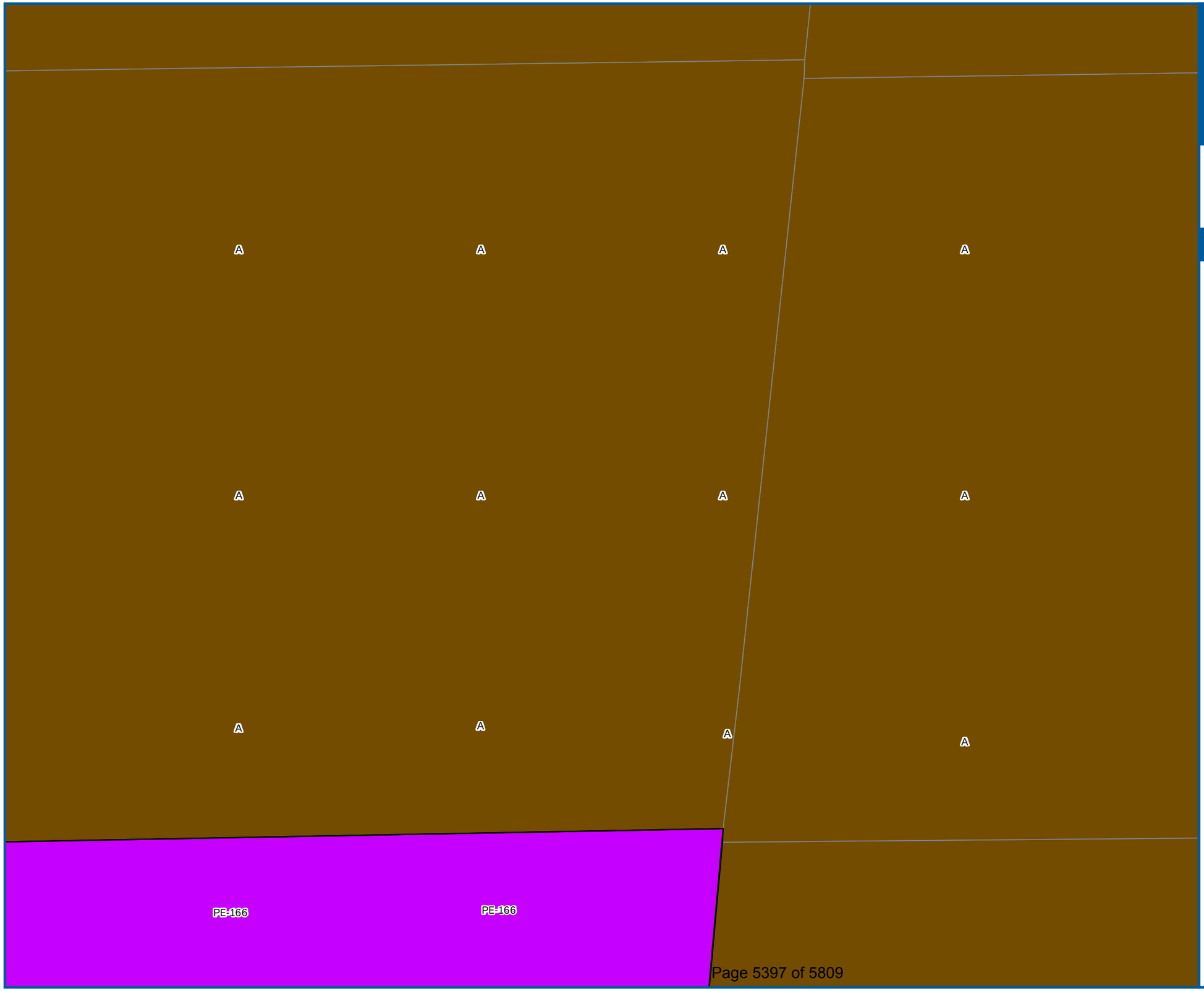


0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

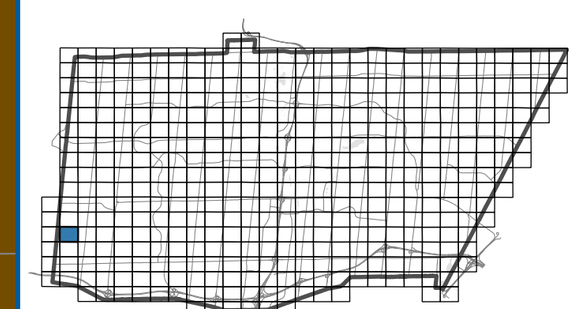
City of Brampton
Zoning By-law

Schedule A-D100

Legend

Zone Boundaries

- Agriculture (A)
- Prestige Employment (PE)



0 30 60 90 120 150
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

PE-166
PE-166
PE-166
PE-166
A
A
A
A
A
A
NS
PE-2404
A
A-573
A
A
A
A
OS
NS
OS
PE-2404

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

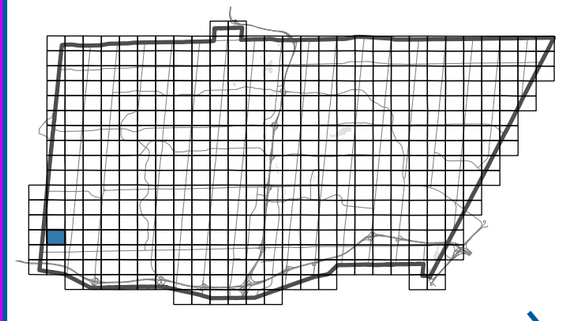
City of Brampton
Zoning By-law

Schedule A-D101

Legend

Zone Boundaries

- Agriculture (A)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)



0 30 60 90 120 150
Metres

January 2026

A

A

A

A

PE-2404

STEELES AVE

PE-2634

PE-2634

NS

PE-2634

PE-2634

NS

NS

OS-2634

PE-2634

BRAMPTON

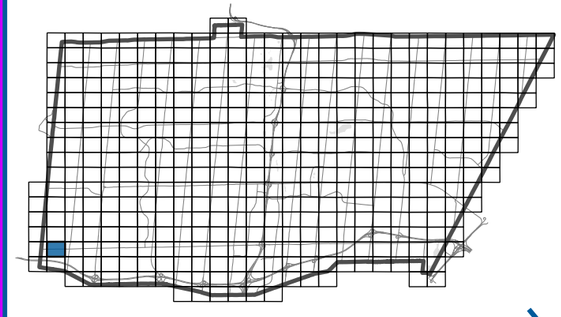
City of Brampton
Zoning By-law

Schedule A-D102

Legend

Zone Boundaries

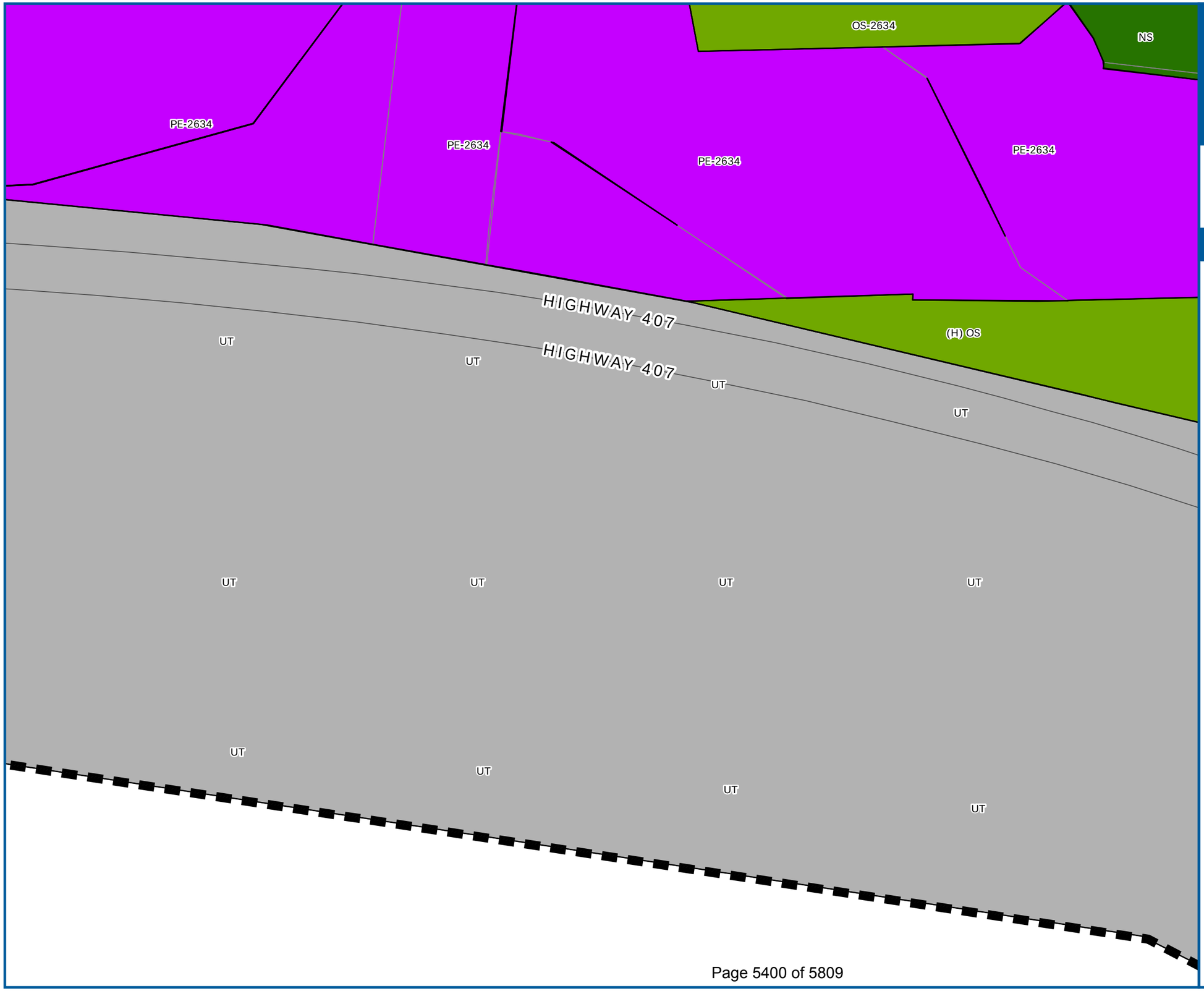
- Agriculture (A)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

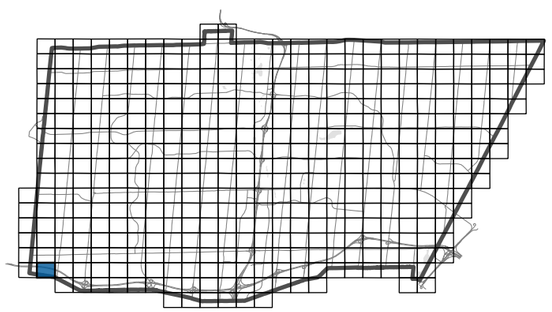
City of Brampton
Zoning By-law

Schedule A-D103

Legend

Zone Boundaries

- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

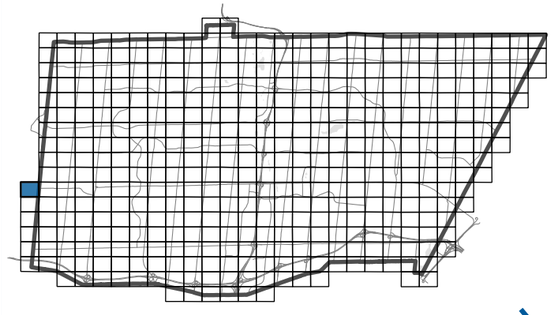
City of Brampton
Zoning By-law

Schedule A-D104

Legend

Zone Boundaries

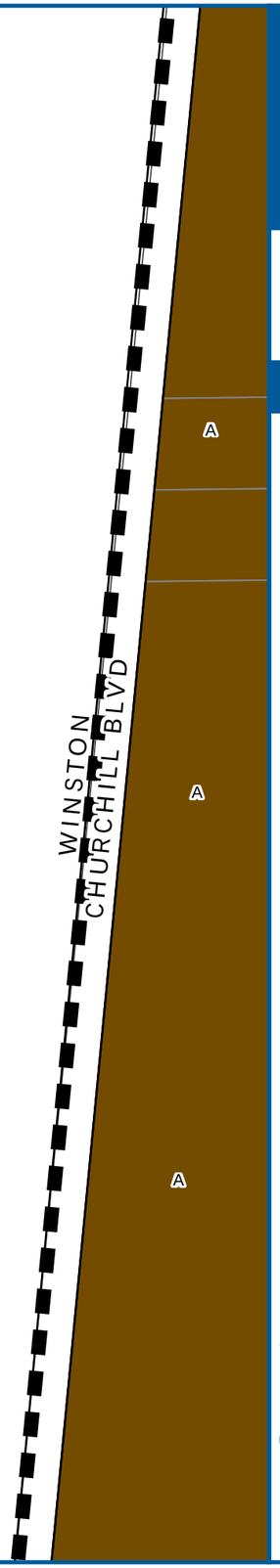
Agriculture (A)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

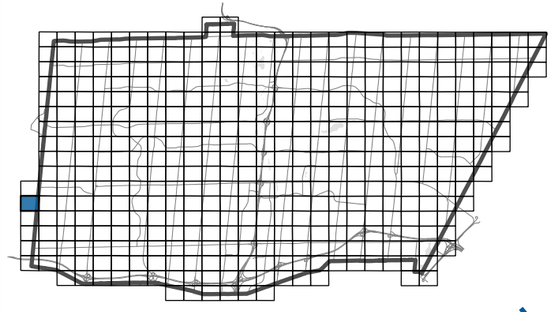
City of Brampton
Zoning By-law

Schedule A-D105

Legend

Zone Boundaries

Agriculture (A)



0 30 60 90 120 150
Metres

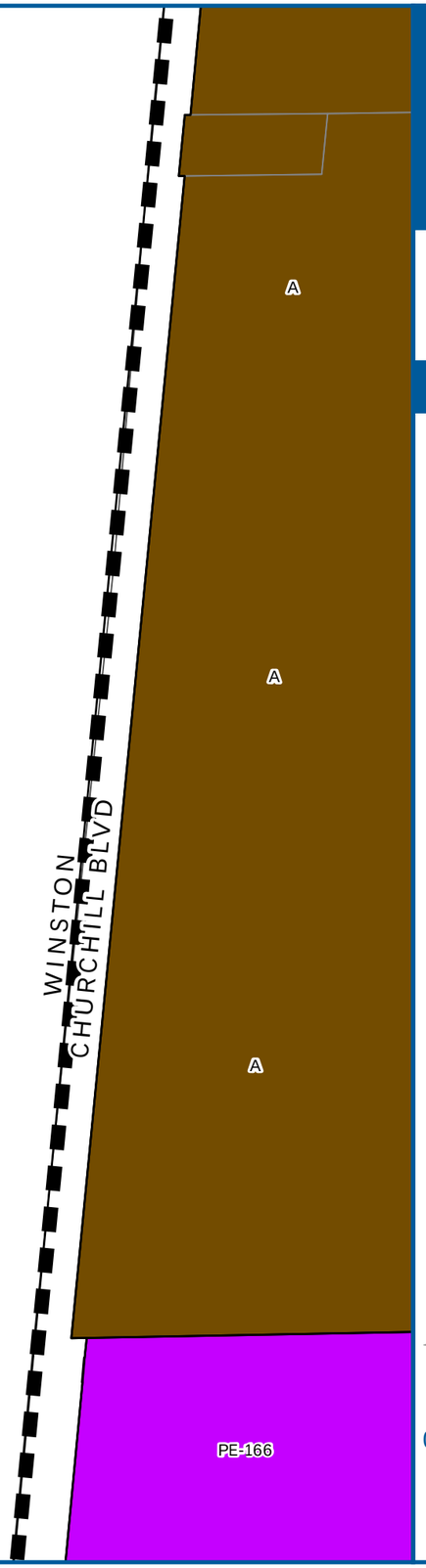
January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

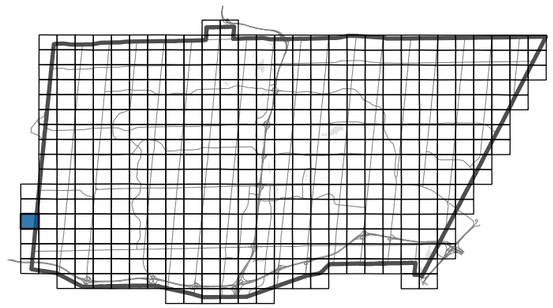
Schedule A-D106



Legend

Zone Boundaries

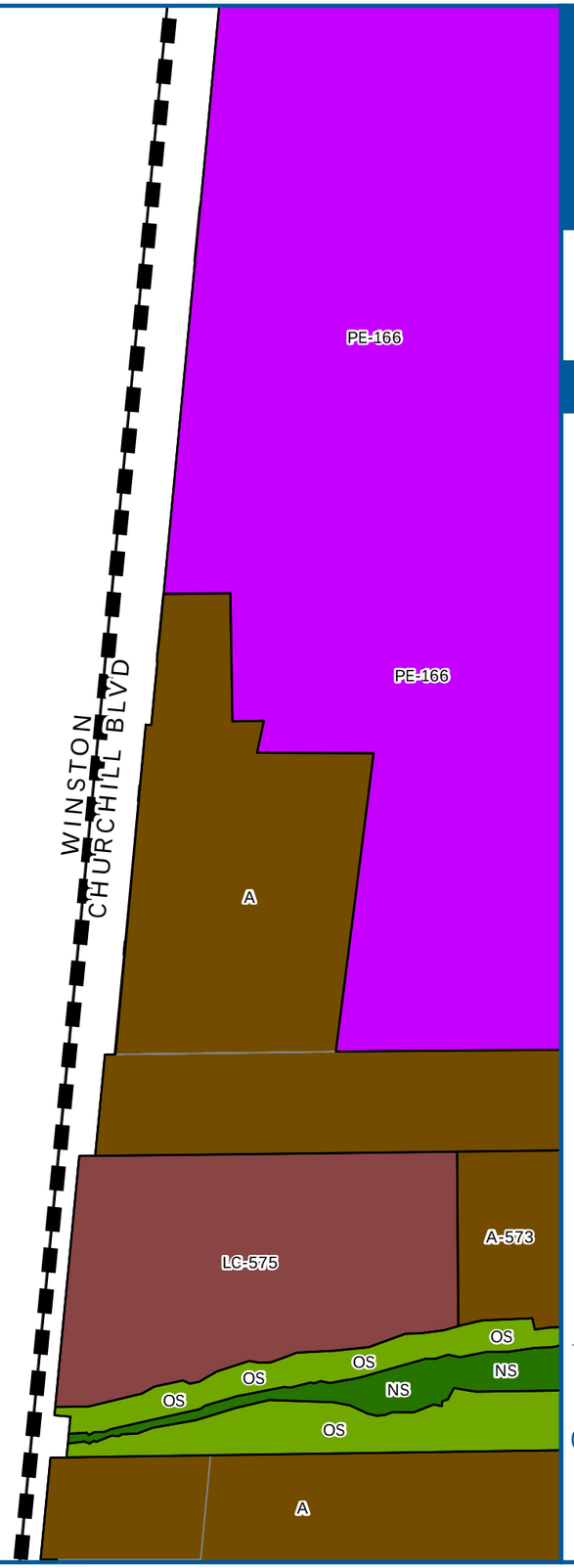
- Agriculture (A)
- Prestige Employment (PE)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

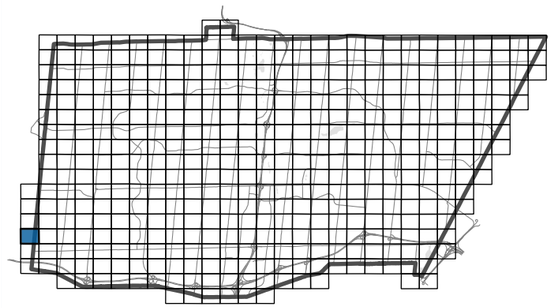
City of Brampton
Zoning By-law

Schedule A-D107

Legend

Zone Boundaries

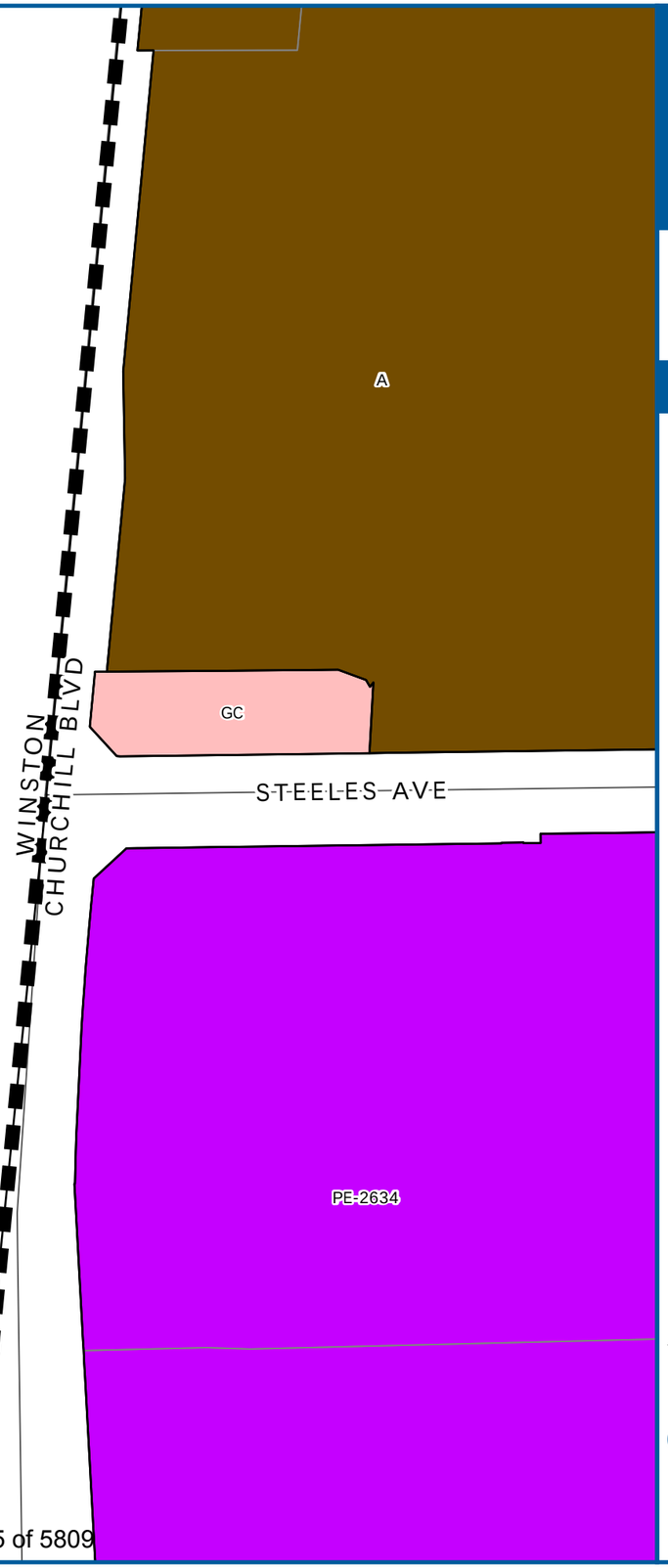
- Agriculture (A)
- Local Commercial (LC)
- Prestige Employment (PE)
- Natural System (NS)
- Open Space (OS)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

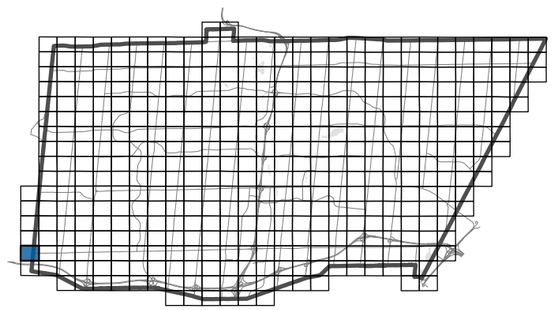
City of Brampton
Zoning By-law

Schedule A-D108

Legend

Zone Boundaries

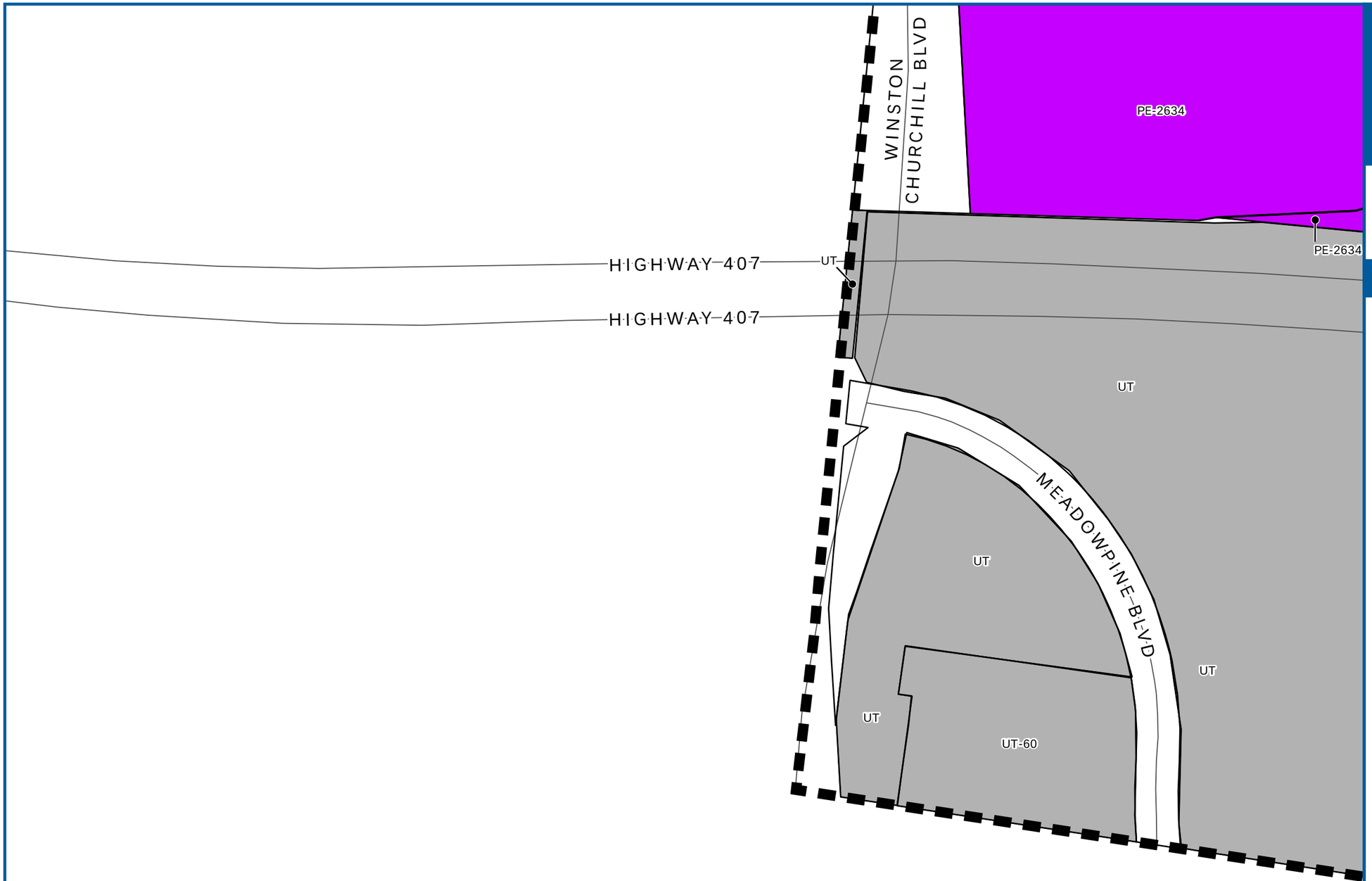
- Agriculture (A)
- General Commercial (GC)
- Prestige Employment (PE)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

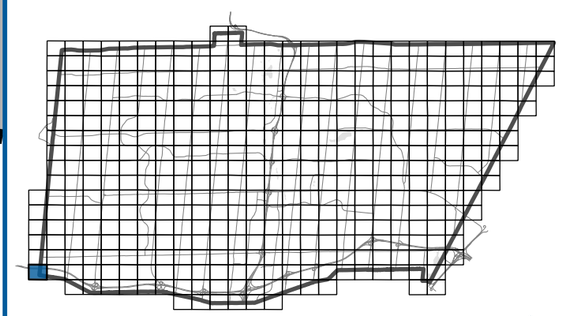
City of Brampton
Zoning By-law

Schedule A-D109

Legend

Zone Boundaries

- Prestige Employment (PE)
- Utility and Transportation (UT)



0 30 60 90 120 150
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

To navigate to a map page, enter the index number in the page number interface of your PDF program.

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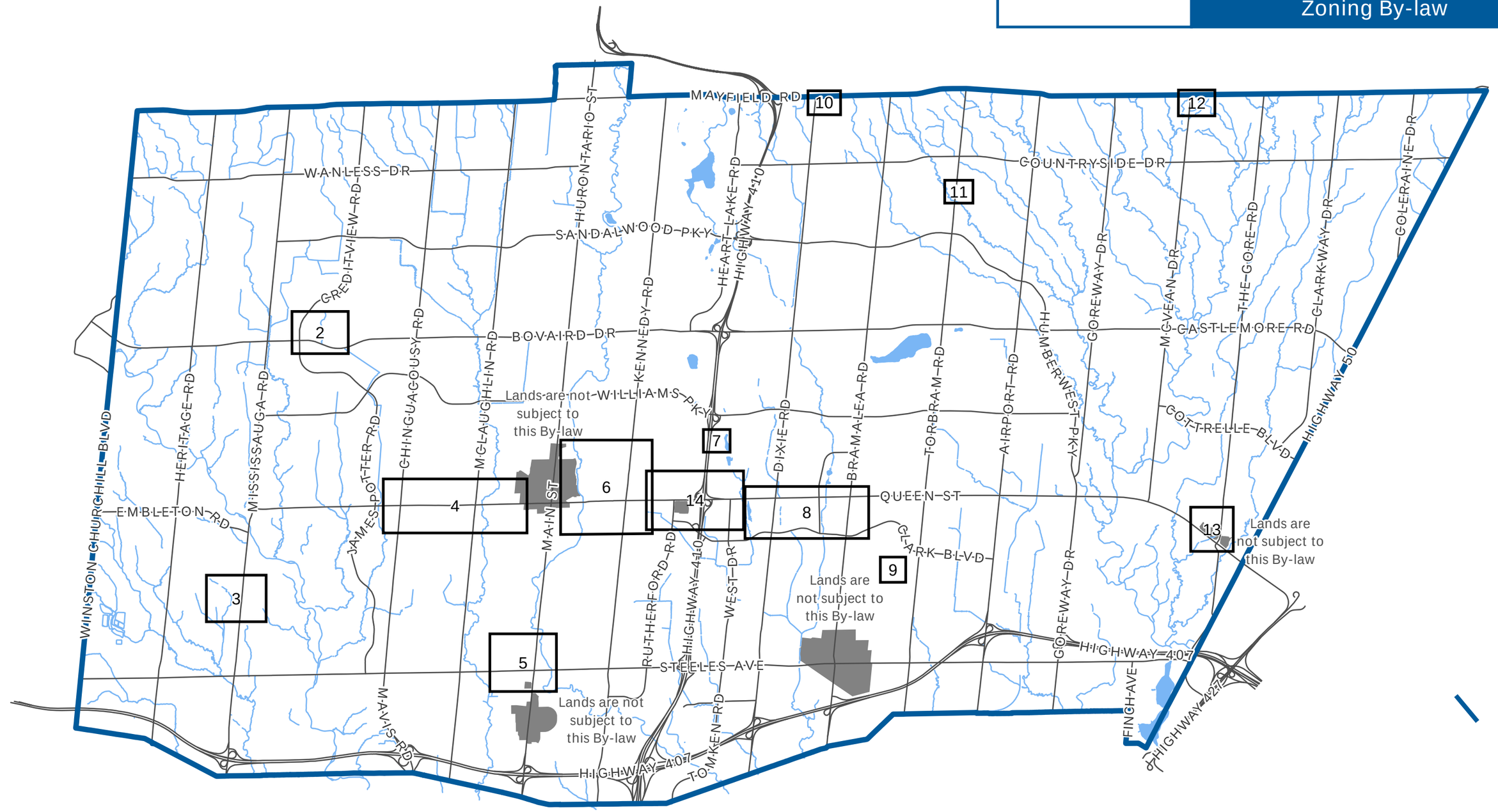
Schedule B-1

BRAMPTON

City of Brampton
Zoning By-law



0 1 2 3 4 5 Kilometres

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

January 2026

BRAMPTON

City of Brampton
Zoning By-law

Schedule B-2
Building Height Requirements

Legend

Maximum Building Height (Storeys)

- 30
- 40
- Unlimited (U)

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule B-3
Building Height Requirements

Legend

Maximum Building Height (Storeys)

6

6

LIONHEAD GOLF CLUB RD
VETCH ST
LOWER THAMES DR
BUSHFIELD CRES
ELYSIAN FIELDS CIR
PROVOST TRAIL
MISSISSAUGA RD
FINANCIAL DR
MUGFORD CRES
LITTLE BRITAIN CRES
EDINBURGH DR
MONTPELIER ST
WATERS RD
DANCING
SKY HARBOUR DR
VILLANOVA RD
STONECROP RD
PORT HOPE HOLLOW
TAMMY DR
ALAMOSA CRT
NOBLE OAKS RD

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule B-4
Building Height Requirements

Legend

Lands are not subject to this By-law

Maximum Building Height (Storeys)

5

6

0 100 200 300 400 500 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule B-5
Building Height Requirements

Legend

- Lands are not subject to this By-law

Maximum Building Height (Storeys)

- 8
- 12
- 20
- 30
- 40
- Unlimited (U)

0 50 100 150 200 250 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule B-6
Building Height Requirements

Legend

- Lands are not subject to this By-law

Maximum Building Height (Storeys)

- 8
- 11
- 12
- 20
- 30
- 40
- 50
- Unlimited (U)

0 80 160 240 320 400 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

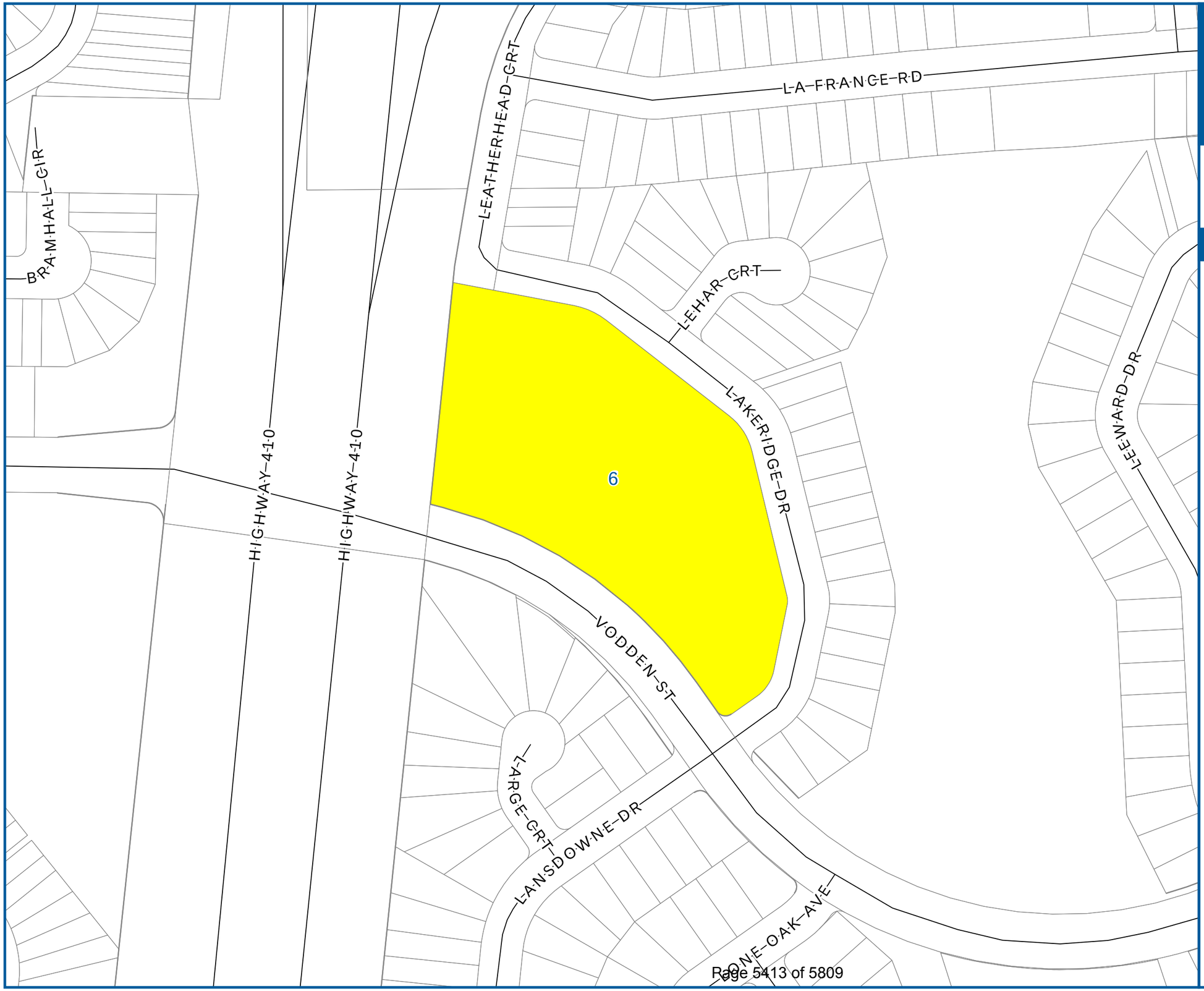
City of Brampton
Zoning By-law

Schedule B-7
Building Height Requirements

Legend

Maximum Building Height (Storeys)

6



0 20 40 60 80 100 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule B-8
Building Height Requirements

Legend

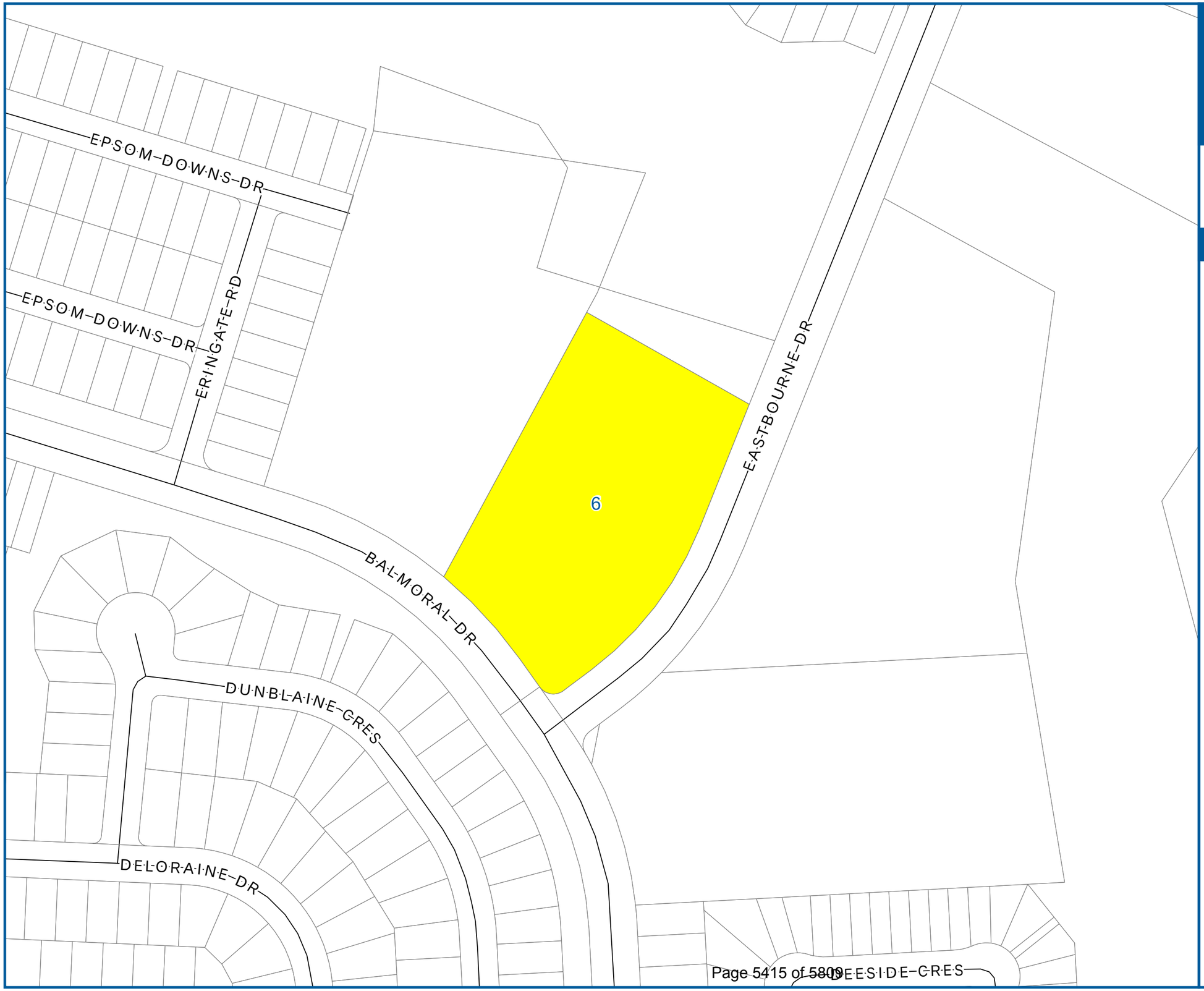
Maximum Building Height (Storeys)

- 8
- 12
- 20
- 30
- 40
- 45
- 50
- Unlimited (U)

0 80 160 240 320 400 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

City of Brampton
Zoning By-law

Schedule B-9
Building Height Requirements

Legend

Maximum Building Height (Storeys)

6

0 20 40 60 80 100 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

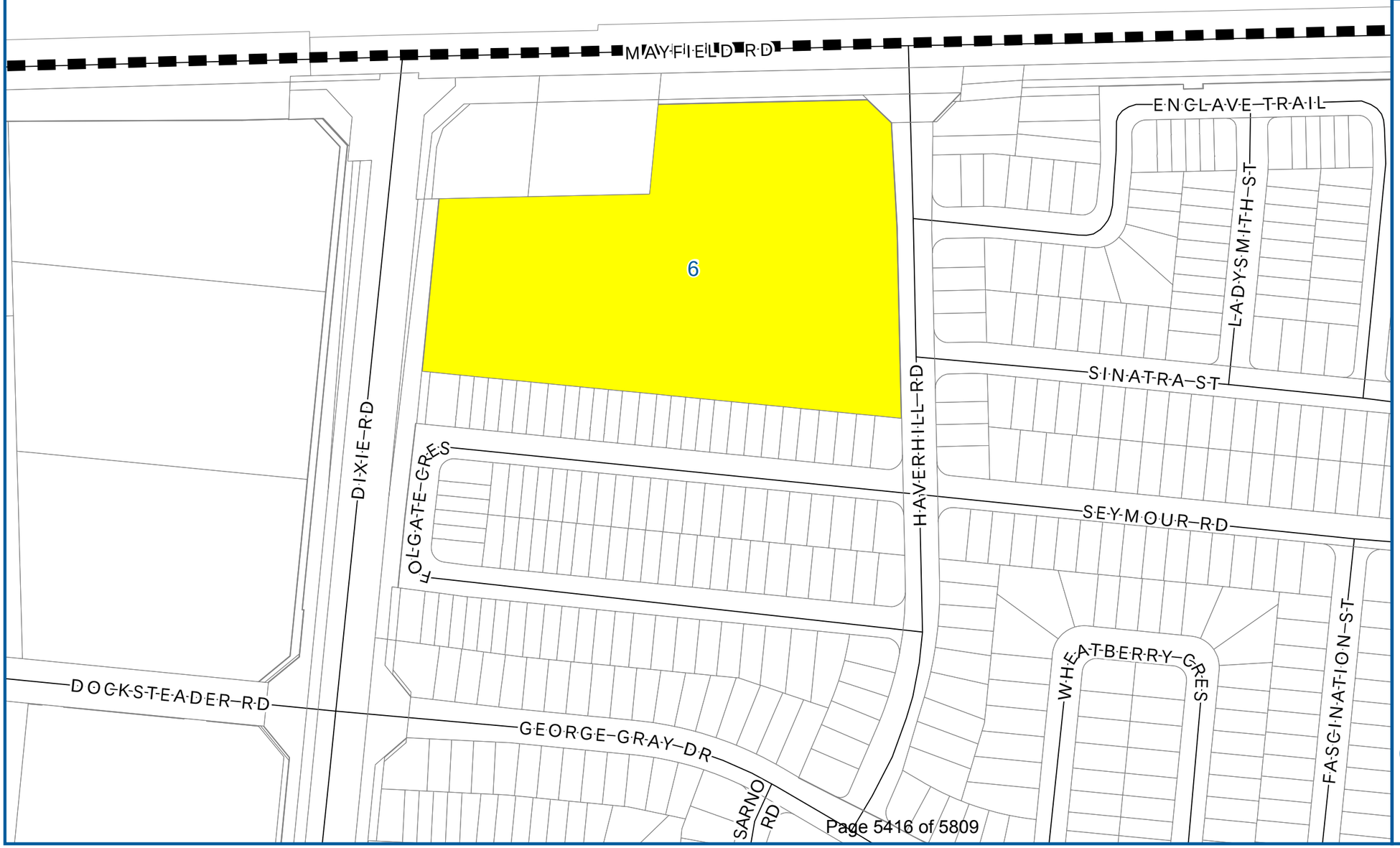
City of Brampton
Zoning By-law

Schedule B-10
Building Height Requirements

Legend

Maximum Building Height (Storeys)

6



0 25 50 75 100 125
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule B-11
Building Height Requirements

Legend

Maximum Building Height (Storeys)

6

MOLDOVAN DR
CONNOLLY CRES
ARCTIC FOX CRES
SOAPSTONE TRAIL
SNOWSHOE LANE
IGLOBERG TRAIL
INSPIRATION WAY
FATHER TOBIN RD
TORBRAM RD
6
OGEAN RIDGE DR
TUNDRA SWAN RD
FROSTBITE LANE
GOOD HOPE RD
DOLLY VARDEN DR
TOVEY TER
MAVERICK CRES

0 20 40 60 80 100 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

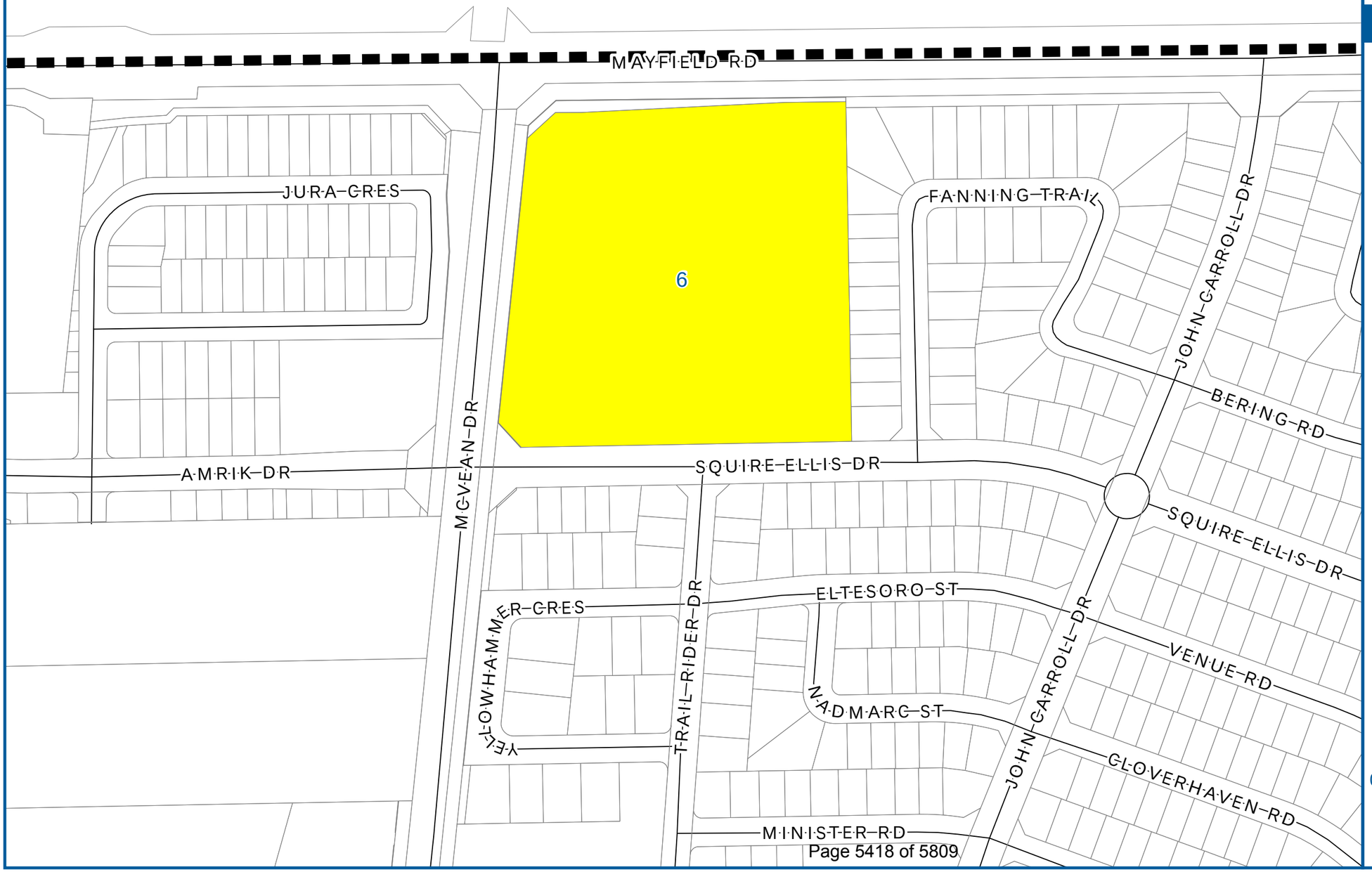
City of Brampton
Zoning By-law

Schedule B-12
Building Height Requirements

Legend

Maximum Building Height (Storeys)

6



0 25 50 75 100 125 Metres

January 2026

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule B-13
Building Height Requirements

Legend

Lands are not subject to this By-law

Maximum Building Height (Storeys)

- 8
- 12
- 30

0 40 80 120 160 200 Metres

January 2026

wsp

ATTMAR DR
ATTVIEW CRES
CRYSTALVIEW CRES
CRYSTALVIEW GRES
CARINO GATE
PALLESCHI DR
ATTMAR DR
FOGAL RD
FALBY RD
NEXUS AVE
PURPLE SAGE DR
HAYDROP RD
BOOKTON ST
RAVENBURY ST
SISKIN GATE
BOONE LANE
ELVINS LANE
SKYRIDGE DR
SKYRIDGE DR
THE GORE RD
ROCKSPUR GRT
MATTICK LANE
MOORGROFT PL
BEAUMARIS DR
ABACUS RD
BREWSTER RD
QUEEN ST
SEACLIFF CRES
KELWAYS CIR

8
12
30

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule B-14
Building Height Requirements

Legend

- Lands are not subject to this By-law

Maximum Building Height (Storeys)

- 8
- 12
- 20
- 30
- 40
- 50
- Unlimited (U)

0 70 140 210 280 350 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

To navigate to a map page, enter the index number in the page number interface of your PDF program.

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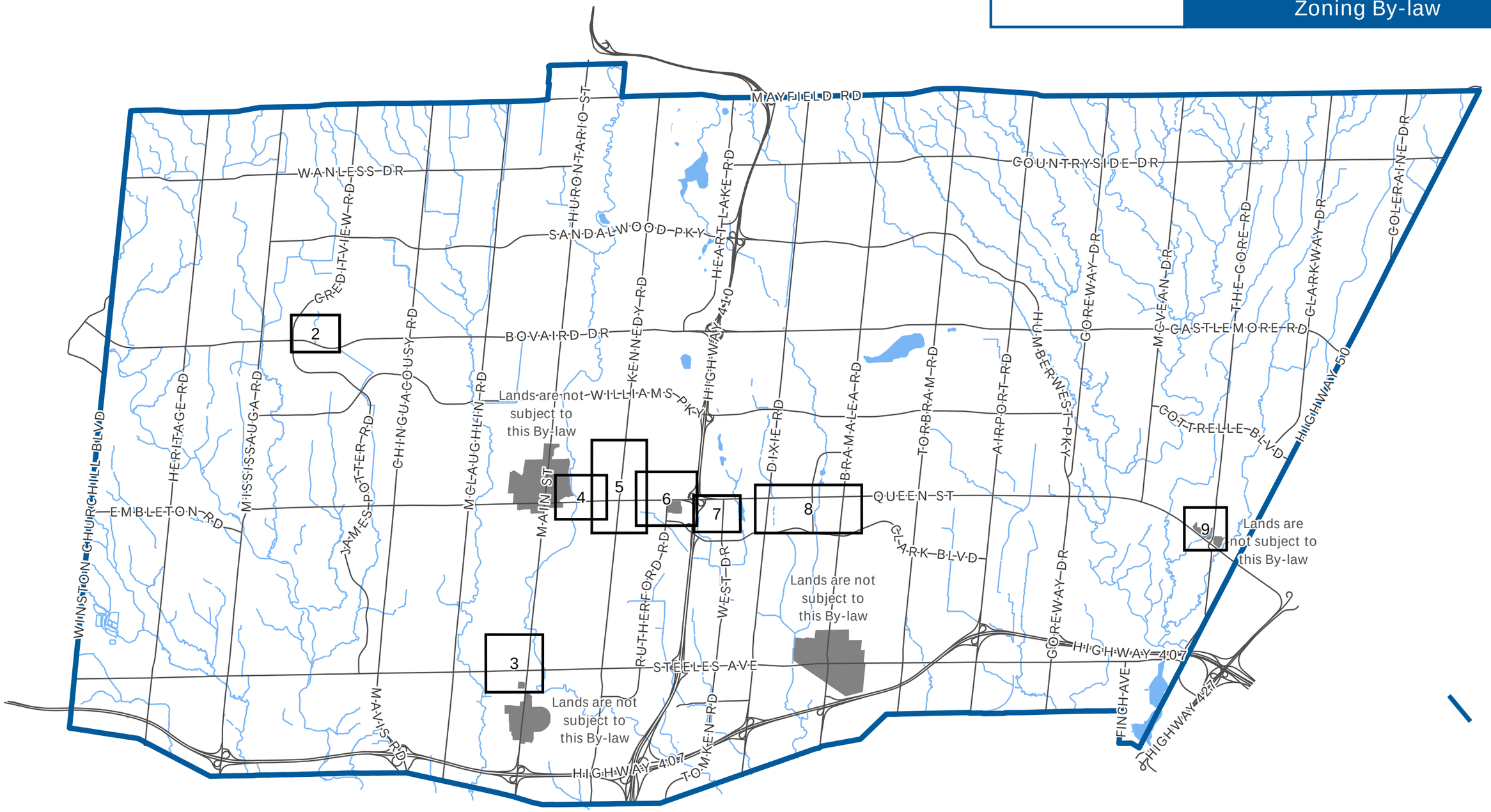
Schedule C-1

BRAMPTON

City of Brampton
Zoning By-law



0 1 2 3 4 5 Kilometres

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

January 2026

BRAMPTON

City of Brampton
Zoning By-law

Schedule C-2
Floor Space Index Requirements

Legend

Maximum Floor Space Index

- 4
- 6
- Unlimited (U)

0 75 150 225 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule C-3
Floor Space Index Requirements

Legend

Lands are not subject to this By-law

Maximum Floor Space Index

- 2
- 3
- 4
- 5
- 6
- 7
- 10
- Unlimited (U)

0 90 180 270 Metres

January 2026

wsp

BACH BLVD
DRISCOLL DR
MILL ST
DONALDSON DR
CHAROLAIS BLVD
LILLY CRES
COUSINS CRT
LILLY CRES
KEYSTONE DR
SMITHERS CRES
MCMURCHY AVE
PEELTON HEIGHTS RD
SHELDRAKE CRT
MAIN ST
PINE TREE CRES
PARKVIEW PL
RIVERVIEW DR
BARTLEY BULL PKY
BARTLEY BULL PKY
GOLFVIEW DR
STEELES AVE
MALTA AVE
LANCASHIRE LANE
HURONTARIO ST
AUSTIN DR
MAST DR
GARNY CRT
TINA CRT
MALTA AVE
HERDMANS RD
TURTLEGREEK BLVD

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule C-4
Floor Space Index Requirements

Legend

Lands are not subject to this By-law

Maximum Floor Space Index

- 2
- 3
- 4
- 5
- 6
- 7
- Unlimited (U)

0 75 150 225 Metres

January 2026

wsp

ELLEN ST
ALEXANDER ST
MAIN ST
KEN WHILLANS DR
UNION ST
NELSON ST
THEATRE LANE
WOODWARD AVE
MCGAUL ST
SOPHIA ST
BINSELL AVE
CHURCH ST
SCOTT ST
BEECH ST
JUNE AVE
CHARLES ST
NELSON ST
WILSON AVE
CENTRE ST
MAPLE AVE
QUEEN ST
LYNCH ST
TORROME RD
JOHN ST
JOHN ST
HILLCREST AVE
TRUEMAN ST
EASTERN AVE
WELLINGTON ST
CHAPEL ST
MARY ST
PEEL AVE
ARMSTRONG ST

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule C-5
Floor Space Index Requirements

Legend

- Lands are not subject to this By-law

Maximum Floor Space Index

- 2
- 3
- 4
- 5
- 6
- 7
- 8
- Unlimited (U)

0 150 300 450 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule C-6
Floor Space Index Requirements

Legend

Lands are not subject to this By-law

Maximum Floor Space Index

- 2
- 3
- 4
- 5
- 6
- 7
- 8
- Unlimited (U)

0 90 180 270 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

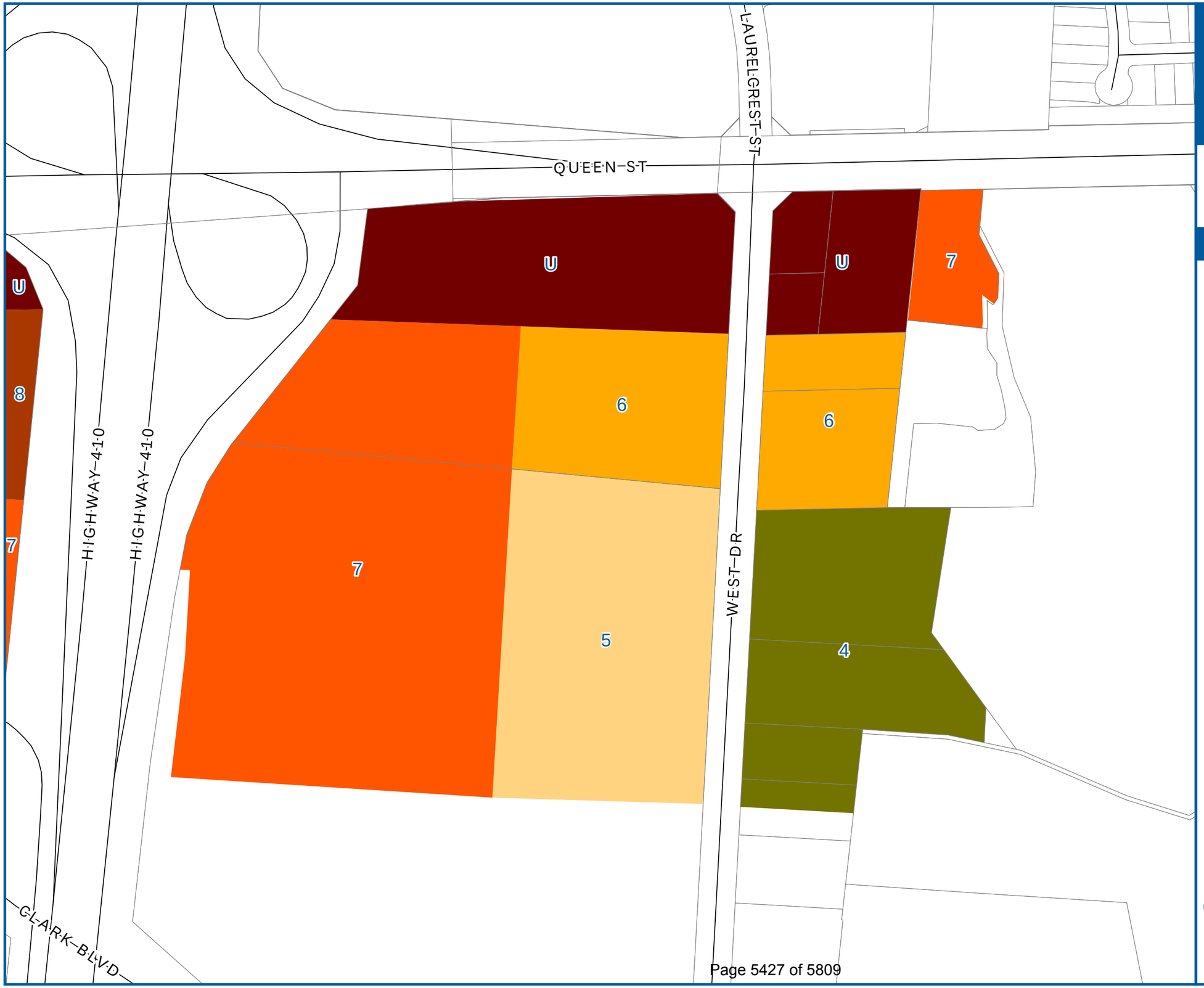
City of Brampton
Zoning By-law

Schedule C-7
Floor Space Index Requirements

Legend

Maximum Floor Space Index

- 4
- 5
- 6
- 7
- 8
- Unlimited (U)



0 50 100 150 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule C-8
Floor Space Index Requirements

Legend

Maximum Floor Space Index

- 4
- 5
- 6
- 7
- 8
- Unlimited (U)

0 130 260 390 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule C-9
Floor Space Index Requirements

Legend

Lands are not subject to this By-law

Maximum Floor Space Index

- 2
- 3
- 4
- 5

0 75 150 225 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

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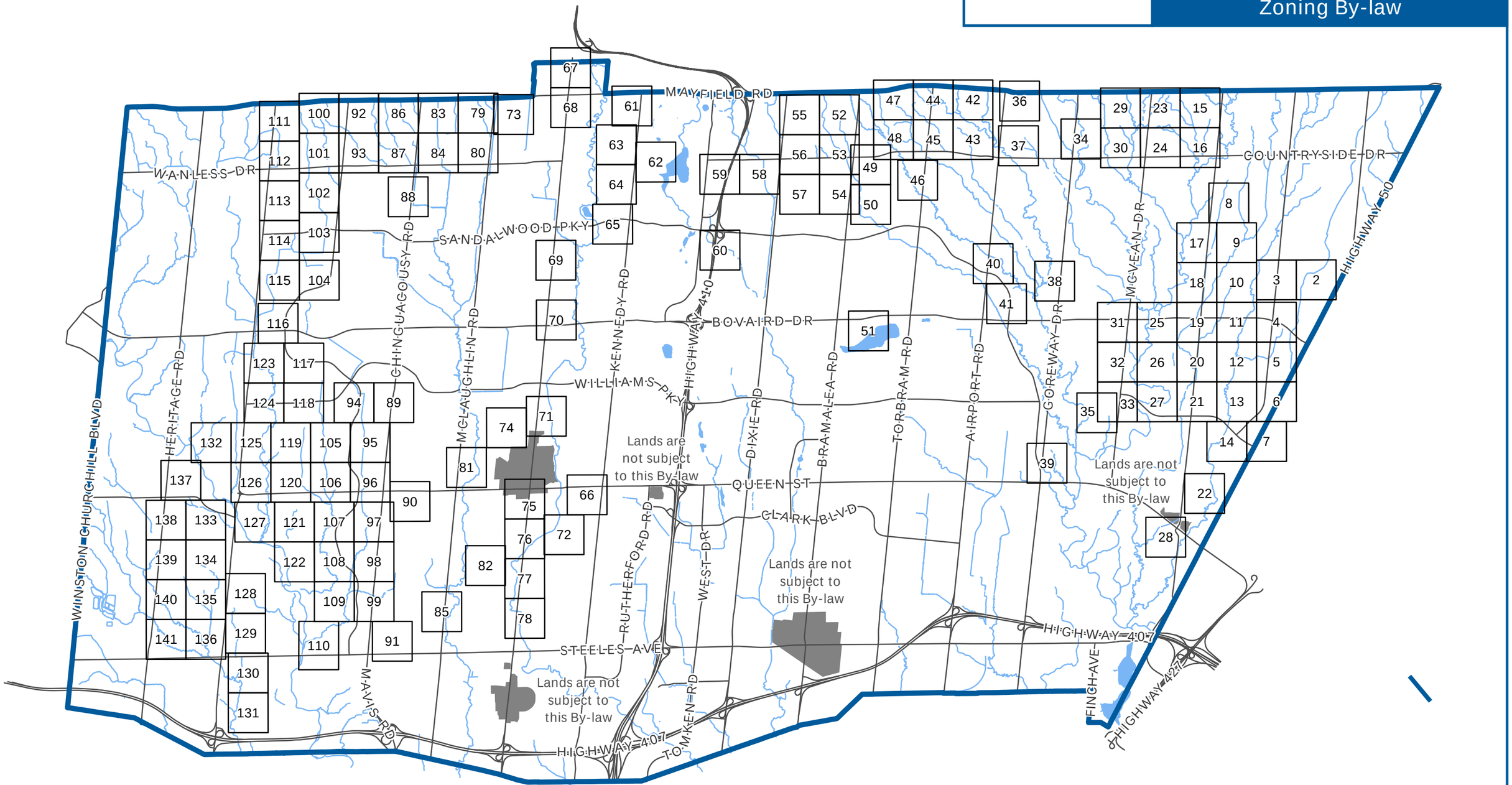
Schedule D-1

BRAMPTON

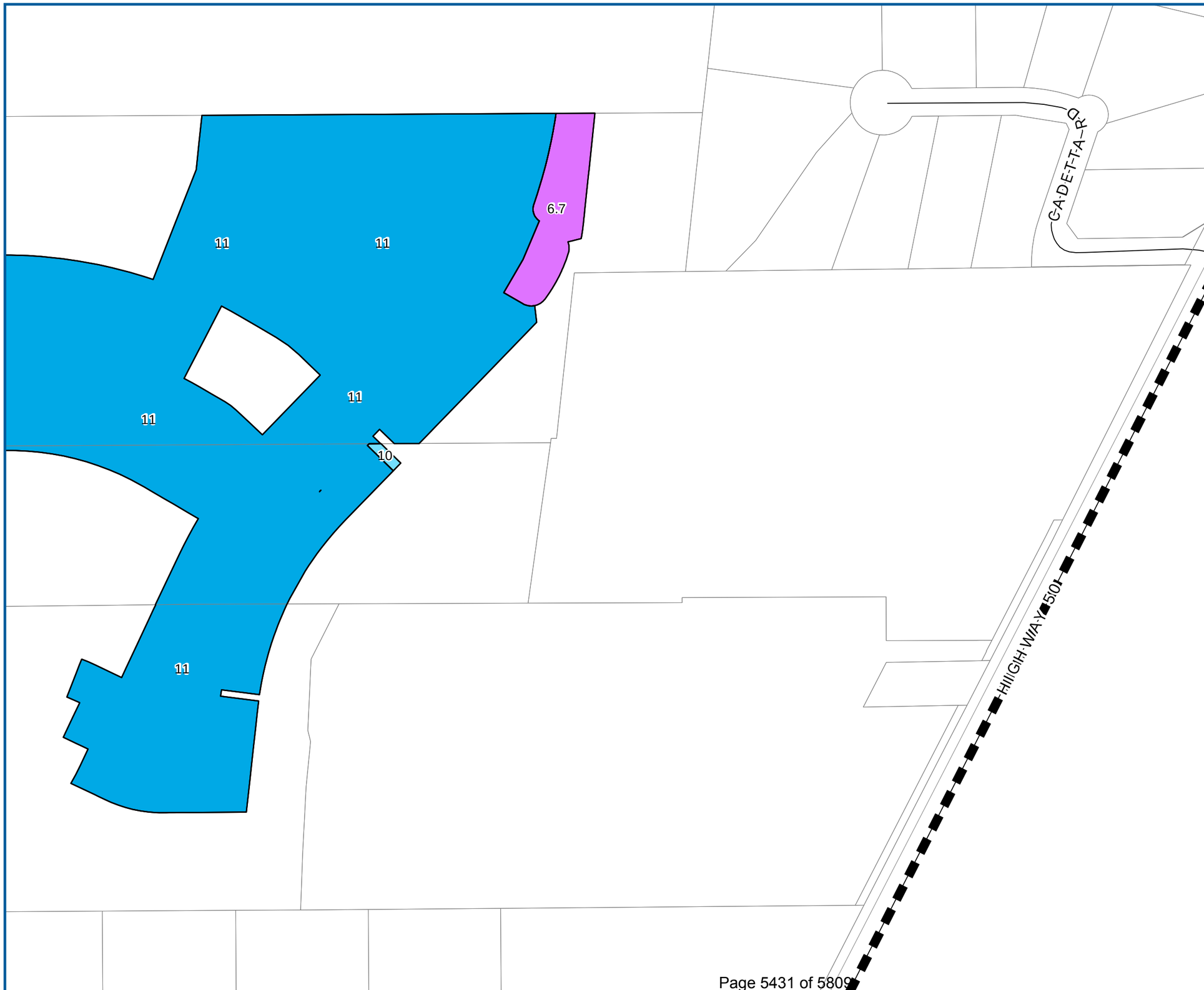
City of Brampton
Zoning By-law



0 1 2 3 4 5 Kilometres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

City of Brampton
Zoning By-law

Schedule D-2
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 10 - 10.9
- 11 - 11.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

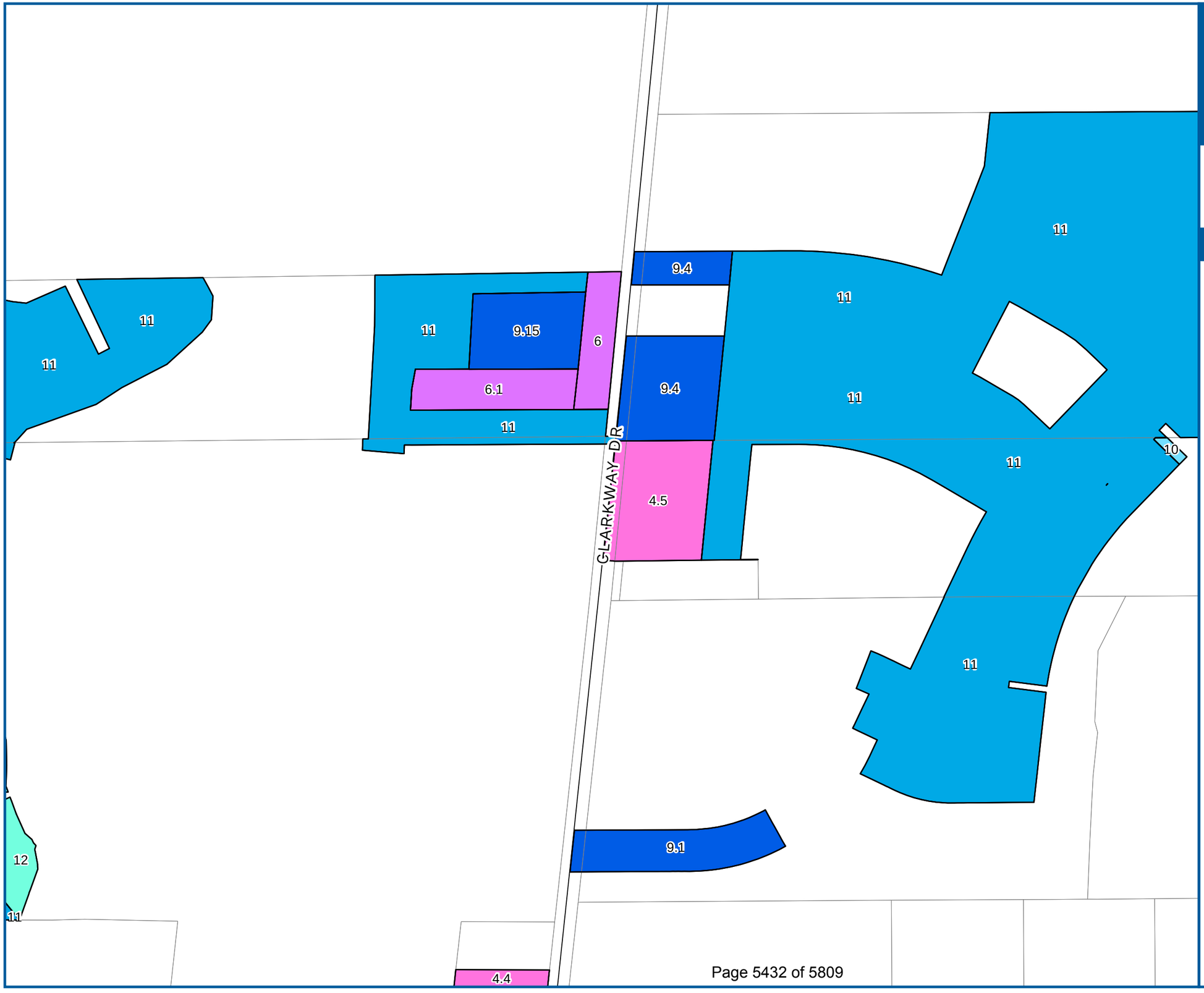
City of Brampton
Zoning By-law

Schedule D-3
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 6 - 6.9
- 9 - 9.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9



0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-4
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 7 - 7.9
- 9 - 9.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-5
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 8 - 8.9
- 9 - 9.9
- 10 - 10.9
- 11 - 11.9
- 13 - 13.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-6
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 8 - 8.9
- 9 - 9.9
- 10 - 10.9
- 11 - 11.9
- 13 - 13.9
- 14 - 14.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-7
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 8 - 8.9
- 11 - 11.9
- 14 - 14.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-8
Lot Width Requirements

Legend

Minimum Lot Width (m)

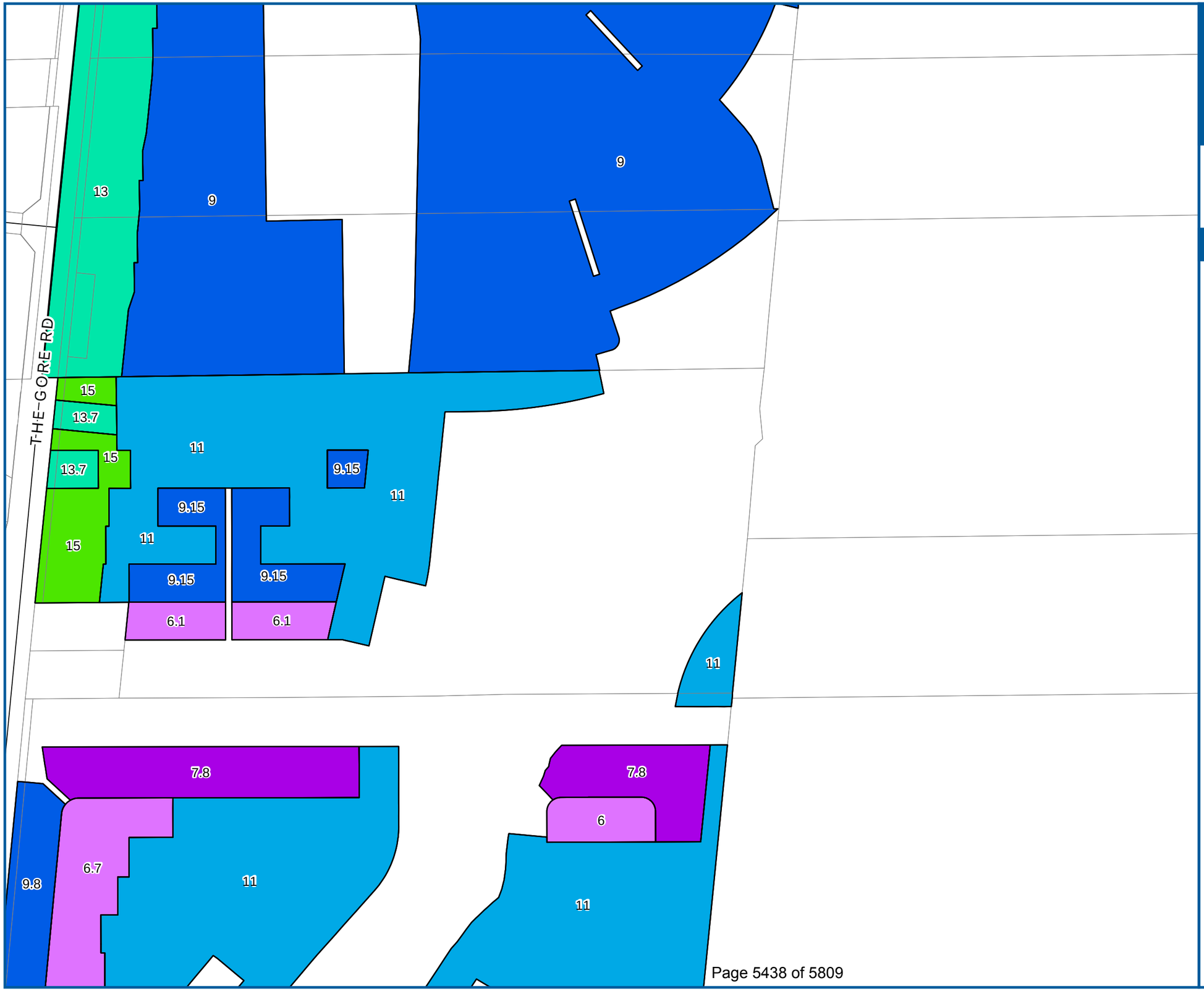
- 9 - 9.9
- 13 - 13.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

City of Brampton
Zoning By-law

Schedule D-9
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 11 - 11.9
- 13 - 13.9
- 15 - 15.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-10
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 11 - 11.9
- 12 - 12.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-11
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 7 - 7.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 18 - 18.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-12
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 8 - 8.9
- 9 - 9.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-13
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 8 - 8.9
- 9 - 9.9
- 10 - 10.9
- 11 - 11.9
- 13 - 13.9
- 14 - 14.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-14
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 8 - 8.9
- 11 - 11.9
- 14 - 14.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-15
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 12 - 12.9
- 13 - 13.9
- 14 - 14.9
- 15 - 15.9
- 19
- 20

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-16
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 12 - 12.9
- 13 - 13.9
- 14 - 14.9
- 15 - 15.9
- 17 - 17.9
- 19
- 20

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

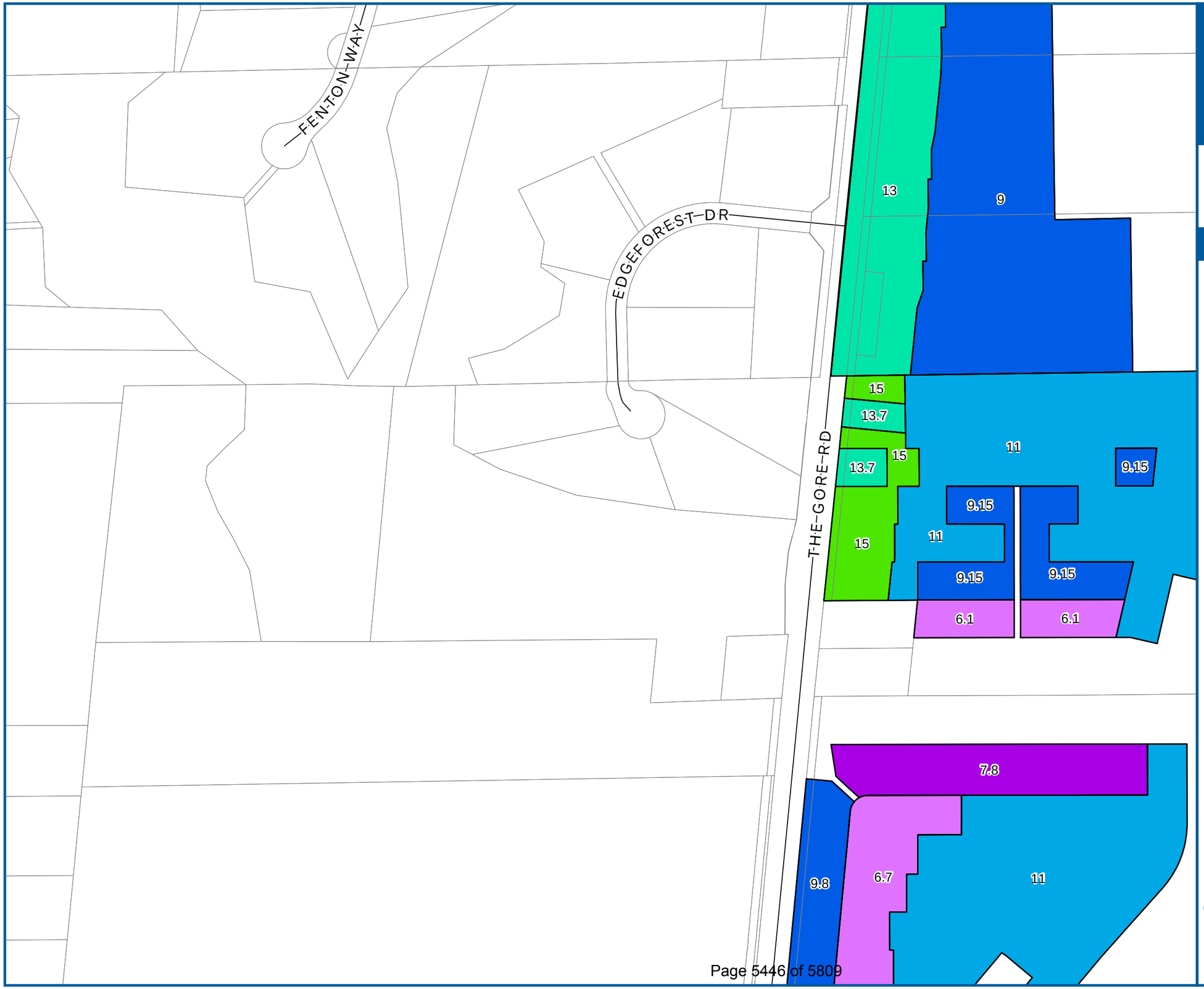
City of Brampton
Zoning By-law

Schedule D-17
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 11 - 11.9
- 13 - 13.9
- 15 - 15.9



0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-18
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 11 - 11.9
- 12 - 12.9

9.8
6.7
11
6.1
6.1
6.1
12.2
THE GORE RD

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-19
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 7 - 7.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 18 - 18.9
- 21 - 21.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-20
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 7 - 7.9
- 9 - 9.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 21 - 21.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-21
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 7 - 7.9
- 11 - 11.9
- 14 - 14.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-22
Lot Width Requirements

Legend

Lands are not subject to this By-law

Minimum Lot Width (m)

6 - 6.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-23
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 12 - 12.9
- 13 - 13.9
- 14 - 14.9
- 15 - 15.9
- 18 - 18.9
- 20

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-24
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 12 - 12.9
- 13 - 13.9
- 14 - 14.9
- 15 - 15.9
- 17 - 17.9
- 18 - 18.9
- 20

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-25
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 8 - 8.9
- 11 - 11.9
- 15 - 15.9
- 16 - 16.9
- 19
- 23

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-26
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 11 - 11.9
- 12 - 12.9
- 14 - 14.9
- 15 - 15.9
- 16 - 16.9
- 18 - 18.9
- 19
- 23

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-27
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 12 - 12.9
- 14 - 14.9
- 15 - 15.9
- 18 - 18.9
- 19

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-28
Lot Width Requirements

Legend

Lands are not subject to this By-law

Minimum Lot Width (m)

- 16 - 16.9
- 18 - 18.9
- 20
- 27

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-29
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 13 - 13.9
- 15 - 15.9
- 18 - 18.9
- 20

0 40 80 120 160 200 Metres

January 2026

MAYFIELD RD
GORDON RANDLE DR
BANSBURY GIR
LOVE GRV
JURA GRES
AMRIK DR
BOYCE GRES
LAYTON ST
JELLYSTONE ST
BOYCE CRES
MEDALIST RD
GOLD BOTTOM GRES
BEDOUIN CRES
ERIN TOWN CRES
PEACEKEEPING GRT
SPAIN CRES
AUTUMN OLIVE WAY
MGVEAN DR
STANLEY GARBERRY DR

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-30
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 15 - 15.9
- 18 - 18.9
- 20

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-31
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 8 - 8.9
- 11 - 11.9
- 15 - 15.9
- 16 - 16.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-32
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 11 - 11.9
- 14 - 14.9
- 15 - 15.9
- 16 - 16.9
- 18 - 18.9
- 19

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-33
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 12 - 12.9
- 14 - 14.9
- 15 - 15.9
- 18 - 18.9
- 19
- 34.2

0 40 80 120 160 200
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-34
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 18 - 18.9
- 20

BELLEVILLE DR
SAINT HUBERT DR
ODEON ST
CONCORDE DR
SORBONNE DR
EIFFEL BLVD
LOUVRE CIR
FONTAINEBLEAU RD
LOUVAIN DR
ADRIATIC CRES
GOREWAY DR
NEW FOREST TERR
MERRYDALE GRT
STANLEY GARBERRY DR
DALLA RIVA CRT
COUNTRYSIDE DR
BELLINI AVE

20
18

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-35
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 12 - 12.9
- 14 - 14.9
- 15 - 15.9
- 18 - 18.9
- 34.2

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-36
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 14 - 14.9
- 16 - 16.9

MAYFIELD RD
ROYAL LINKS CIR
CARMEL CRES
GITADEL CRES
LAURENTIDE CRES
AIRPORT RD
LEPARC RD
SAINT HUBERT DR
MAISONNEUVE BLVD
DELMONICO RD
VERNET CRES
DARREN RD
REGIS CIR
SOFITEL RD
RIVA RIDGE DR
SORBONNE DR
MONTABELLE CRES

14
16.5

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-37
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 12 - 12.9
- 13 - 13.9
- 14 - 14.9
- 15 - 15.9
- 18 - 18.9
- 21 - 21.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-38
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 14 - 14.9
- 18 - 18.9

BRIDGEND CRES
BLAKETON GRT
PALI DR
FALDO GATE
LUROSS GATE
BLOOMSBURY AVE
GOREWAY DR
ESTATEVIEW GT
GROCKER DR
SELWOOD DR
VALLEYWEST RD
PAPER BIRCH RD
LUANA GRT
LEONE LANE
PEGAN DR
RANGER CRES
BAYHAMPTON DR
14.5
18
18
14.5

0 40 80 120 160 200
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

PROGRESS CRT

SUN PAC BLVD

HUMBERWEST PKY

GOREWAY DR

EXCHANGE DR

QUEEN ST

AUCTION LANE

GOREWAY DR

5.5

5.5

5.5

5.5

6

5.5

6

5.5

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-39
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 6 - 6.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-40
Lot Width Requirements

Legend

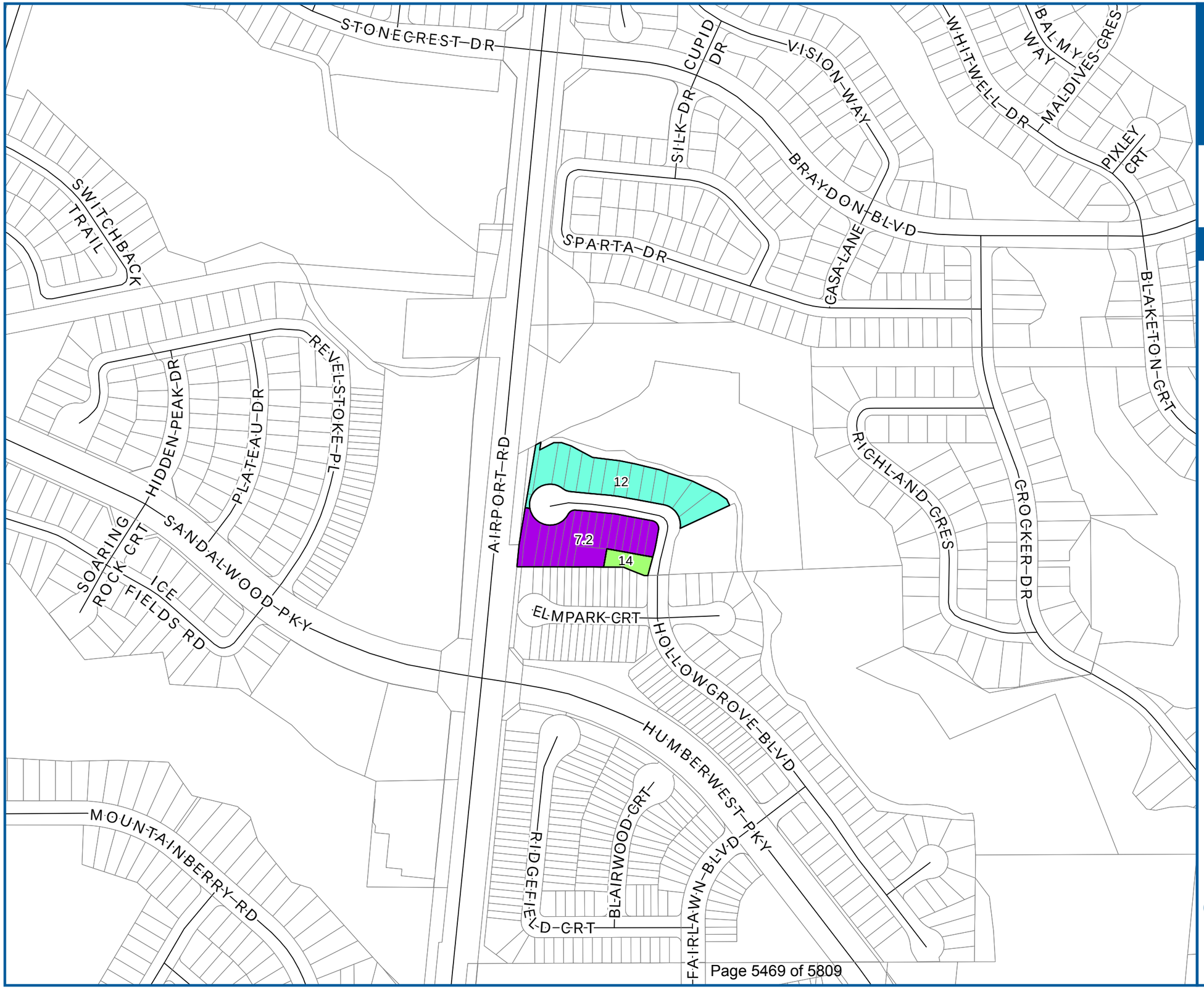
Minimum Lot Width (m)

- 7 - 7.9
- 12 - 12.9
- 14 - 14.9

0 40 80 120 160 200 Metres

January 2026

wsp



Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-41
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 9 - 9.9
- 11 - 11.9
- 12 - 12.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-42
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 6 - 6.9
- 9 - 9.9
- 11 - 11.9
- 13 - 13.9
- 16 - 16.9

MAYFIELD RD

AIRPORT RD

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-43
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 5 - 5.9
- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 11 - 11.9
- 13 - 13.9
- 16 - 16.9
- 18 - 18.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-44
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 6 - 6.9
- 9 - 9.9
- 11 - 11.9
- 13 - 13.9
- 16 - 16.9

MAYFIELD RD

TORBRAM RD

PROPOSED RD

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-45
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 5 - 5.9
- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 11 - 11.9
- 13 - 13.9

0 40 80 120 160 200 Metres

January 2026

PROPOSED RD

TORBRAM RD

FOXSPARROW RD

GEORGE LITSTER DR

COUNTRYSIDE DR

CONNOLLY CRES

PRUDHOMME DR

MOLDOVAN DR

KEIRSTEAD TRAIL

VINCENT ST

SLED DOG RD

EXECUTIVE CRT

FROBISHER DR

RUNNYMEDE CRES

POWELL DR

MOUNTAINASH RD

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-46
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 7 - 7.9
- 11 - 11.9
- 14 - 14.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-47
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 5 - 5.9
- 6 - 6.9
- 9 - 9.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9

0 40 80 120 160 200 Metres

January 2026

MAYFIELD RD

INSPIRE BLVD

PROPOSED RD

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-48
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 6 - 6.9
- 9 - 9.9
- 11 - 11.9
- 13 - 13.9
- 14 - 14.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-49
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 7 - 7.9
- 9 - 9.9
- 11 - 11.9
- 13 - 13.9
- 14 - 14.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-50
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 11 - 11.9
- 14 - 14.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-51
Lot Width Requirements

Legend

Minimum Lot Width (m)

18 - 18.9

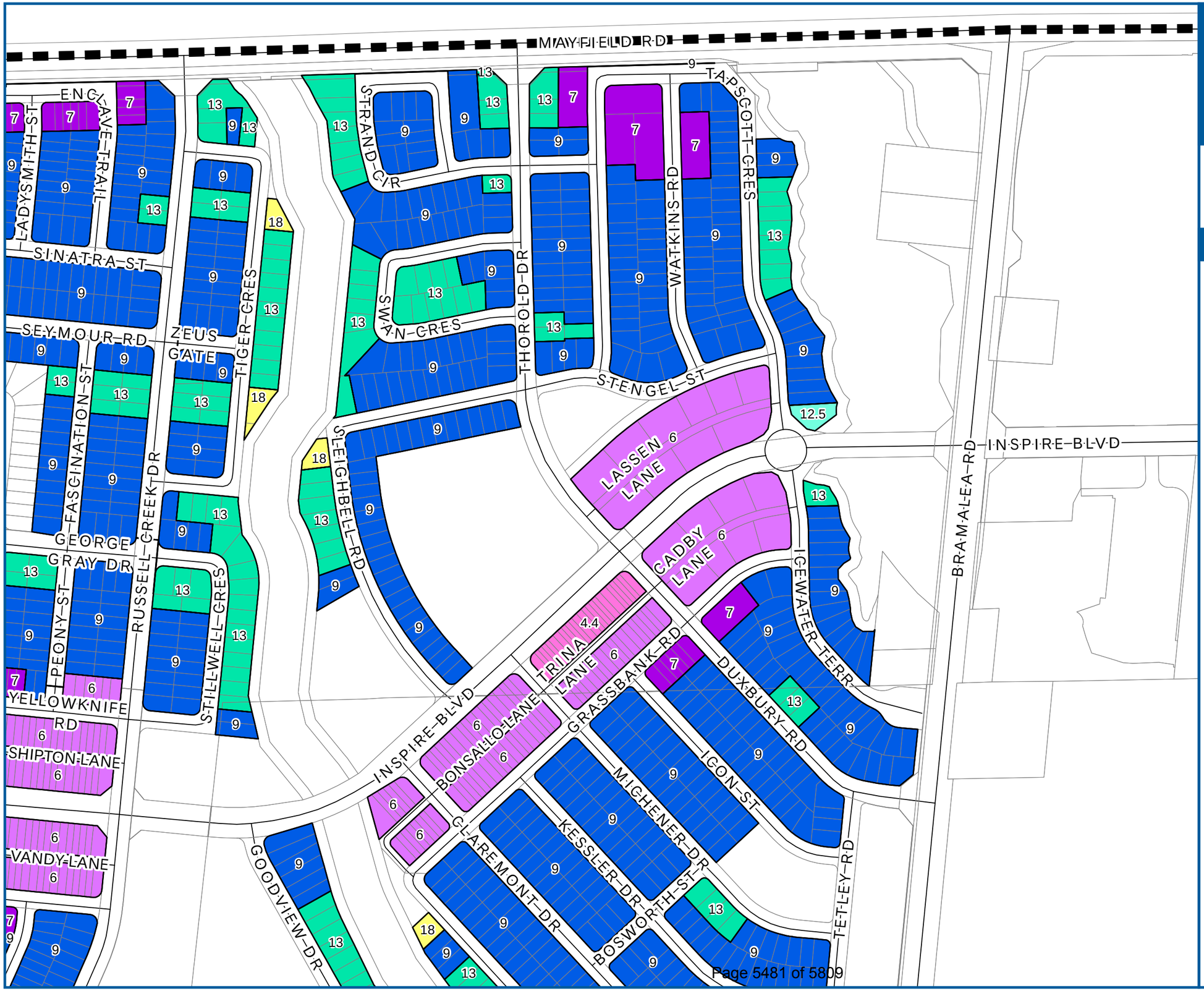
BOVAIRD DR
SUNNY MEADOW BLVD
GIRAFFE AVE
GLOVER BLOOM RD
PHILOSOPHER'S TRAIL
PRINGETON TERR
POTTERY CRES
PANORAMA CRES
PREMIER PL
PACIFIC LANE
PROFESSOR'S LAKE PKY
PEACHWOOD PL
PICCOLO WOOD POR TEOUS CIR
PROVINCIAL PL

18
18
18

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

City of Brampton
Zoning By-law

Schedule D-52
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 12 - 12.9
- 13 - 13.9
- 18 - 18.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-53
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 11 - 11.9
- 13 - 13.9
- 14 - 14.9
- 18 - 18.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-54
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 11 - 11.9
- 13 - 13.9
- 14 - 14.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-55
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 13 - 13.9
- 18 - 18.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-56
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 11 - 11.9
- 13 - 13.9
- 14 - 14.9
- 18 - 18.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-57
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 9 - 9.9
- 11 - 11.9
- 13 - 13.9
- 14 - 14.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-58
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 11 - 11.9
- 14 - 14.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-59
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 11 - 11.9

COUNTRYSIDE DR
HEART LAKE RD
HIGHWAY 410
HIGHWAY 410
HIGHWAY 410 RAMP
SUSSEX VALE DR
TURNMILL ST
LOFTSMOOR DR
DELAMBRAY ST
TEMPLEHILL RD
PENTONVILLE RD
EGERTON ST

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-60
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 9 - 9.9
- 11 - 11.9
- 13 - 13.9
- 14 - 14.9
- 16 - 16.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-61
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 13 - 13.9
- 18 - 18.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

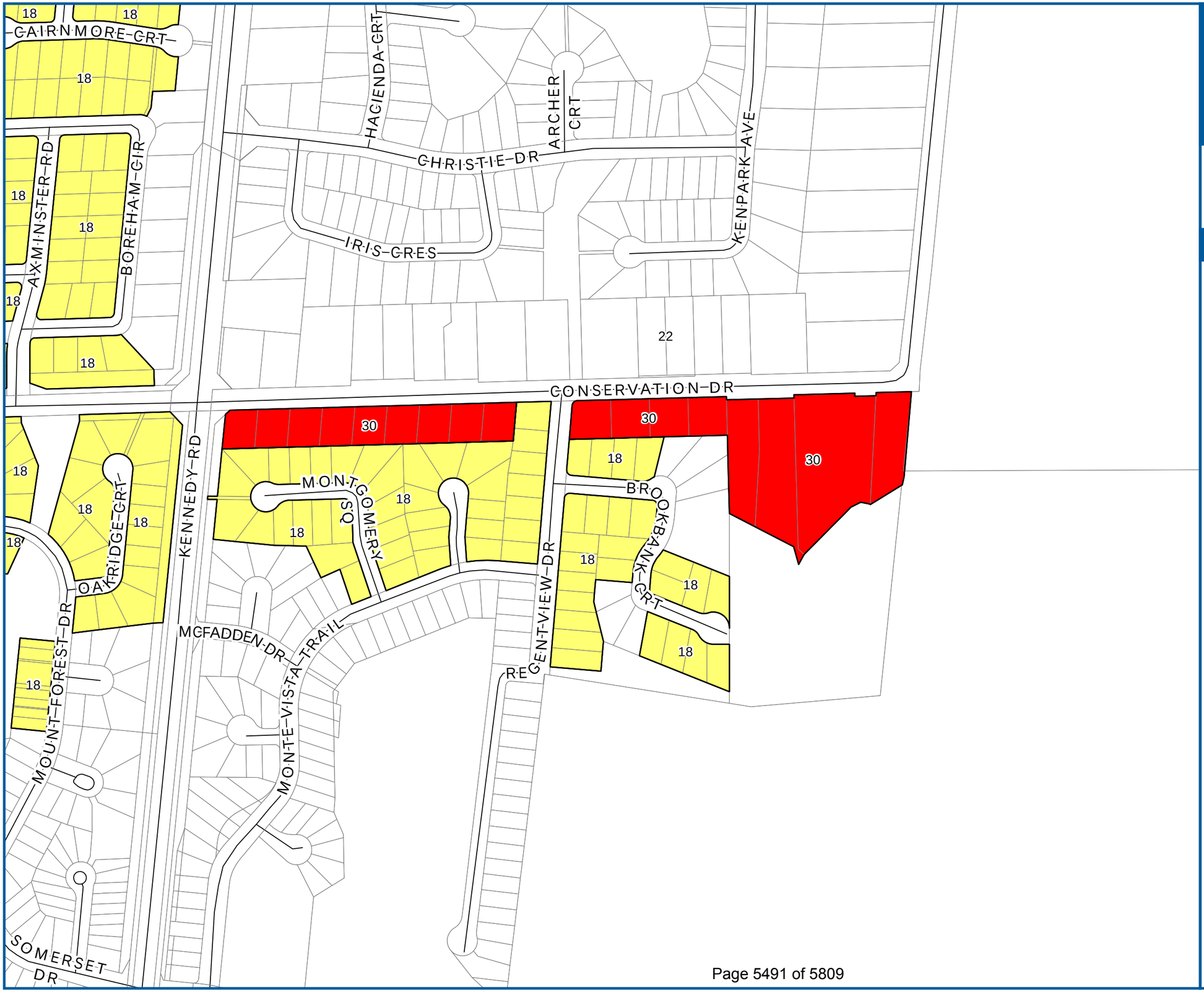
City of Brampton
Zoning By-law

Schedule D-62
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 18 - 18.9
- 30



0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-63
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 13 - 13.9
- 18 - 18.9
- 30

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-64
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 18 - 18.9
- 30

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-65
Lot Width Requirements

Legend

Minimum Lot Width (m)

7 - 7.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-66
Lot Width Requirements

Legend

Lands are not subject to this By-law

Minimum Lot Width (m)

6 - 6.9

CHURCH ST
SCOTT ST
NELSON ST
WILSON AVE
BEECH ST
JUNE AVE
CHARLES ST
QUEEN ST
LYNCH ST
TORROME RD
JOHN ST
CENTRE ST
KENNEDY RD
HILLCREST AVE
TRUEMAN ST
EASTERN AVE
ORENDA CRT
ORENDA RD
ARDGLEN DR

6

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-67
Lot Width Requirements

Legend

Minimum Lot Width (m)

12 - 12.9

HIGHWAY-410-RAMP
HIGHWAY-410-RAMP
HIGHWAY
HIGHWAY-410-410
HIGHWAY-410-RAMP
12
HURONTARIO-ST
GOLLINGWOOD-AVE
HIGHWOOD-RD
ROBERTSON-DAVIES-DR
BAYBROOK-RD
HUMBERSIDE-AVE
LAKEFIELD-RD
ASH-CRT
BUSHBERRY-RD
DAISY CRT
SUNDRIDGE-ST
LAWLOR CRT
HILLPATH-CRES
SWEETBRIAR-LANE
SUMMERVALLEY-DR
OLDGATE LANE
WOODCREEK-DR

0 40 80 120 160 200
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-68
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 13 - 13.9
- 17 - 17.9
- 18 - 18.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-69
Lot Width Requirements

Legend

Minimum Lot Width (m)

12 - 12.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-70
Lot Width Requirements

Legend

Minimum Lot Width (m)

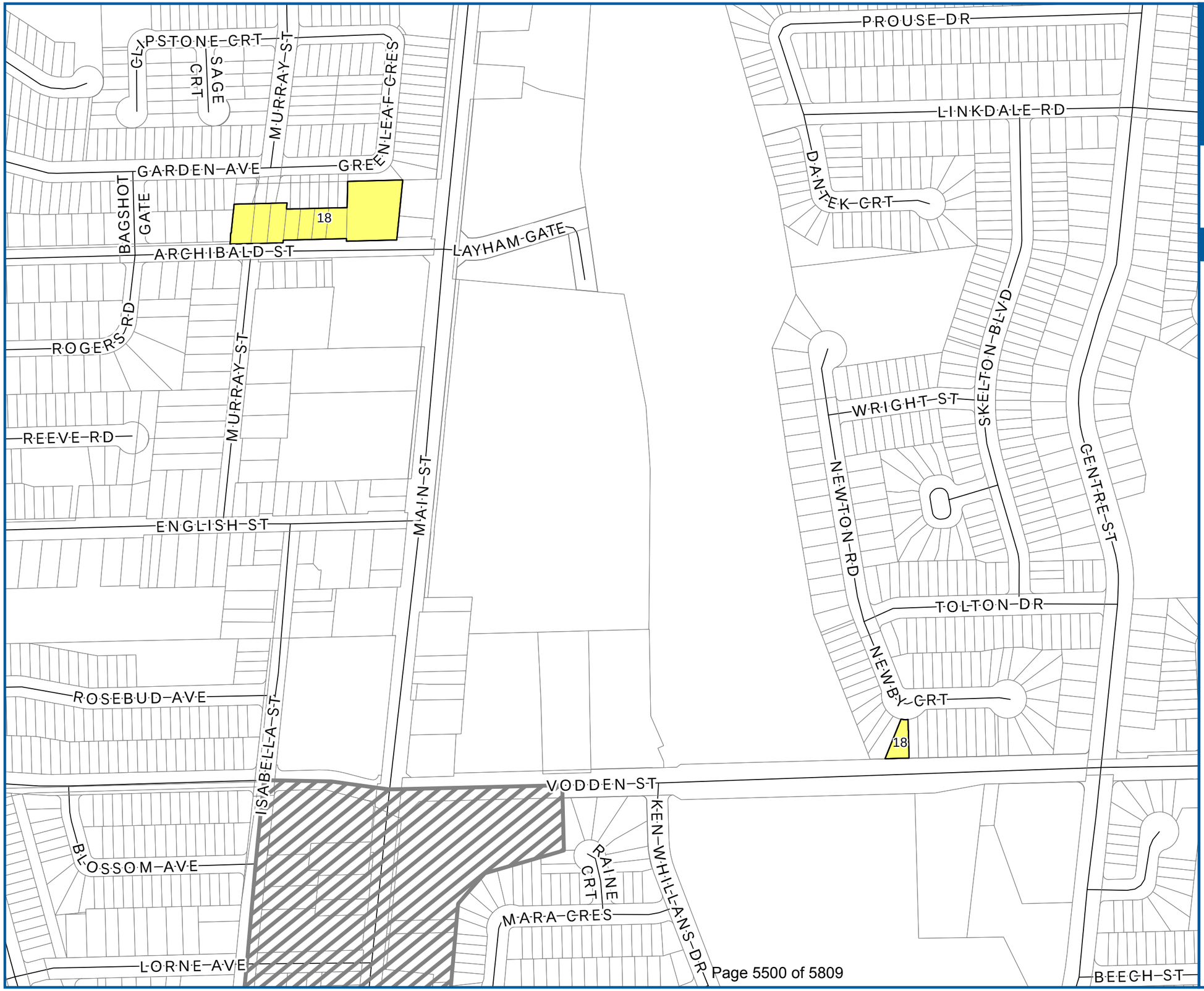
- 7 - 7.9
- 9 - 9.9

IRONSIDE DR
HURONTARIO ST
DARNOCK CRT
DUMFRIES AVE
TRALEE ST
CASHEL ST
LANGHOLM GRT
KINTYRE ST
SHENSTONE AVE
SUNFORE ST DR
WEXFORD RD
DUNDALK CRES
7.2
9.6
BOVAIRD DR
GILLINGHAM DR
MURRAY ST
MAIN ST
QUARRY EDGE DR
BRICK DR
PRESSED BRICK DR
YELLOW BRICK RD

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

City of Brampton
Zoning By-law

Schedule D-71
Lot Width Requirements

Legend

Lands are not subject to this By-law

Minimum Lot Width (m)

18 - 18.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-72
Lot Width Requirements

Legend

Minimum Lot Width (m)

18 - 18.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-73
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 6 - 6.9
- 7 - 7.9
- 8 - 8.9
- 9 - 9.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-74
Lot Width Requirements

Legend

Lands are not subject to this By-law

Minimum Lot Width (m)

18 - 18.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-75
Lot Width Requirements

Legend

Lands are not subject to this By-law

Minimum Lot Width (m)

18 - 18.9

NELSON ST
NELSON LANE
WEST ST
PARK ST
MILL ST
ELIZABETH ST
GEORGE ST
DIPLOCK LANE
THEATRE LANE
UNION ST
MAPLE AVE
QUEEN ST
JOHN ST
BYNG AVE
JESSIE ST
WELLINGTON ST
FLEMING AVE
MAIN ST
CHAPEL ST
PEEL AVE
MARY ST
ARMSTRONG ST
ELLIOTT ST
MILL ST
ELIZABETH ST
CRAIG ST
FRASER AVE
GUEST ST

18

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-76
Lot Width Requirements

Legend

Minimum Lot Width (m)

18 - 18.9

0 40 80 120 160 200
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-77
Lot Width Requirements

Legend

Minimum Lot Width (m)

18 - 18.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-78
Lot Width Requirements

Legend

Minimum Lot Width (m)

18 - 18.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-79
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 6 - 6.9
- 7 - 7.9
- 8 - 8.9
- 9 - 9.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-80
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 6 - 6.9
- 7 - 7.9
- 8 - 8.9
- 9 - 9.9
- 11 - 11.9
- 12 - 12.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-81
Lot Width Requirements

Legend

Lands are not subject to this By-law

Minimum Lot Width (m)

7 - 7.9

7.9

CUMBRIAN CRT
FAIRFIELD AVE
HADRINA ST
LESLIE ST
CAMPBELL DR
BURGBY AVE
PARKWAY AVE
GRETNA DR
SHERWOOD CRES
MCCLURE AVE
SANFORD CRES
MCLAUGHLIN RD
RAILROAD ST
DENISON AVE
HAGGERT AVE
MCMURCHY AVE
BRAEMORE RD
DUSTY LANE
NELSON ST
RIDGETOP AVE
HORWOOD DR
SMERE CRES
KING
MERCER DR
QUEEN ST

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-82
Lot Width Requirements

Legend

Minimum Lot Width (m)

18 - 18.9

HAROLD ST
FLETCHER DR
BRENDA AVE
KINGSVIEW BLVD
RIDGEHILL DR
DOVE ST
ALDERWAY AVE
GREYSTONE CRES
GURTIS DR
PARKEND AVE
TRELEAVEN DR
FERN ST
ELLIOTT ST
ELIZABETH ST
MCMURCHY AVE
LADORE DR
MILL ST
AMBLESIDE DR
TROTTERS LANE
ELGIN DR

18

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-83
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 11 - 11.9
- 12 - 12.9

0 40 80 120 160 200
Metres

January 2026

MAYFIELD RD
BACKWATER TRAIL
GOULSTON ST
LABRISH RD
HAYMARKET DR
FRUITVALE CIR
PEBBLES LANE
ALFALFA CRES
ALFALFA GRES
DONLAMONT CIR
RINGWAY RD
TROYER ST
MINGING TRAIL
JEMIMA RD
CHINGUACOUSY RD
CLOCKWORK DR
EDENBROOK HILL DR
MINNA TRAIL
FACET ST
ROBERT HALL CRES
WAKE FOREST GRT
GALLANDAR RD
FEEDER ST
REDFERN ST
CIRCUS CRES
DIVERS RD
BOAT ST
IGUANA TRAIL

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-84
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 11 - 11.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

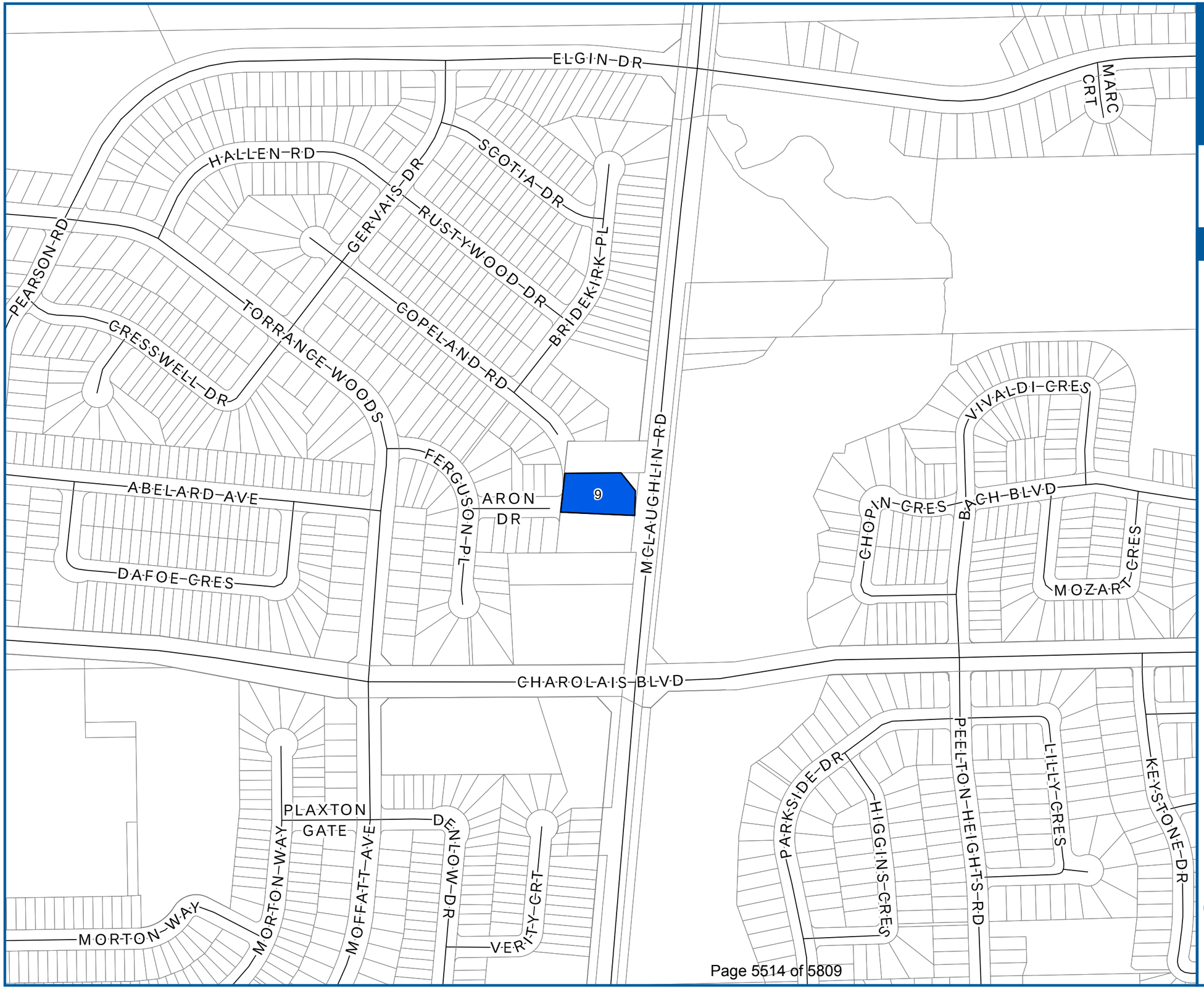
City of Brampton
Zoning By-law

Schedule D-85
Lot Width Requirements

Legend

Minimum Lot Width (m)

9 - 9.9



January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-86
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 11 - 11.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-87
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 6 - 6.9
- 9 - 9.9
- 11 - 11.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-88
Lot Width Requirements

Legend

Minimum Lot Width (m)

14 - 14.9

14.4

14.4

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-89
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 9 - 9.9
- 11 - 11.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-90
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 11 - 11.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-91
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 9 - 9.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9
- 18 - 18.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-92
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 12 - 12.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-93
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 5 - 5.9
- 7 - 7.9
- 9 - 9.9
- 12 - 12.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-94
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 7 - 7.9
- 11 - 11.9
- 14 - 14.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-95
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 7 - 7.9
- 9 - 9.9
- 11 - 11.9
- 14 - 14.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-96
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 8 - 8.9
- 9 - 9.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 14 - 14.9
- 15 - 15.9
- 18 - 18.9
- 30

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-97
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 7 - 7.9
- 8 - 8.9
- 9 - 9.9
- 11 - 11.9
- 13 - 13.9
- 30

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-98
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 6 - 6.9
- 7 - 7.9
- 8 - 8.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 16 - 16.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-99
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 16 - 16.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-100
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 7 - 7.9
- 9 - 9.9
- 12 - 12.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-101
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 5 - 5.9
- 7 - 7.9
- 9 - 9.9
- 12 - 12.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-102
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 5 - 5.9
- 7 - 7.9
- 9 - 9.9
- 12 - 12.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-103
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 9 - 9.9
- 12 - 12.9

KEMPSFORD CRES
GIBBS RD
HASKER RD
ROBERT PARKINSON DR
TRIBUNE DR
EL CAMINO WAY
MIRAGLE TRAIL
KILLICK RD
VANHORNE CLOSE
ROADMASTER LANE
STUDEBAKER TRAIL
TABARD ST
VAUXHALL CRES
SANDALWOOD PKY
CREDITVIEW RD
FLORETTE PL
HUMBOLT CRES
LOCKHEED CRES
VERMONT RD
HEDGELINE ST
MCGRIMMON DR

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-104
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 5 - 5.9
- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 11 - 11.9
- 12 - 12.9
- 16 - 16.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-105
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 7 - 7.9
- 9 - 9.9
- 11 - 11.9
- 12 - 12.9
- 14 - 14.9
- 15 - 15.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-106
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 6 - 6.9
- 7 - 7.9
- 8 - 8.9
- 9 - 9.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 14 - 14.9
- 15 - 15.9
- 17 - 17.9
- 18 - 18.9
- 23
- 30

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-107
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 6 - 6.9
- 7 - 7.9
- 8 - 8.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 15 - 15.9
- 17 - 17.9
- 18 - 18.9
- 21 - 21.9
- 23
- 25
- 30

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-108
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 7 - 7.9
- 8 - 8.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 15 - 15.9
- 16 - 16.9
- 18 - 18.9
- 21 - 21.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-109
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 15 - 15.9
- 16 - 16.9
- 18 - 18.9
- 19
- 21 - 21.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-110
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 11 - 11.9
- 15 - 15.9
- 18 - 18.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-111
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 12 - 12.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-112
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 5 - 5.9
- 7 - 7.9
- 9 - 9.9
- 12 - 12.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-113
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 5 - 5.9
- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 12 - 12.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-114
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 6 - 6.9
- 7 - 7.9
- 9 - 9.9
- 12 - 12.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-115
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 4 - 4.9
- 5 - 5.9
- 9 - 9.9
- 12 - 12.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-116
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 7 - 7.9
- 11 - 11.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-117
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 7 - 7.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-118
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 7 - 7.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 14 - 14.9
- 15 - 15.9
- 20
- 21 - 21.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-119
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 11 - 11.9
- 12 - 12.9
- 14 - 14.9
- 15 - 15.9
- 18 - 18.9
- 21 - 21.9
- 25

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-120
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 9 - 9.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 14 - 14.9
- 15 - 15.9
- 17 - 17.9
- 18 - 18.9
- 23

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-121
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 15 - 15.9
- 17 - 17.9
- 18 - 18.9
- 21 - 21.9
- 23
- 25

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-122
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 7 - 7.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 15 - 15.9
- 18 - 18.9
- 21 - 21.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-123
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 7 - 7.9
- 8 - 8.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-124
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 7 - 7.9
- 8 - 8.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 15 - 15.9
- 21 - 21.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-125
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 7 - 7.9
- 8 - 8.9
- 11 - 11.9
- 12 - 12.9
- 14 - 14.9
- 15 - 15.9
- 18 - 18.9
- 21 - 21.9
- 25

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-126
Lot Width Requirements

Legend

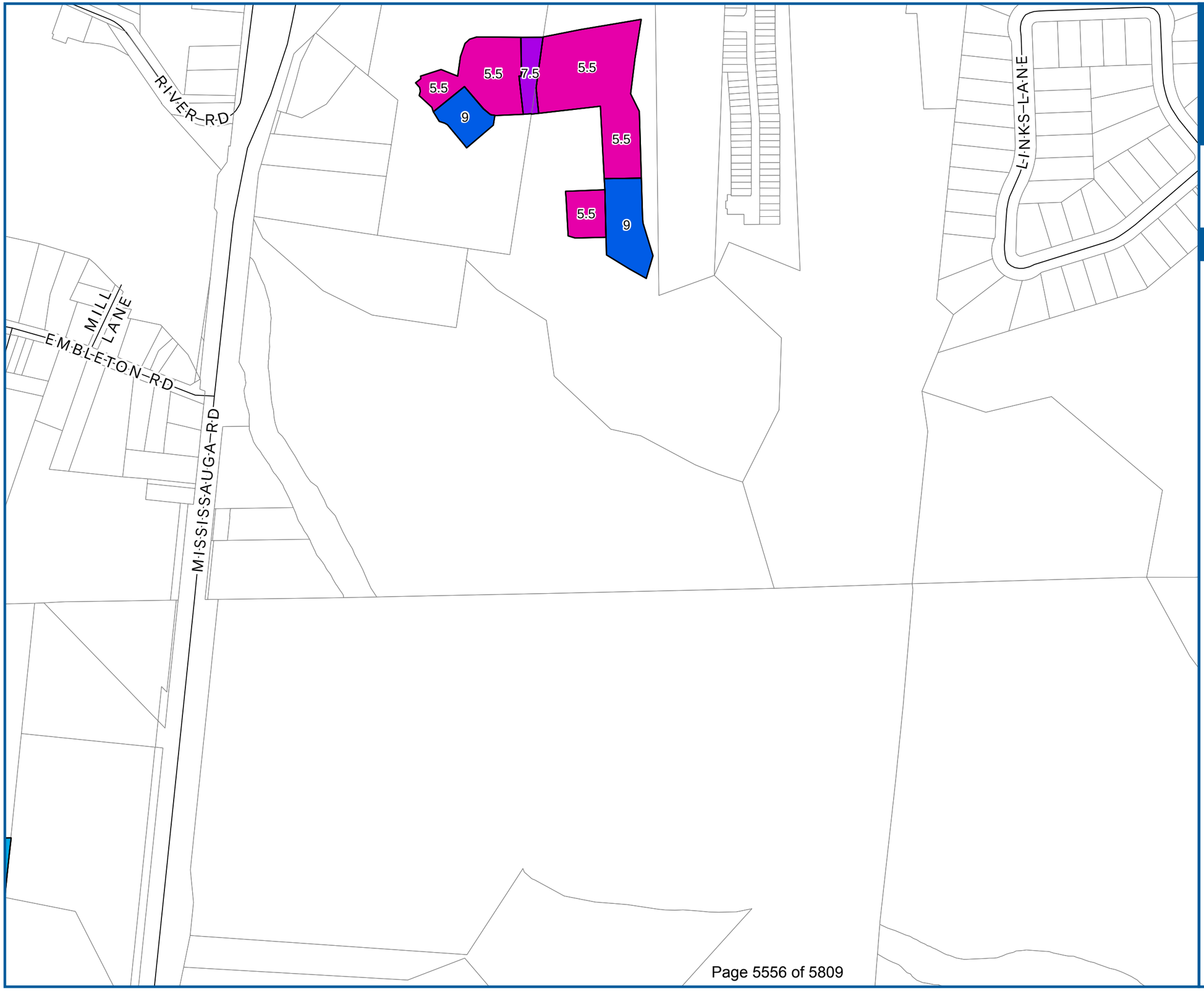
Minimum Lot Width (m)

- 5 - 5.9
- 7 - 7.9
- 9 - 9.9
- 12 - 12.9
- 15 - 15.9
- 18 - 18.9
- 21 - 21.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection NAD 1983 UTM Zone 17N



BRAMPTON

City of Brampton
Zoning By-law

Schedule D-127
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 5 - 5.9
- 7 - 7.9
- 9 - 9.9
- 11 - 11.9

0 40 80 120 160 200
Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-128
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 10 - 10.9
- 11 - 11.9
- 13 - 13.9
- 14 - 14.9
- 15 - 15.9
- 21 - 21.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-129
Lot Width Requirements

Legend

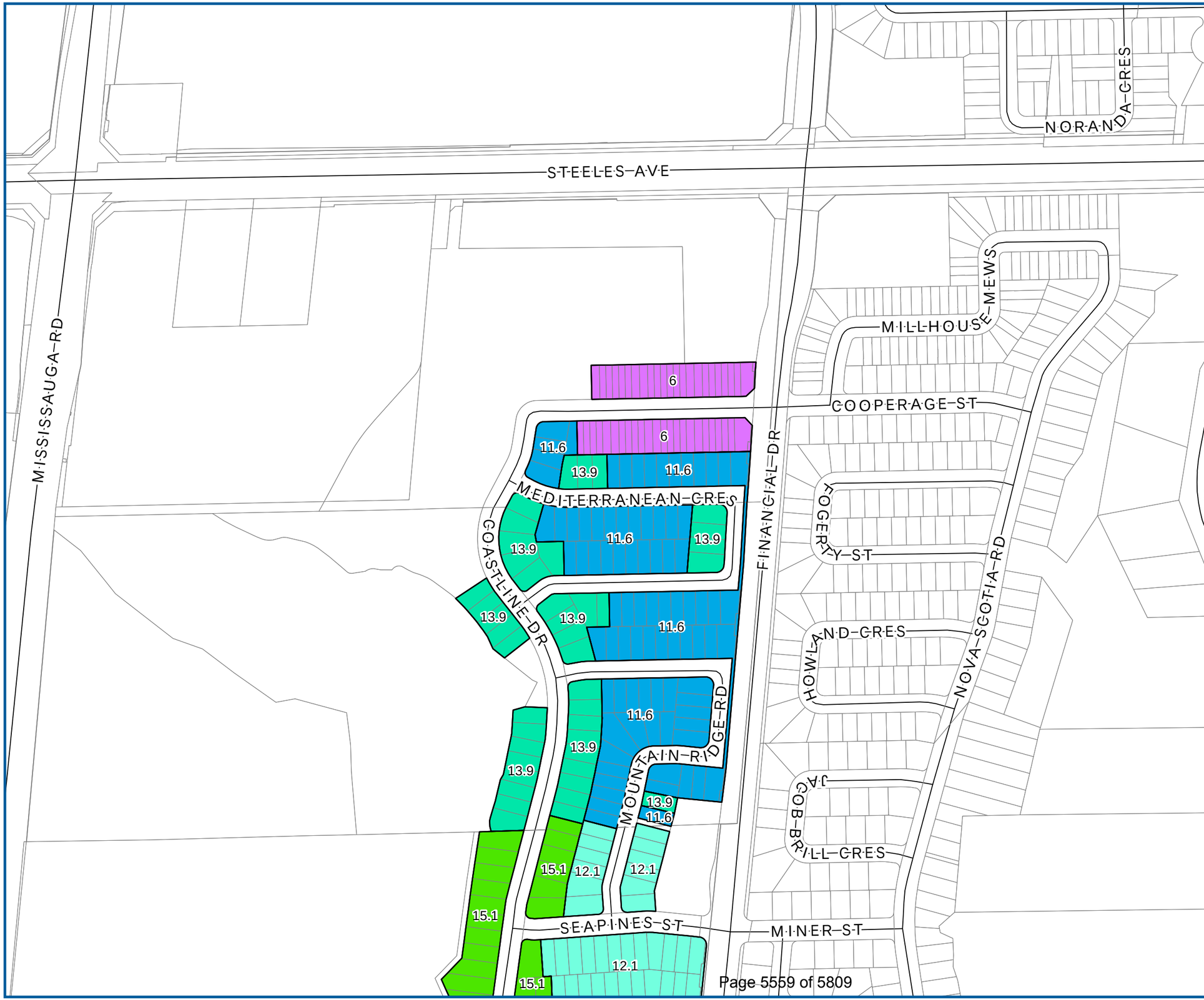
Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 10 - 10.9
- 11 - 11.9
- 13 - 13.9
- 14 - 14.9
- 15 - 15.9
- 21 - 21.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

City of Brampton
Zoning By-law

Schedule D-130
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 15 - 15.9

0 40 80 120 160 200 Metres

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-131
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 15 - 15.9

0 40 80 120 160 200
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-132
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 10 - 10.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 14 - 14.9
- 15 - 15.9
- 18 - 18.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-133
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9
- 15 - 15.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton
Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-134
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 10 - 10.9
- 11 - 11.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-135
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 14 - 14.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-136
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 14 - 14.9
- 15 - 15.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-137
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 15 - 15.9

0 40 80 120 160 200 Metres

January 2026

wsp

HERITAGE RD

EMBLETON RD

ROLLINRY ST

RIVERMONT RD

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-138
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9
- 15 - 15.9
- 16 - 16.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-139
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-140
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 6 - 6.9
- 7 - 7.9
- 10 - 10.9
- 11 - 11.9
- 12 - 12.9
- 13 - 13.9

0 40 80 120 160 200 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule D-141
Lot Width Requirements

Legend

Minimum Lot Width (m)

- 11 - 11.9
- 12 - 12.9
- 13 - 13.9
- 15 - 15.9

0 40 80 120 160 200 Metres

January 2026

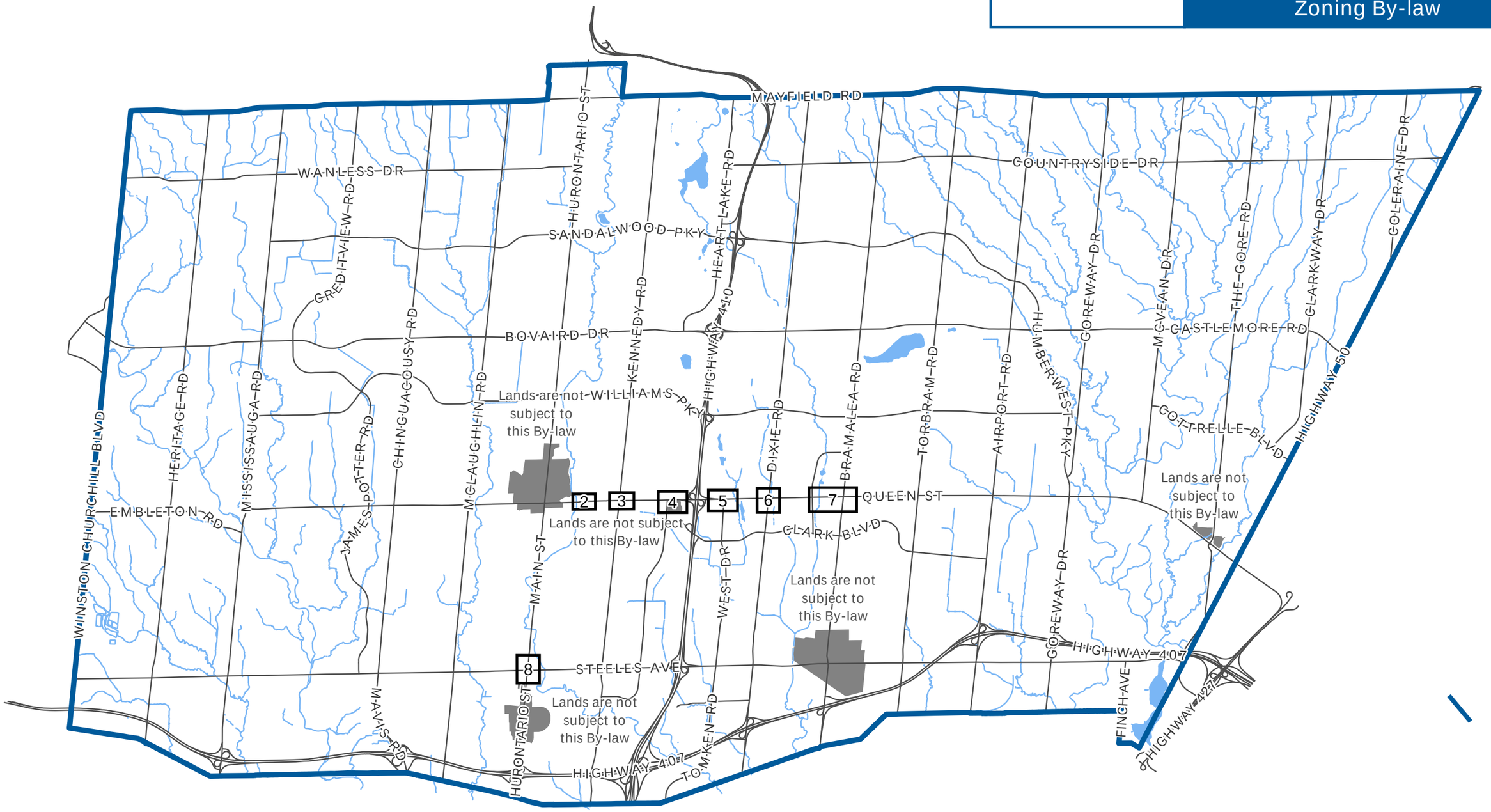
Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

To navigate to a map page, enter the index number in the page number interface of your PDF program.

Index
Schedule E-1

BRAMPTON

City of Brampton
Zoning By-law



0 1 2 3 4 5 Kilometres

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

January 2026

BRAMPTON

City of Brampton
Zoning By-law

Schedule E-2
Active Frontage Requirements

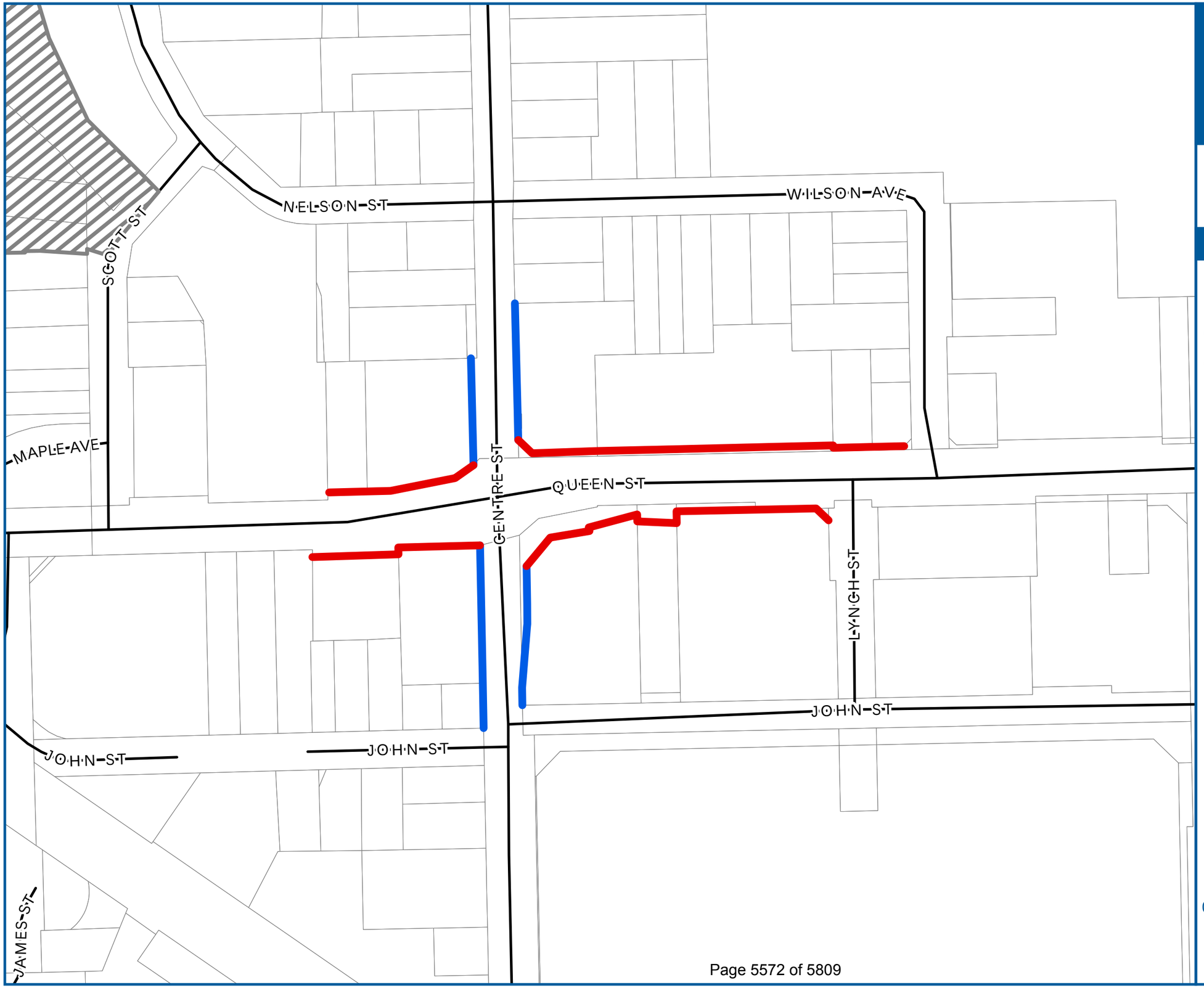
Legend

Lands are not subject to this By-law

Active Frontage (% of Frontage)

50%

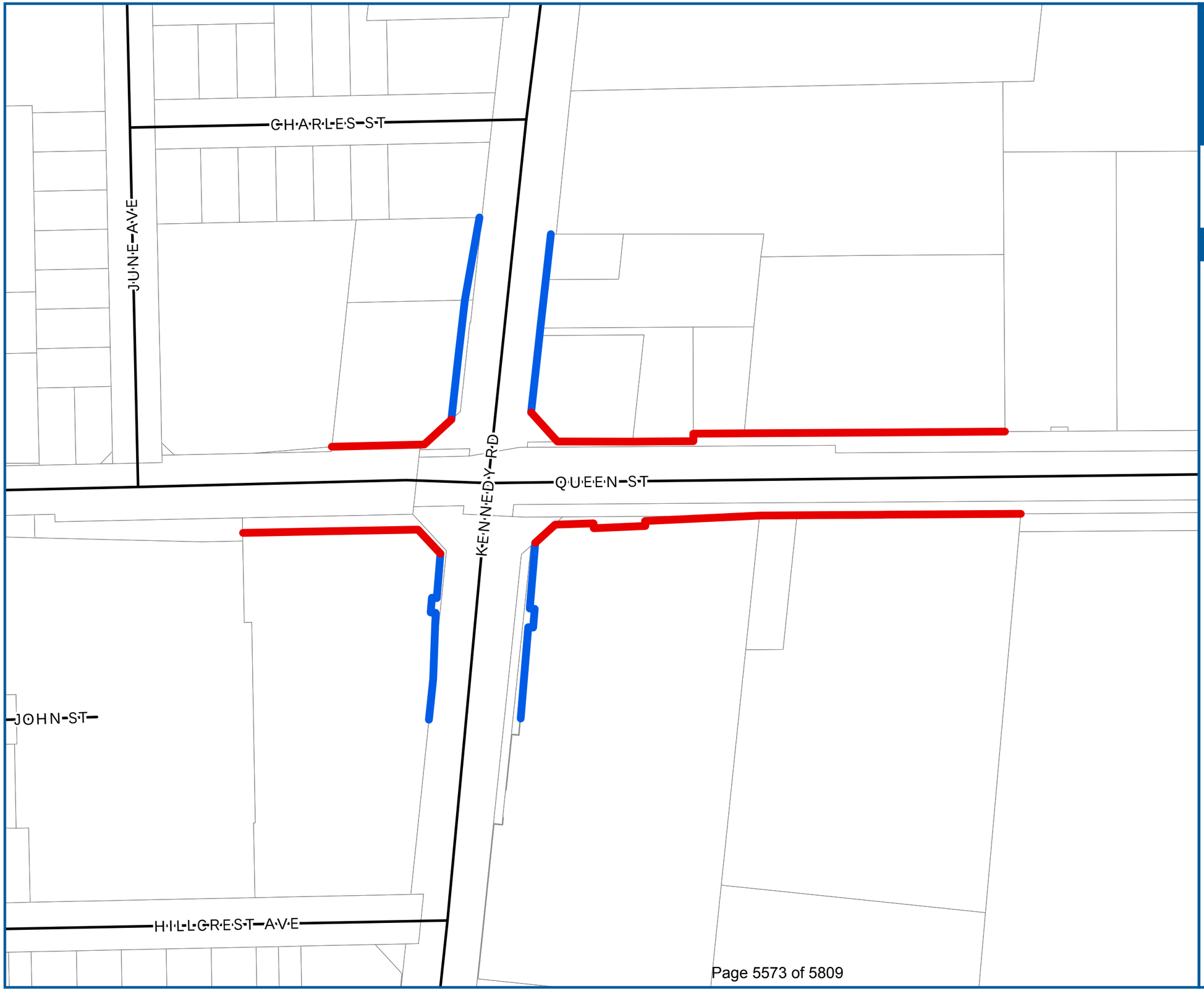
70%



0 20 40 60 80 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

City of Brampton
Zoning By-law

Schedule E-3
Active Frontage Requirements

Legend

Lands are not subject to this By-law

Active Frontage (% of Frontage)

50%

70%

0 20 40 60 80 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule E-4
Active Frontage Requirements

Legend

Lands are not subject to this By-law

Active Frontage (% of Frontage)

50%

70%

0 25 50 75 100 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

LONGBOURNE CRES

LAMBETH ST

LAURELCREST ST

HIGHWAY 410 RAMP

QUEEN ST

WEST DR

BRAMPTON

City of Brampton
Zoning By-law

Schedule E-5
Active Frontage Requirements

Legend

Lands are not subject to this By-law

Active Frontage (% of Frontage)

50%

70%

0 25 50 75 100 Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule E-6
Active Frontage Requirements

Legend

Lands are not subject to this By-law

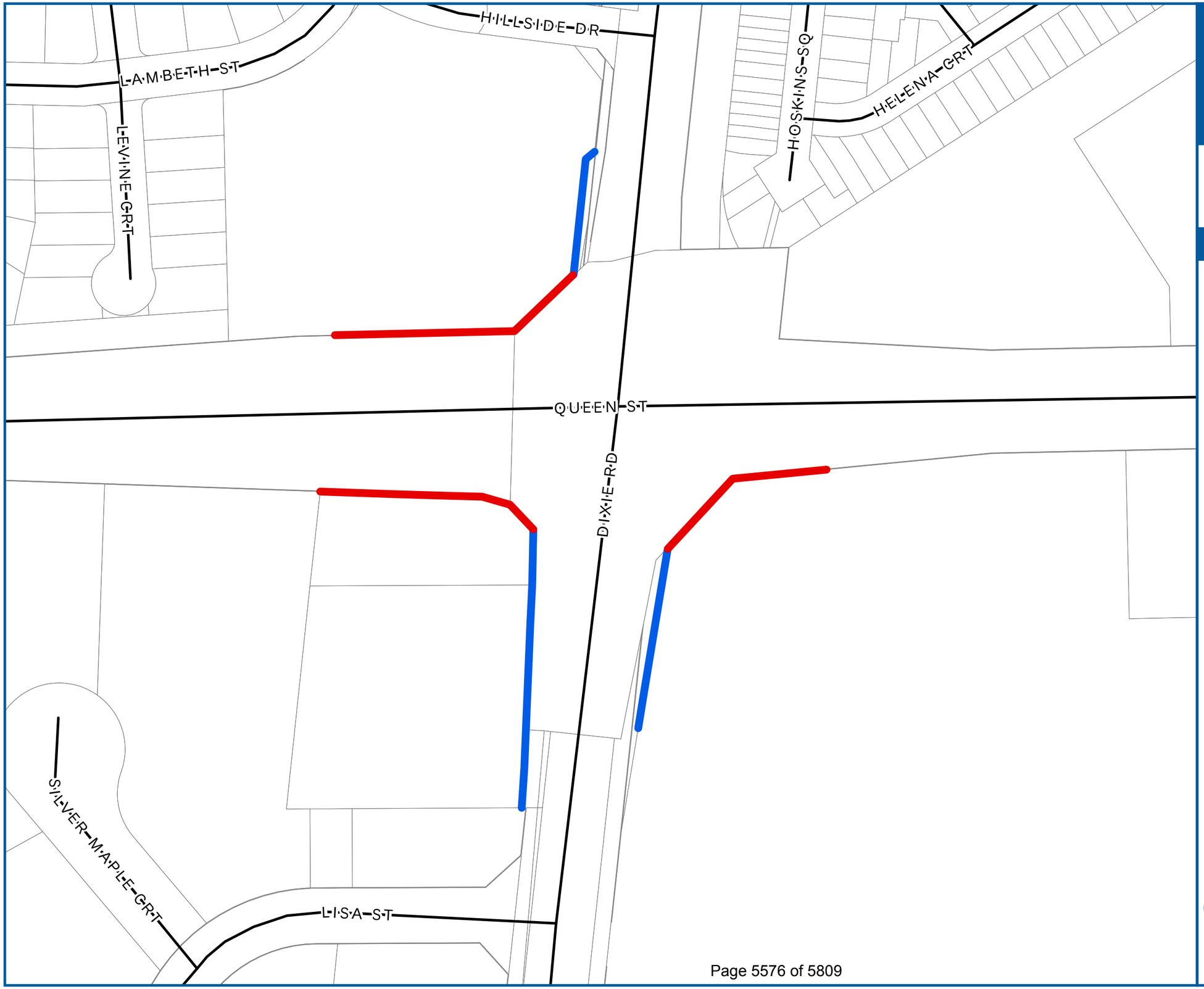
Active Frontage (% of Frontage)

50%

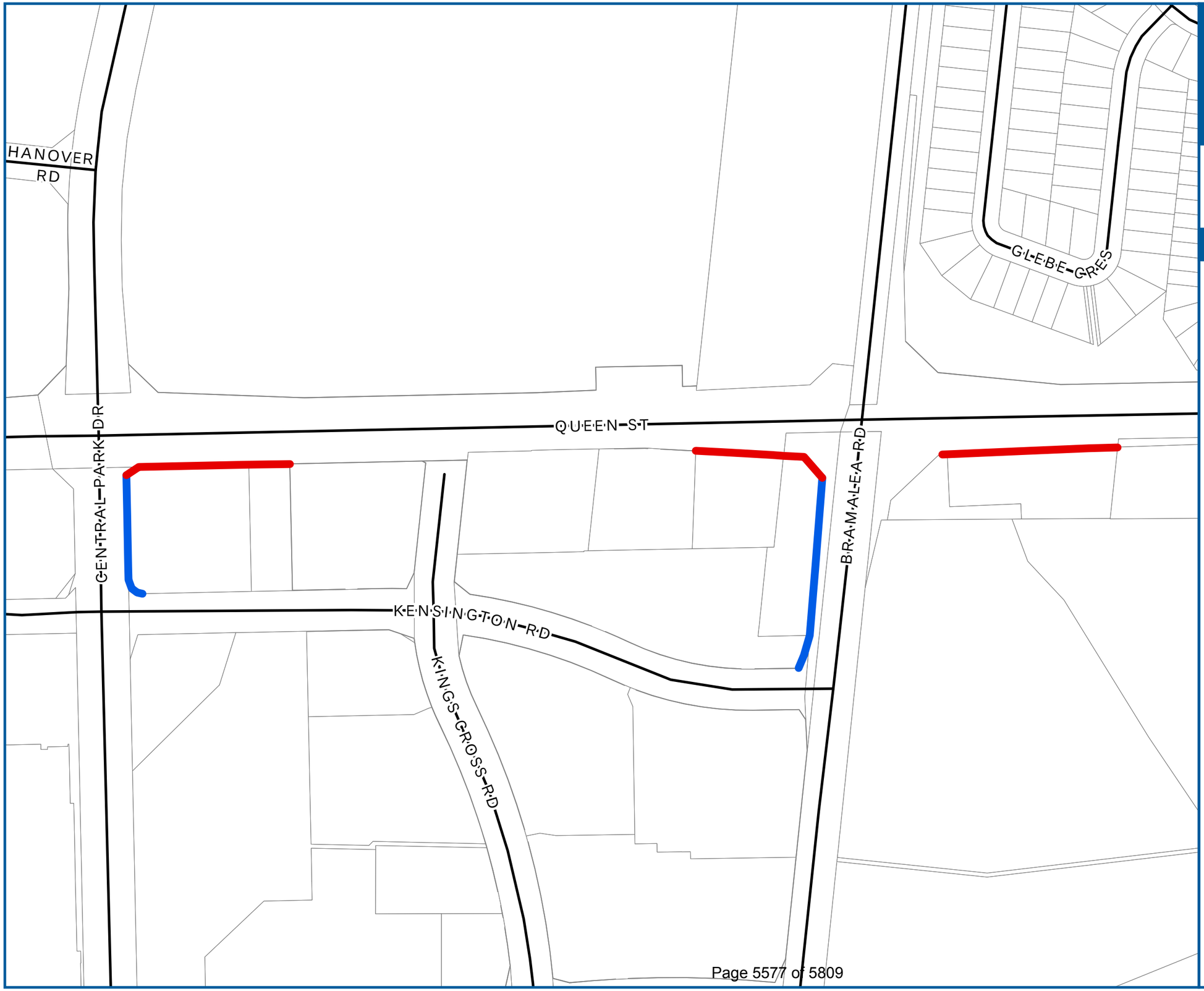
70%

0 25 50 75 100
Metres

January 2026



Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N



BRAMPTON

City of Brampton
Zoning By-law

Schedule E-7
Active Frontage Requirements

Legend

Lands are not subject to this By-law

Active Frontage (% of Frontage)

50%

70%

0 30 60 90 120
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule E-8
Active Frontage Requirements

Legend

Lands are not subject to this By-law

Active Frontage (% of Frontage)

50%

70%

B·A·R·T·L·E·Y B·U·L·L P·K·Y

M·A·I·N S·T

S·T·E·E·L·E·S A·V·E

H·U·R·O·N·T·A·R·I·O S·T

L·A·N·G·A·S·H·I·R·E L·A·N·E

0 25 50 75 100
Metres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

Schedule F
Protected Major Transit Station Area Boundaries and Requirements

BRAMPTON
City of Brampton
Zoning By-law

Mount Pleasant GO PMTSA
Brampton GO PMTSA
Kennedy PMTSA
Rutherford PMTSA
Centre St. PMTSA
Gateway Terminal PMTSA
Laurelcrest PMTSA
Dixie PMTSA
Bramalea PMTSA
Central Park (Bramalea Terminal) PMTSA
Steeles at Mississauga PMTSA
The Gore PMTSA
Bramalea GO PMTSA
Ray Lawson PMTSA

MAYFIELD RD
WANLESS DR
GREDITVIEW RD
HURONTARIO ST
SANDALWOOD PKY
HEARTLAKE RD
COUNTRYSIDE DR
GOLEARAINE DR
BOVAIRD DR
KENNEDY RD
HIGHWAY 410
GOREWAY DR
GASTLEMORE RD
MGVEAN DR
THEGORE RD
GLARKWAY DR
GOTTRELLE BLVD
HIGHWAY 50
GHINGUACOUSY RD
MGLAUGHLIN RD
WILLIAMS PKY
HERITAGE RD
MISSISSAUGA RD
TORBRAM RD
AIRPORT RD
BRAMALEA RD
DIXIE RD
QUEEN ST
EMBLETON RD
JAMESPOTTER RD
WINSTON CHURCHILL BLVD
STEELES AVE
HIGHWAY 407
MAVIS RD
TOMKEN RD
GORE RD
FINCH AVE
HIGHWAY 427

0 1 2 3 4 5 Kilometres

Legend
- Lands are not subject to this By-law
- Protected Major Transit Station Area (PMTSA)

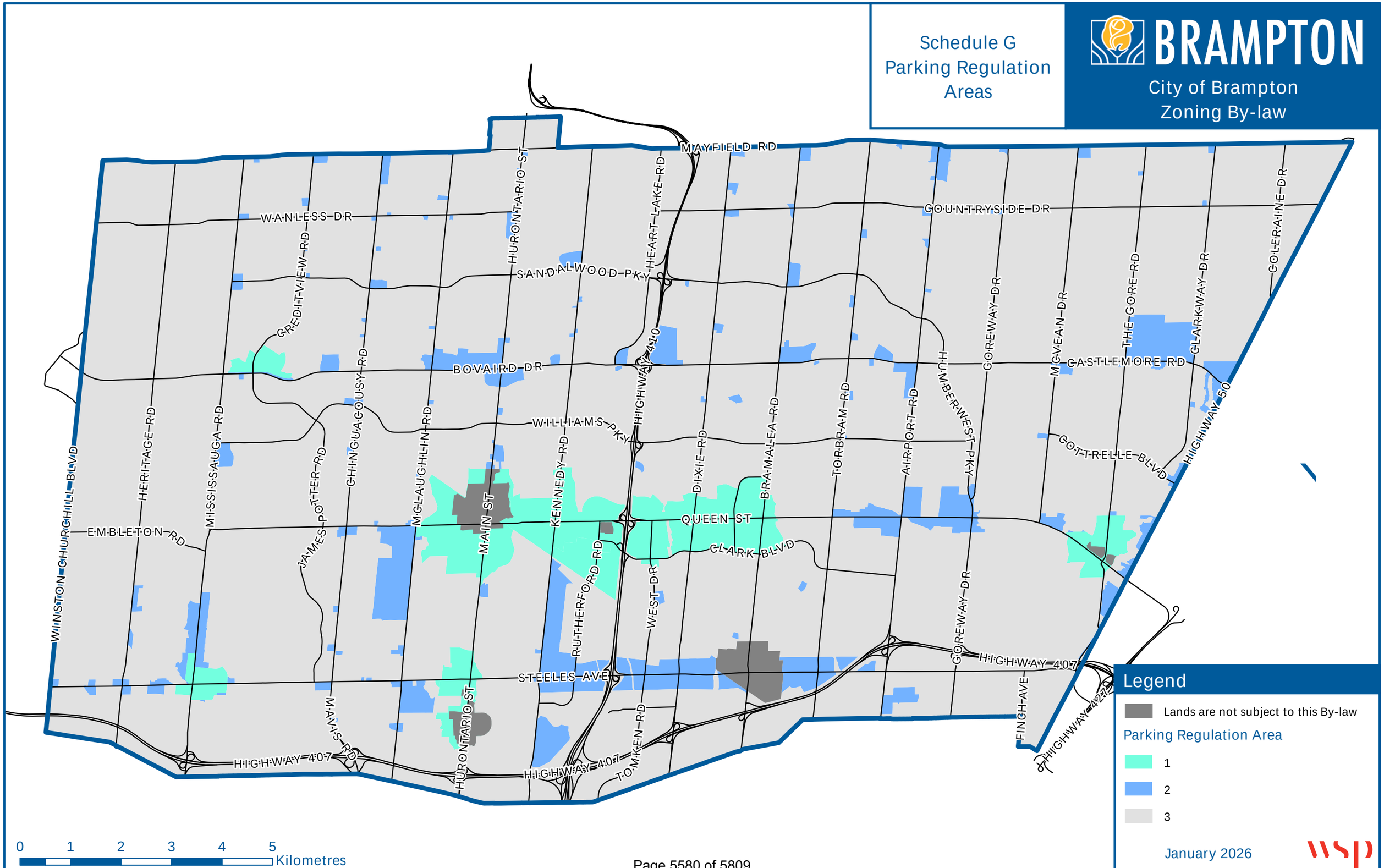
January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

Schedule G
Parking Regulation
Areas

BRAMPTON
City of Brampton
Zoning By-law



Legend

Lands are not subject to this By-law

Parking Regulation Area

1

2

3

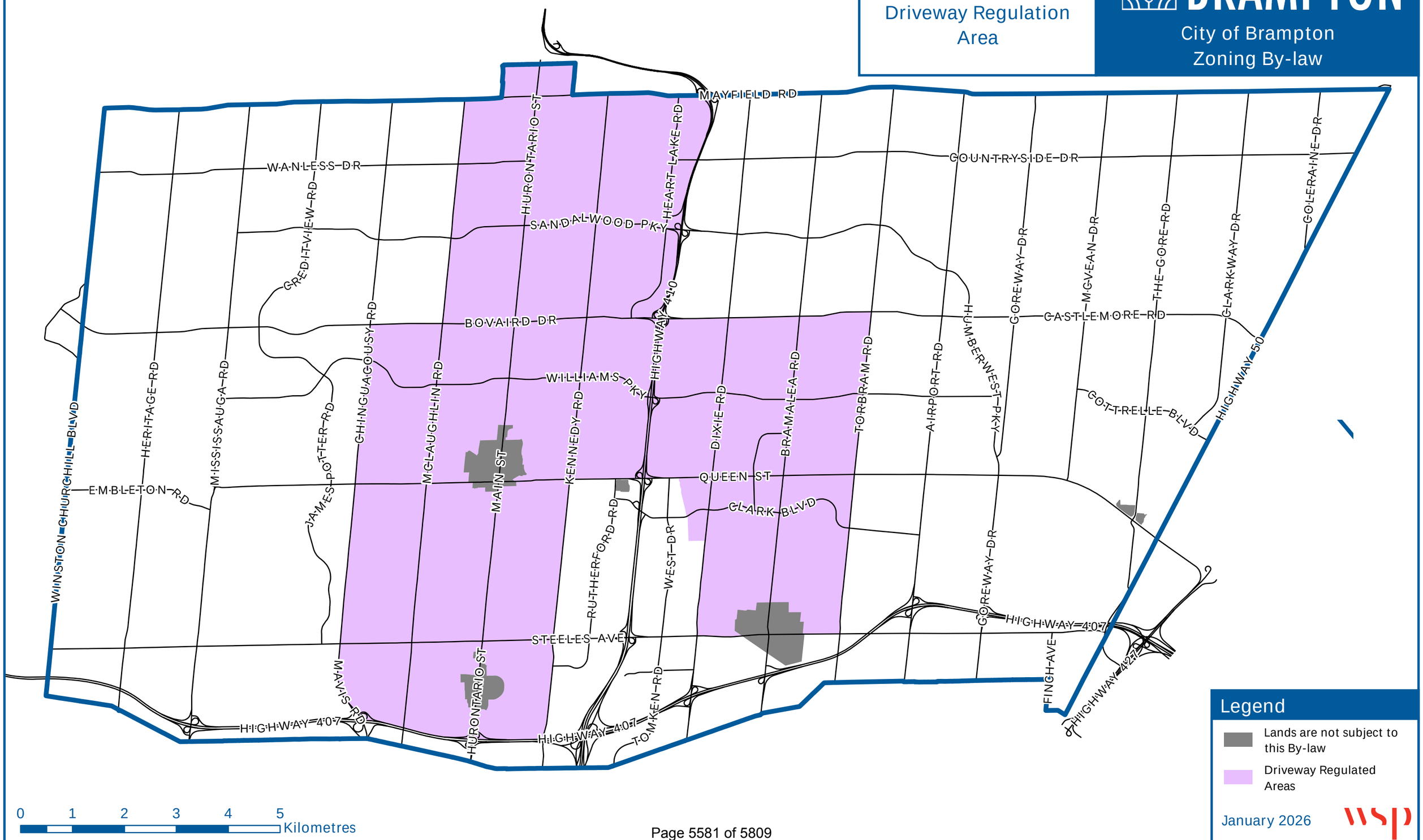
January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

Schedule H
Driveway Regulation Area

BRAMPTON
City of Brampton
Zoning By-law



Legend

- Lands are not subject to this By-law
- Driveway Regulated Areas

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule I
Lester B. Pearson International Airport Operating Area Overlay

Legend

- City of Brampton Boundary
- Lands are not subject to this By-law
- Lester B. Pearson International Airport Operating Area

0 0.5 1 1.5 2
Kilometres

January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

BRAMPTON

City of Brampton
Zoning By-law

Schedule J
Downtown Floodplain Overlay

Legend

Lands are not subject to this By-law

Downtown Floodplain Regulated Area

- 1
- 2
- 3
- 4

RAILROAD ST
CHURCH ST
PARK ST
MILL ST
NELSON ST
ELIZABETH ST
GEORGE ST
DIPLOCK LANE
THEATRE LANE
UNION ST
SCOTT ST
NELSON ST
WILSON AVE
MAPLE AVE
QUEEN ST
JOHN ST
JOHN ST
JOHN ST
BYNG AVE
MAIN ST
WELLINGTON ST
CHAPEL ST
PEEL AVE
MARY ST
ARMSTRONG ST
MILL ST
ELIZABETH ST
CRAIG ST
FRASER AVE
WEST ST
GENTRE ST
HASLEMERE AVE
ARDGLEN DR

0 50 100 150 200 Metres

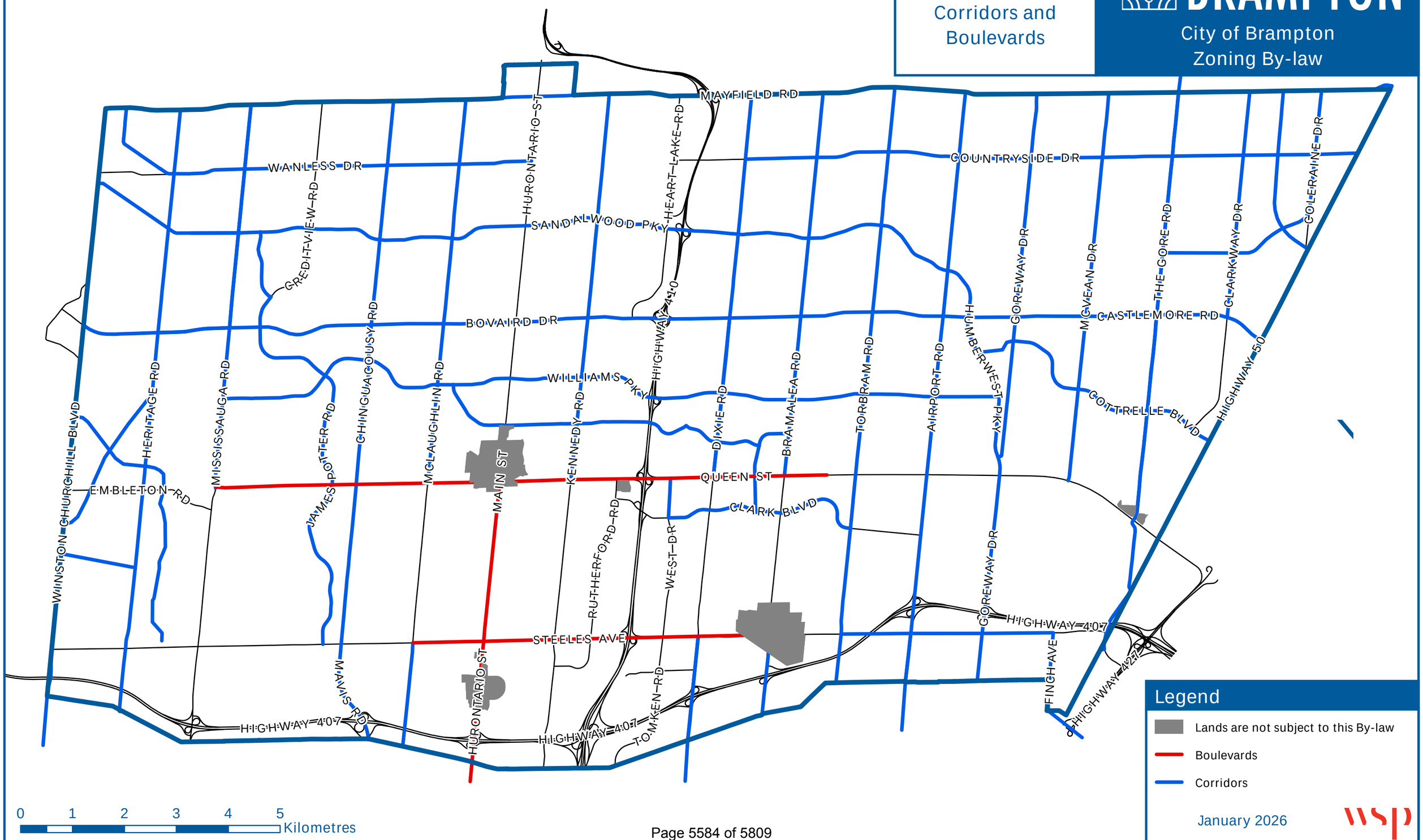
January 2026

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N

Schedule K
Corridors and
Boulevards

BRAMPTON

City of Brampton
Zoning By-law



Legend

- Lands are not subject to this By-law
- Boulevards
- Corridors

January 2026

wsp

Sources: City of Brampton Projection: NAD 1983 UTM Zone 17N