

12.2. Exception 2

12.2.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the R2 zone;
- .2 Rear Lane Townhouse Dwellings;

12.2.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;
- .3 Minimum Front Yard Depth: 3.0 metres;
- .4 Minimum Rear Yard Depth: 6.0 metres;
- .5 Maximum Building Height: 3 storeys;
- .6 Minimum Lot Width: 4.0 metres where a Lot abuts a daylighting triangle;
- .7 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .8 Maximum cumulative garage door width: 3.8 metres; Page 2 of 3
- .9 Notwithstanding any other provision of the By-law, the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;
- .10 Section 5.2.H.12 shall not apply;
- .11 Section 5.2.H.4 shall not apply;
- .12 Section 5.2.I.9 shall not apply;
- .13 Minimum outdoor amenity area: 8.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;
- .14 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
- .15 Where a corner lot abuts a daylight or visibility triangle larger than 12 metres by 12 metres: a. The Lot Line that abuts a daylight or visibility triangle shall be deemed to be the Front Lot Line; b. The

Lot Line that abuts a Lane shall be deemed to be the Rear Lot Line; c. Minimum Front Yard Depth: 1.2 metres; d. Minimum Lot Depth: 18.0 metres;

- .16 For the purposes of this Exception, Section 5.2.D.3 shall not apply for a Rear Lane Townhouse Dwelling;
- .17 For the purposes of this Exception, 5.2.Q.1 and 5.2.Q.2 shall apply for a Rear Lane Townhouse Dwelling;
- .18 For the purposes of this Exception, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

12.2.3 for the purposes of Exception 2:

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this By-law which are not in conflict with the requirements and restrictions set out in 12.2(2)

12.3 Exception 3

12.3.1 The lands shall only be used for the following purposes:

- .1 An office, including medical, dental and drugless practitioner
- .2 Only in conjunction with an office:
 - .a A personal service shop
 - .b A retail establishment, having no outside storage
 - .c A bank, trust, or finance company
 - .d A dining room restaurant
 - .e A take-out restaurant
 - .f A place of worship
 - .g Purposes accessory to the other permitted purposes

12.3.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 38 metres
- .2 Minimum Front Yard Depth: 4.5 metres
- .3 Maximum Front Yard Depth: 8.0 metres
- .4 Minimum Building Height: 3 storeys
- .5 Maximum Building Height: 6 storeys
- .6 Minimum Landscape Open Space
 - .a Front Yard: Except at approved driveway locations, a minimum 3 metre wide landscape strip shall be provided along the front lot line.
 - .b Other Yards: Except at approved driveway locations, a minimum 1.5 metre wide landscape strip shall be provided along the side and rear lot lines.
- .7 Minimum Lot Area: No requirement
- .8 Maximum Lot Coverage: No requirement
- .9 Maximum Floor Space Index: 0.8
- .10 Maximum Floor Space Index for an office: No requirement
- .11 Minimum parking space required:

- .a 1 space for each 23 square metres of gross commercial floor area for medical, dental or drugless practitioners office use
- .b 1 space for each 25 square metres of gross commercial floor area for office use other than medical, dental or drugless practitioners office
- .c 1 space for each 23 square metres of gross commercial floor area for a retail establishment
- .d Except as set out in Exception 3.2(11)(e) for all other uses, the requirements of Section 4.1 shall apply.
- .e Notwithstanding Exception 3.2(11)(d), no parking shall be required for floor area located below established grade used exclusively for storage, building maintenance, and/or employee amenity space.

.12 Maximum combined total GFA for uses permitted in Exception 3.1(2) shall not exceed 20% of the total GFA of the building.

.13 Floor areas below established grade shall only be used for purpose of storage, building maintenance, building management/security office, and employee amenity space.

.14 All garbage and refuse storage, including any container for the storage of recyclable materials, shall be enclosed within a garbage enclosure, except restaurant refuse which shall be located within a climate controlled area within the building.

12.4 Exception 4

12.4.1 The lands shall only be used for the following purposes:

- .1 shall be used for the purposes permitted in the GE zone.
- .2 Shall also allow a business office, excluding offices for medical, dental or drugless practitioners, administrative offices of school boards and governments, and offices of accredited or licensed professionals, such as accountants, architects, engineers, financial advisors, insurance agents/brokers, landscape architects, real estate agents/brokers/appraisers and urban planners.

12.4.2 The following uses are prohibited:

- .1 motor vehicle repair shop or motor vehicle body shop;
- .2 parking lots as a principal use;
- .3 a freight classification yard;
- .4 obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such as the storage, repair and rental equipment, and a transport terminal; and,
- .5 a junk yard, salvage yard, wrecking yard, quarry or pit.

12.4.3 The lands shall be subject to the following requirements and restrictions:

- .1 a minimum front yard setback of 3 metres from the property line and a maximum separation of 20 metres between the centre line of the road and building edge;
- .2 a maximum of 50% of the front yard may be used for parking; and,
- .3 100% of the total gross floor area may be used for a warehouse use provided that the number of loading doors is limited to fourteen.

12.5 Exception 5

12.5.1 The lands shall only be used for the following purposes:

- .1 for the purposes permitted in the GE zone.

12.5.2. The following uses shall be prohibited:

- .1 warehousing as a primary use;
- .2 parking lots as a principal use;
- .3 a freight classification yard;
- .4 obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such as the storage, repair and rental equipment, and a transport terminal; and,
- .5 a junk yard, salvage yard, wrecking yard, quarry or pit.

12.5.3 The lands shall be subject to the following requirements and restrictions:

- .1 a minimum front yard setback of 3 metres from the property line and a maximum separation of 20 metres between the centre line of the road and building edge; and,
- .2 a maximum of 50% of the front yard may be used for parking;

12.6 Exception 6

12.6.1 The lands shall only be used for the following purposes:

- .1 a retail establishment, including a home furnishing establishment, having no outside storage;
- .2 an auction hall;
- .3 a fruit and vegetable store;
- .4 a standard restaurant;
- .5 a dining room restaurant;
- .6 an office excluding a real estate office and office for a physician, dentist or drugless practitioner, and
- .7 purposes accessory to the other permitted purposes

12.6.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 10 metres
- .2 Minimum Interior Side Yard Width: 7.5 metres
- .3 Minimum Lot Width: 74 metres
- .4 Maximum Gross Floor Area: 2165 square metres
- .5 Maximum Gross Floor Area for restaurant purposes shall not exceed 123 square metres
- .6 Maximum Building Height: 2 storeys
- .7 the second storey shall only be used for the purposes permitted by Exception 6.1(6)
- .8 Minimum Landscaped Open Space:
 - .a east side yard: 0.9 metres
 - .b west side yard: 1.5 metres
 - .c a minimum 3.0 metre wide landscaped strip along the rear lot line
- .9 all garbage and refuse containers shall be enclosed within the building
- .10 garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building
- .11 a 1.83 metre high solid screen wall shall be provided along both side yard lot lines and the rear lot line.

12.8 Exception 8

12.8.1 The lands shall only be used for the following purposes:

- .1 Self Storage Facility,
- .2 Purposes accessory to the other permitted uses.

12.8.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.6 ha;
- .2 Minimum Setback to the lot line abutting Vodden Street East: 6.0 metres;
- .3 Maximum Setback to the lot line abutting Vodden Street East: 20.0 metres;
- .4 Minimum Setback to the Easterly side lot line: 2.5 metres;
- .5 Minimum Setback to the Westerly side lot line: 11.0 metres;
- .6 Maximum Building Height: 20.0 metres (excluding rooftop structures used to house stairways and/or rooftop mechanical equipment);
- .7 Maximum Gross Floor Area: 12,900 square metres;
- .8 Minimum Landscaped Open Space: 13.0% of the lot area, including a minimum 5.0 metre wide landscaped open space strip along the lot line abutting Vodden Street East;
- .9 Parking and Loading Requirements:
 - .a Minimum Required Parking: 21 spaces;
 - .b Minimum Required Loading: 1 space;
- .10 For the purposes of GC-Exception 8, a required loading space may be provided internal to a building, with a minimum vertical clearance of 3.5 metres;
- .11 Hydro transformers and other utilities shall be exempt from the setback requirements of GC-Exception 8.2(2), (3), and (4) and may be located within required landscaped open space.

12.8.3 for the purposes of Exception 8:

- .1 “Self Storage Facility” is defined as a building or part thereof in which individual units or defined spaces are rented, leased, or sold to the general public for the purposes of providing indoor storage spaces for temporary or permanent use.”

12.9 Exception 9

12.9.1 The lands shall only be used for the following purposes:

- .1 A street townhouse dwelling;
- .2 Purposes accessory to other permitted purposes.

12.9.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 105 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres
 - .b Corner Lot: 5.5 metres
- .3 Minimum Front Yard Depth:
 - .a 2.4 metres provided that the centre of the front wall of any dwelling units shall not be closer than 3 metres from the front lot line;
 - .b 6 metres to the front of any garage door opening;
- .4 Minimum Interior Side Yard: 1.2 metres, except that 0.0m is required when the side lot line coincides with a common wall between two dwelling units;
- .5 Maximum Building Height: 13 metres;
- .6 Minimum Landscaped Open Space: Each dwelling unit shall have a minimum of 19 square metres of landscaped open space in its rear yard;
- .7 Minimum Exterior Side Yard: 1.2 metres; 0.6 metres from a parking area and public walkway;
- .8 Minimum Rear Yard: 3.5 metres;
- .9 Minimum Distance Between Buildings: 2.4 metres;
- .10 Minimum Private Condominium Laneway Aisle Width: 6.0 metres including an aisle providing access to parking spaces;
- .11 Minimum Visitor Parking Spaces: 0.23 spaces per unit, which may be provided on lands in Exception 2079;
- .12 Minimum Residential Parking Spaces: 2 spaces per unit;
- .13 Minimum Rooftop Amenity Area: 20 square metres for each unit.

12.10 Exception 10

12.10.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a R1 zone.

12.10.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .4 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .5 The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- .6 Temporary sales offices shall be permitted until December 31, 2025;
- .7 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .8 A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- .9 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- .10 Maximum Building Height 11.6 metres.

12.10.3 for the purposes of Exception 10:

- .1 The Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - .a In the case of a flat roof, the highest point of the roof surface,
 - .b In the case of a mansard roof, the deck line, or
 - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.11 Exception 11

12.11.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a R1 zone.

12.11.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .4 On lots equal to or greater than 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .5 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .6 The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- .7 Minimum Rear Yard Depth: 6.0m
- .8 Temporary sales offices shall be permitted until December 31, 2025;
- .9 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .10 A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- .11 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- .12 Maximum Building Height: 11.6 metres

12.11.3 for the purposes of Exception 11:

- .1 the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - .a In the case of a flat roof, the highest point of the roof surface,

- .b In the case of a mansard roof, the deck line, or in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.12 Exception 12

12.12.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted by the PE Zone category.

12.12.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 22 metres
- .2 Minimum Number of Parking Spaces: 130

12.13 Exception 13

12.13.1 The lands shall only be used for the following purposes:

- .1 Townhouse Dwelling;
- .2 Back to Back Townhouse Dwelling;
- .3 Rear Lane Townhouse Dwelling

12.13.2 The lands shall be subject to the following requirements and restrictions:

- .1 Section 5.2.Q.1 of the Zoning By-law shall not apply.
- .2 Townhouse Dwelling shall be subject to the following requirements and restrictions:
 - .a A Minimum Lot Area:
 - .i Interior Lot – 135.0 square metres;
 - .ii Corner Lot – 210.0 square metres;
 - .iii End Lot – 165.0 square metres;
 - .b Minimum Lot Width:
 - .i Interior Lot – 5.5 metres;
 - .ii Corner Lot – 7.0 metres;
 - .iii End Lot – 6.7 metres;
 - .c Minimum Lot Depth: 25.0 metres
 - .d Minimum Front Yard Depth:
 - .i 3.0 metres;
 - .ii 5.5 metres to garage door facing the front lot line;
 - .e Minimum Exterior Side Yard Width:
 - .i 1.2 metres;
 - .ii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .f Minimum Rear Yard Depth:
 - .i 5.0 metres for an interior lot;
 - .ii 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;

- .iii 3.5 metres to a deck off the main floor;
- .iv 4.5 metres for open roofed porches and/or uncovered terraces on second floor;
- .v 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;

.g Minimum Interior Side Yard Width:

- .i 1.2 metres; for a total separation of a minimum of 2.4 metres between townhouse blocks;
- .ii 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.h Maximum Building Height: 12.0 metres

.i Minimum Dwelling Unit Width: 5.0 metres

.j Minimum Landscape Open Space: No requirement

.k The following provisions shall apply to garages:

- .i the maximum cumulative garage door width shall be 3.0 metres;
- .ii the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

.3 For the purposes of this by-law a Back to Back Townhouse Dwelling shall be subject to the following requirements and restrictions:

.a Minimum Lot Area:

- .i Interior Lot – 72 square metres;
- .ii Corner Lot – 108 square metres;
- .iii End Lot – 95 square metres;

.b Minimum Lot Width:

- .i Interior Lot – 6.0 metres;
- .ii Corner Lot – 9.0 metres;
- .iii End Lot – 7.2 metres;

.c Minimum Front Yard Depth:

- .i 3.0 metres;
- .ii 5.5 metres to a garage door facing the front lot line;

.d Minimum Exterior Side Yard Width:

- .i 1.2 metres to a public road;

- .ii 1.2 metres where a side yard abuts a common amenity area;
- .e Minimum Rear Yard Depth: 0.0 metres
- .f Minimum Interior Side Yard Width:
 - .i 1.2 metres;
 - .ii 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings;
- .g Maximum Building Height: 12.0 metres, except that a mechanical penthouse, access to a roof terrace and parapet may project beyond the permitted building height by a maximum of 3.5 metres;
- .h For Back to Back Townhouses, a maximum of 16 Dwelling Units may be attached in a contiguous structure, provided the structure is only 8 units wide and 2 units deep;
- .i Minimum Amenity Area:
 - .i 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level;
- .j Minimum Landscape Open Space: No requirement
- .k Air conditioning units may be located on a balcony or uncovered terrace.
- .l The following provisions shall apply to garages:
 - .i the maximum cumulative garage door width shall be 3.0 metres;
 - .ii the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

.4 For the purposes of this by-law a Rear Lane Townhouse Dwelling shall be subject to the following requirements and restrictions:

- .a For the purpose of this by-law, the front lot line for a Rear Lane Townhouse shall be deemed to be Queen Street West.
- .b Minimum Lot Area:
 - .i Interior Lot – 84 square metres;
 - .ii Corner Lot – 120 square metres;
 - .iii End Lot – 90 square metres;
- .c Minimum Lot Width:
 - .i Interior Lot – 5.5 metres;
 - .ii Corner Lot – 8.0 metres;
 - .iii End Lot – 6.2 metres;

- .d Minimum Front Yard Depth:
 - .i 1.40 metres;
 - .ii the main wall of a dwelling may encroach into the front yard within 1.0 metre of a daylight rounding/triangle;
- .e Minimum Exterior Side Yard Width:
 - .i 1.2 metres;
 - .ii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding/triangle
- .f Minimum Rear Yard Depth:
 - .i 1.0 metres;
 - .ii 5.5 metres to garage door facing the rear lot line;
 - .iii the main wall of a dwelling may encroach into the rear yard to within 1.0 metre of a daylight rounding/triangle;
- .g Minimum Interior Side Yard Width:
 - .i 1.2 metres; for a total separation of a minimum of 2.4 metres between townhouse blocks;
 - .ii 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
 - .iii 0.0 metres when abutting side lot line coincides with a common wall between two garages;
- .h Maximum Building Height: 12.0 metres
- .i Minimum Dwelling Unit Width: 5.5 metres
- .j Minimum Amenity Area:
 - .i 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level;
- .k Minimum Landscape Open Space: No requirement.
- .l The following shall apply to garages:
 - .i the maximum cumulative garage door width shall be 3.0 metres;
 - .ii the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .m Air conditioning units may be located on a balcony or uncovered terrace or rear yard.

- .n Maximum fence height permitted within the front yard: 1.2 metres.

12.13.3 for the purposes of Exception 13:

- .1 Notwithstanding any other provision of the by-law, the following encroachments shall be permitted:
 - .a a porch and/or balcony with or without a foundation or cold cellar may encroach 1.4 metres into the minimum front yard;
 - .b a bay window, bow window or box window with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;
 - .c a bay window, bow window or box window with or without a foundation or cold cellar may encroach a maximum of 0.7 metres into a 1.2 metre interior side yard;
- .2 Notwithstanding any other provision of the by-law, the following shall apply:
 - .a the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
 - .c a bay, bow or box window with a maximum depth of 0.6metres is not required to include side windows;
 - .d a bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres shall include side windows;
- .3 Shall also be subject to the requirements and restrictions to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 13

12.14 Exception 14

12.14.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a R1 zone.

12.14.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .4 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .5 Minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- .6 Minimum Rear Yard Depth: 6.0m
- .7 Temporary sales offices shall be permitted until December 31, 2025;
- .8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- .11 Maximum Building Height: 11.6 metres

12.14.3 for the purposes of Exception 14:

- .1 Building Height shall be defined as the vertical distance measured from the average finish grade level at the front elevation to:
 - .a In the case of a flat roof, the highest point of the roof surface,
 - .b In the case of a mansard roof, the deck line, or

- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.15 Exception 15

12.15.1 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this by-law, Kennedy Road South shall be deemed to be the front lot line.
- .2 Minimum Lot Area:
 - .a Interior Lot - 119.5 square metres;
 - .b Corner Lot – 138.50 square metres.
- .3 Minimum Lot Width:
 - .a Interior Lot – 5.4 metres;
 - .b Corner Lot – 6.6 metres.
- .4 Minimum Lot Depth: 21.75 metres, except in the case of a corner lot with Street rounding where a minimum of 21.0 metres shall be permitted.
- .5 Minimum Front Yard Depth:
 - .a 3.8 metres to the front wall of the dwelling;
 - .b 2.5 metres to the porch or balcony with or without foundation or cold cellar including eaves or cornices;
 - .c 1.2 metres to a rounding
- .6 Minimum Exterior Side Yard Width:
 - .a 1.2 metres.
- .7 Minimum Rear Yard Depth:
 - .a 5.5 metres;
 - .b 3.0 metres to a balcony or terrace on or above the second storey;
 - .c 6.0 metres to the front of a garage door;
 - .d 1.2 metres to a daylight rounding.
- .8 Minimum Interior Side Yard Width:
 - .a 1.2 metres;
 - .b 0.0 metres when abutting side lot line coinciding with a common wall between two (2) townhouse dwellings.
- .9 Maximum Building Height: 13.5 metres.

- .10 Landscape Open Space: Other than approved driveway locations, the areas of the front and side yards of a dwelling shall only be used as Landscaped Open Space.
- .11 Minimum and Maximum Driveway Width: Notwithstanding any other provision of the Zoning By-law, the following shall apply:
 - .a The minimum driveway width shall be 2.75 metres and the maximum driveway width shall be 3.5 metres.
- .12 Maximum Lot Coverage: No requirement.
- .13 Visitor Parking Required: 9 spaces.
- .14 For the purposes of this by-law, a private road shall mean a road established as a common element and shall be considered a public street for zoning purposes.
- .15 For the purposes of this by-law, the rear and flankage lot lines shall be measured from the outside edge of the curb of the private road or where applicable the edge of the sidewalk along a private road.
- .16 Air conditioning units shall be permitted to be on the ground level, balcony or uncovered terrace in the front yard or rear yard.
- .17 Notwithstanding any other provision of the Zoning By-law front to rear yard access shall be permitted via habitable rooms and with more than two steps grade difference.
- .18 Section 4.2.B.1 of the Zoning By-law shall not apply.
- .19 An Outdoor Amenity Area shall be permitted on a balcony or terrace within the rear yard.
- .20 Notwithstanding any other provision of the Zoning By-law, a fence shall be permitted in the front yard having a maximum height of 1.2 metres.
- .21 Accessory buildings, structures, swimming pools and recreational facilities shall not be permitted.

12.15.2 for the purposes of Exception 15:

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and the general provisions of the Zoning By-law, which are not in conflict with those set out in this by-law.

12.16 Exception 16

12.16.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an R1 zone.

12.16.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 185 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 7.5 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
- .5 Minimum Rear Yard Depth:
 - .a 5.0 metres for an interior lot;
 - .b 3.5 metres to a deck off the main floor;
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres;
 - .b 0.0 metres when abutting side lot line coincides with a common wall between two Dwelling Units;
 - .c 0.0 metres when abutting side lot line coincides with a common wall between two garages;
- .7 Maximum Building Height: 12.0 metres
- .8 The following provisions shall apply to garages:
 - .a the maximum cumulative garage door width shall be 3.7 metres;
 - .b the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- .2 Notwithstanding any other provision of the By-law, the following shall be permitted:
 - .a a porch and/or balcony with or without a foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

- .b a bay window, bow window or box window with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;
- .c a bay window bow window or box window with or without a foundation or cold cellar may encroach a maximum of 0.7 metres into the interior side yard

.9 Notwithstanding any other provision of the By-law, the following shall apply:

- .a the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b a bay, bow or box window with a maximum depth of 0.6m is not required to include side windows;
- .c a bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres shall include side windows;

12.16.3 for the purposes of Exception 16:

.1 Shall be subject to the requirements and restrictions related to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 16.

12.17 Exception 17

12.17.1 The lands shall only be used for the following purposes:

- .1 A townhouse dwelling having a frontage on a private road;
- .2 A single detached dwelling having a frontage on a private road; and
- .3 Purposes accessory to the permitted uses.

12.17.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot - 129.0 square metres;
 - .b Corner Lot – 159.0 square metres;
 - .c A lot containing a single detached dwelling - 300 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot - 5.4 metres;
 - .b Corner Lot - 6.6 metres;
 - .c A lot containing a single detached dwelling – 14.0 metres
- .3 Minimum Lot Depth: 20.75 metres.
- .4 Minimum Front Yard Depth;
 - .a 4.5 metres to the front wall of a dwelling;
 - .b 4.0 metres to the porch or balcony with or without foundation or cold cellar including eave or cornices;
 - .c 6.0 metres to the front of a garage door.
- .5 Minimum Exterior Side Yard Width:
 - .a 1.2 metres.
- .6 Minimum Rear Yard Depth:
 - .a 6.0 metres, except in the case of an end unit with a side yard abutting Kennedy Road South where a minimum of 5.9 metres shall be required;
 - .b 3.5 metres to a balcony or terrace at or above the second storey.
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres;

- .b 0.0 metres when abutting side lot line coinciding with a common wall between two (2) townhouse dwellings.
- .8 Notwithstanding clause 17.2(5) and 17.2(7) of this Exception, any side yard abutting Kennedy Road South shall provide a minimum width of 2.1 metres.
- .9 Maximum Building Height: 13.5 metres
- .10 Landscape Open Space: Other than approved driveway locations, the areas of the front and side yards of a dwelling shall only be used a Landscaped Open Space.
- .11 Minimum and Maximum Driveway Width: Notwithstanding any other provision of the Zoning By-law, the following shall apply:
 - .a The minimum driveway width for a lot having a lot width of greater than or equal to 7.5 metres shall be 2.75 metres and the maximum driveway width shall be 6.0 metres;
 - .b The minimum driveway width for a lot having a lot width of less than 7.5 metres shall be 2.75 metres and the maximum driveway width shall be 3.5 metres.
- .12 Maximum Lot Coverage: No requirement.
- .13 Visitor Parking Required: 11 spaces.
- .14 For the purposes of this by-law, a private road shall mean a road established as a common element and shall be considered a public street for zoning purposes.
- .15 For the purposes of this by-law, the front and flankage lot line shall be measured from the outside of the curb of the private road.
- .16 Notwithstanding any other provision of the Zoning By-law, front to rear yard access shall be permitted via habitable rooms and with more than two steps grade difference.
- .17 Section 4.2.B.1 of the Zoning By-law shall not apply.
- .18 The garage control provisions of Section 5.2.D.5 to 5.2.D.7 shall not apply to a Single detached dwelling;

12.17.3 for the purposes of Exception 17:

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and the general provisions of the Zoning By-law, which are not in conflict with those set out in this by-law.

12.18 Exception 18

12.18.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.18.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 225.0 square metres

.2 Minimum Lot Width:

- .a Interior Lot – 9.0 metres

.3 Minimum Lot Depth: 25 metres

.4 Minimum Front Yard:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;

.5 Minimum Rear Yard Depth:

- .a 6.0 metres;
- .b 3.5 metres to a deck off the main floor;
- .c 4.5 metres to an open roofed balcony and/or uncovered terrace from the second storey of a dwelling;

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots and/or 1.2 metres and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a non-residential zone;

.7 Maximum Building Height: 12.0 metres

.8 The following provisions apply to garages:

- .a maximum cumulative garage door width: 3.7 metres;
- .b the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

.9 Notwithstanding Section 3.10, the following encroachment shall be permitted:

- .a a porch and/or balcony with or without a foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .b a bay window, bow window or box window with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;

.10 Notwithstanding Section 3.10, Table 3.10.1, the following shall apply:

- .a the maximum width of a bay, bow or box window with or without a foundation shall be 4.5 metres;
- .b the maximum depth of a bay, bow or box window with or without a foundation shall be 1.0 metre;
- .c a bay, bow or box window with a maximum depth of 0.6 metres is not required to include side windows;
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre shall include side windows;

12.18.3 for the purposes of Exception 18:

.1 Shall also be subject to the requirements and restrictions related to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2970.

12.19 Exception 19

12.19.1 The lands shall only be used for the following purposes:

- .1 all of the uses permitted by the MH zone;
- .2 a retail establishment, that has a gross floor area of less than 4,500 square metres; and,
- .3 a supermarket, that has a gross floor area of less than 4,500 square metres.

12.19.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Floor Space Index: No requirement;
- .2 Maximum Gross Floor Area: 21,450 square metres
- .3 Minimum Streetline Setback: 2.5 metres;
- .4 Maximum Streetline Setback: 3.0 metres;
- .5 The tower portion of the building shall be setback a minimum of 2.5 metres from the edge of the podium;
- .6 Maximum Building Height:
 - .a For a podium: 24.0 metres; and,
 - .b Overall building height: 75.0 metres, excluding mechanical penthouses and architectural features;
- .7 Maximum gross floor area for 800.0 square metres above an individual storey: the 6th floor;
- .8 Minimum Landscape Open Space:
 - .a Where any portion of the site abuts an institutional or residential zone, a minimum of 3.0 metres shall be provided;
- .9 Motor Vehicle Parking:
 - .a Motor vehicle surface parking shall only be located within a rear and/or an interior side yard and shall not exceed a maximum of 45 surface parking spaces; and,
 - .b An above grade parking structure shall be prohibited.

12.19.3 for the purposes of Exception 19:

- .1 All lands zoned MH-19 shall be treated as one lot for zoning purposes.
- .2 a Podium shall be defined as follows: "Any of various building elements that form the base or bottom storeys of a building distinguished from and upon which upper storeys of the building, also referred to the tower, rest."

12.20 Exception 20

12.20.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted by the OC – Exception 2192 zone upon the removal of the Holding (H) Symbol;
- .2 Purposes permitted in the Agricultural (A) zone and a private driveway in association with the uses permitted in the OC – Exception 2192 zone category, GC – Exception 2627 or OC – Exception 2130 zone categories while the Holding (H) symbol is in place.

12.20.2 The lands shall be subject to the following requirements and restrictions:

- .3 The requirements and restrictions of the OC – Exception 2192 zone; and
- .4 All lands zoned OC – Exception 2192 and OC – Exception 20 shall be treated as one lot for zoning Purposes
- .5 The requirement and restrictions of the Agricultural (A) zone while the Holding (H) symbol is in place.

12.20.3 The Holding (H):

- .1 That a building permit for at least one 3-storey office building, with a minimum of 2,400 square metres in the portion of the building that is within 24.5 metres of Steeles Avenue West, has been issued in accordance with Exception 2192.2(4).

12.21 Exception 21

12.21.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in a R1 zone.

12.21.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a foundation or cold cellar, may encroach into the minimum required front yard or exterior side yard by a maximum of 1.8 metres but not closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- .2 Bay windows, bow windows and box-out windows, with or without a foundation or cold cellar, may encroach a maximum of 1.0 metres into the minimum required front yard, rear yard and exterior side yard, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows, and box-out windows;
- .3 Notwithstanding any other provision of this By-law:
 - .a The maximum cumulative garage door width for an attached garage shall be 5.05 metres and the maximum interior garage width shall be 5.65 metres, on lots equal to or greater than 11.6 metres but less than 12.5 metres in width;
 - .b The maximum cumulative garage door width for an attached garage shall be 5.5 metres and the maximum interior garage width shall be 6.1 metres, on lots equal to or greater than 12.5 metres but less than 14 metres in width;
 - .c The maximum interior garage width shall be 6.1 metres or 50% of the dwelling unit width, whichever is greater, on lots equal to or greater than 14 metres in width;
- .4 The minimum building setback to a daylighting triangle/rounding shall be 1.2 metres;
- .5 The minimum lot width of a lot abutting a daylighting triangle shall be 11.0 metres;
- .6 The minimum exterior side yard width shall be 2.4 metres
- .7 The maximum building height shall be 11.6 metres;
- .8 For the purposes of Exception 21.2(7), building height shall mean the vertical distance measured from the average finished grade at the front elevation to:
 - .a In the case of a flat roof, the highest point of the roof surface;
 - .b In the case of a mansard roof, the deck line; or,
 - .c In the case of a peaked, gabled, hip, or gabled roof, the mean height level between eaves and ridge;

12.21.3 Shall also be subject to the requirements and restrictions relating to:

- .1 The R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 21.2.

12.22 Exception 22

12.22.1 The lands shall only be used for the following purposes:

- .1 Dwelling, apartment.

12.22.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: No Requirement.
- .2 Minimum Front Yard Depth: 3.0 metres
- .3 Minimum Rear Yard Depth: 6.0 metres for the first 3 storeys, and any portion of the building above the third storey, the minimum rear yard depth shall not be less than the vertical height for that portion of the building.
- .4 Minimum Interior Side Yard Width: 3.0 metres.
- .5 Minimum Exterior Side Yard Width: 3.0 metres.
- .6 Maximum Front Yard Depth: No building shall be set back more than 5.0 metres from Remembrance Road, including behind the daylight triangle.
- .7 Maximum Exterior Side Yard Width: No building shall be set back more than 5.0 metres from the exterior lot line along Edenbrook Hill Drive.
- .8 Minimum Setback to a Daylight Triangle: 0 metres
- .9 Setback to an Underground Parking:
 - .a 0.0. metres to the front and exterior side lot lines: and,
 - .b 3.0 metres to all other lot lines.
- .10 Minimum Landscaped Open Space:
 - .a A 3.0 metre wide strip along the front, exterior and rear property lines, except at approved access locations and behind the daylight triangle.
- .11 Minimum Building Height: 4 storeys
- .12 Maximum Building Height: 6 storeys.
- .13 Maximum Floor Space Index: 1.5.
- .14 Maximum Units Per Hectare: 100.
- .15 Minimum Ground Floor Height: 3.5 metres
- .16 Maximum Lot Coverage: No Requirement
- .17 Garbage Refuse and Waste:

- .a All garbage, refuse and waste containers for any use shall be contained within the same building containing the use; and,
- .b The waste collection loading area shall be located a minimum of 9.0 metres from a main entrance to the building.

.18 Bicycle Parking:

- .a Bicycle parking must be located on the same lot as the use or building for which it is required.
- .b A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
- .c Where the required number of bicycle spaces exceeds fifty spaces, a minimum of 25% of those must be located within:
 - .i a building or structure;
 - .ii a secure area such as a supervised parking lot or enclosure; or,
 - .iii bicycle lockers.

.19 Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.

.20 Minimum length of a bicycle parking space:

- .a In a horizontal position (on the ground): 1.8 metres; and, i
- .b in a vertical position (on the wall): 1.5 metres.

.21 Minimum width of a bicycle parking space:

- .a in a horizontal position (on the ground): 0.6 metres; and
- .b In a vertical position (on the wall): 0.5 metres.

.22 0.50 bicycle spaces per dwelling unit shall be provided.

12.22.3 for the purposes of Exception 22:

- .1 The lot line abutting Remembrance Drive shall be the front lot line; and,
- .2 The entire lands zoned R3M - Exception 22 shall be considered as one lot for zoning purposes.

12.23 Exception 23

12.23.1 The lands shall only be used for the following purposes:

- .1 Permitted Uses:
 - .a Residential:
 - .i an apartment dwelling, only in conjunction with a supermarket;
 - .b Commercial:
 - .i a supermarket;
 - .ii an office;
 - .iii a retail establishment;
 - .iv a convenience store; and,
 - .v a health centre.

12.23.2 The following uses shall not be permitted:

- .1 an adult video store
- .2 an adult entertainment parlour
- .3 a body art and/or tattoo parlour
- .4 a massage or body rub parlour
- .5 a drive-through facility

12.23.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum setback to Queen Street East: 3.0 metres
- .2 Maximum setback to Queen Street East: 4.5 metres
- .3 Minimum setback to Cherrycrest Drive: 3.0 metres
- .4 Maximum setback to Cherrycrest: 4.5 metres
- .5 Minimum setback to lands zoned OC(H)-28: 3.0 metres
- .6 Minimum setback to a daylighting triangle/rounding: 1.0 metres
- .7 Minimum distance between a building within lands zoned MH-23 to a building within lands zoned MM-24:
 - .a 10 metres for any portion of the buildings less than 7.5 metres in height

- .b 15 metres for any portion of the buildings 7.5 metres or greater in height
- .8 Maximum encroachment into the minimum required setbacks for canopies, porches and steps shall be: 2.5 metres
- .9 Minimum Podium Height: 7.5 metres
- .10 Maximum encroachment into the minimum required setbacks for canopies, porches and steps shall be: 2.5 metres
- .11 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
- .12 Maximum Floor Space Index for all lands zoned MM(H)-30, MH-23, MM-32, MM-24, OC-34, OC(H)-28 and OS-26: 2.12
- .13 Maximum Building Height: 19 Stories
- .14 Minimum Building Height: 6 Stories
- .15 Minimum Required Supermarket Gross Floor Area: 900 m²
- .16 Maximum Number of Dwelling Units for all lands zoned MM-30, MH-23, MM-32 and MM-24: 753
- .17 Minimum Parking Requirements:
 - .a Non-residential uses: 1 space per 21 m²
 - .b Access to any parking lot must be provided from a private internal road;
- .18 Loading area shall be screened from view from a public street.
- .19 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building.
- .20 All lands zoned MM(H)-30, MH-23, MM-32 and MM-24, OC-34, OC(H)-28 and OS-26 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

12.23.4 for the purposes of Exception 23:

- .1 Supermarket shall mean a building or structure, or part thereof engaged primarily, meaning more than 50% of the sales area, in the business of selling groceries, meat, fruit and vegetables and daily household goods to the general public. May also include accessory uses that are only in conjunction with the primary uses that are non-food related retail goods and services such as, but not limited to, a pharmacy, a florist shop, a photo lab, clothing wear, a wine shop, a dry cleaners, a music/book/video store, a kitchenware store, and a restaurant.

12.24 Exception 24

12.24.1 The lands shall only be used for the following purposes:

- .1 Residential:
 - .a an apartment dwelling
 - .b a live-work dwelling unit
- .2 Commercial:
 - .a an office
 - .b a retail establishment
 - .c a convenience store
 - .d a personal service shop
 - .e a day nursery

12.24.2 The following uses shall not be permitted:

- .1 an adult video store
- .2 an adult entertainment parlour
- .3 a body art and/or tattoo parlour
- .4 a massage or body rub parlour
- .5 a drive-through facility

12.24.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum setback to Queen Street East: 3.0 metres
- .2 Maximum setback to Queen Street East: 4.5 metres
- .3 Minimum setback to lands zoned OS- Exception 26: 3.0 metres
- .4 Minimum distance between buildings within lands zoned MM- Exception 24:
 - .a 27 metres for any portion of the buildings less than 7.5 metres in height.
 - .b 31 metres for any portion of the buildings 7.5 metres or greater in height
- .5 Minimum distance between a building within lands zoned MM- Exception 24 to a building within lands zoned MH- Exception 23:
 - .a 10 metres for any portion of the buildings less than 7.5 metres in height

- .b 15 metres for any portion of the buildings 7.5 metres
- .6 Minimum distance between a building within lands zoned MM- Exception 24 to a building within lands zoned OC- Exception 34:
 - .a 12 metres for any portion of the buildings less than 7.5 metres in height.
 - .b 15 metres for any portion of the buildings 7.5 metres or greater in height
- .7 Maximum encroachment into the minimum required setbacks for canopies, porches and patio shall be: 2.5 metres
- .8 Minimum Podium Height: 7.5 metres
- .9 Maximum encroachment into the minimum required setbacks for canopies, porches and steps shall be: 2.5 metres
- .10 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
- .11 Maximum Floor Space Index for all lands zoned MM(H)-Exception 30, MH- Exception 23, MM-Exception 32, MM- Exception 24, OC- Exception 34, OC(H)- Exception 28 and OS- Exception 26: 2.12
- .12 Maximum Building Height: 8 Stories
- .13 Minimum Building Height: 6 Stories
- .14 Maximum Number of Dwelling Units for all lands zoned MM- Exception 30, MH- Exception 23, MM- Exception 32 and MM- Exception 24: 753
- .15 Minimum Parking Requirements:
 - .a Non-residential uses: 1 space per 21m²
 - .b Access to any parking lot must be provided from a private internal road;
- .16 Commercial uses shall be limited to the ground floor;
- .17 Loading area shall be screened from view from a public street;
- .18 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;

12.24.4 for the purposes of Exception 24:

- .1 Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor.
- .2 Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.

.3 All lands zoned MM(H)- Exception 30, MH-Exception 23, MM- Exception 32 and MM- Exception 24, OC- Exception 34, OC(H)- Exception 28 and OS- Exception 26 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

12.25 Exception 25

12.25.1 The lands shall only be used for the following purposes:

.1 Dwelling, Rear Lane Townhouse.

12.25.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 132 square metres
- .b Corner Lot – 198 square metres; and,
- .c End Lot – 172 square metres.

.2 Minimum Lot Width:

- .a Interior Lot – 6.0 metres;
- .b Corner Lot – 9.0 metres
- .c End Lot – 7.2 metres.

.3 Minimum Lot Depth: 22 metres.

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 2.0 metres into the minimum front yard to within 0.0 metres of a daylight rounding/triangle; and,
- .c A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b The main wall of a dwelling may encroach into the minimum exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .c A porch and/or balcony with or without foundation or cold cellar and a chimney may encroach 2.0 metres into the minimum exterior side yard;
- .d A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,

- .e A bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle.

.6 Minimum Rear Yard:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the rear lot line;
- .c The main wall of the dwelling may encroach into the minimum rear yard to within 1.0 metres of a daylight rounding/triangle;
- .d A porch and/or balcony with or without foundation or cold cellar and a chimney may encroach 2.0 metres into the minimum rear yard;
- .e A bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard; and,
- .f A bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum rear yard to within 0.0 metres of a daylight rounding/triangle.

.7 Minimum Interior Side Yard:

- .a 1.2 metres;
- .b 0.0 metres when abutting a side lot line coincides with a common wall between two dwellings; and,
- .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar.

.8 Maximum Building Height: 12.0 metres.

.9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required.

.10 Minimum Amenity Area: 3.5 square metres shall be provided on a balcony/uncovered terrace on the second or third floor, or 7.0 square metres shall be provided in the front or rear yard at ground level

.11 The following provisions apply to garages:

- .a the garage door width shall not exceed the width of any unit or main wall of a dwelling.

.12 The following shall apply to a bay, bow or box window:

- .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre; and,

- .c A bay, bow or box window with a depth greater than 0.6 metres up to the maximum depth of 1.0 metres shall contain side windows.
- .13 Notwithstanding Section 5.2.Q.1, front to rear yard pedestrian access through the dwelling unit shall not be required;
- .14 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit.
- .15 Air conditioning units are permitted to be located on a balcony or uncovered terrace.
- .16 Notwithstanding any other provision of the By-law, where a yard abuts an OS, NS or P zone, the maximum height of a fence shall be 1.2 metres.
- .17 No fence or accessory structure shall be permitted in the rear yard.
- .18 Notwithstanding any other provision of the By-law, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres.

12.25.3 for the purposes of Exception 25:

- .1 the front lot line shall be the lot line abutting an OS, NS or P zone and the rear lot line shall be deemed to be opposite the front lot line.

12.26 Exception 26

12.26.1 The lands shall only be used for the following purposes:

- .1 Amenity structures
- .2 Shared amenity area
- .3 Enclosed stairwell and elevator shaft to access the associated underground parking

12.26.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum setback to zones OC-Exception 34, MM-Exception 32, MM(H)- Exception 30, OC(H)-28, OS-Exception 26, MM-Exception 24, MH-Exception 23: 0.0 metres
- .2 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established grade shall be: 0.0 metres
- .3 Maximum number of enclosed stairwells / elevator shafts: 2

12.26.3 for the purposes of Exception 26:

- .1 Shared Amenity Area shall mean privately owned lands that permit public use. The lands are intended for active and passive recreation.
- .2 All lands zoned OC-Exception 34, MM-Exception 32, MM(H)- Exception 30, OC(H)-28, OS-Exception 26, MM-Exception 24, MH-Exception 23 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

12.27 Exception 27

12.27.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R2 zone.

12.27.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 162.5 square metres;
- .b Corner Lot – 237.5 square metres; and,
- .c End Lot – 192.5 square metres.

.2 Minimum Lot Width:

- .a Interior Lot – 6.5 metres;
- .b Corner Lot – 9.5 metres; and,
- .c End Lot – 7.7 metres.

.3 Minimum Lot Depth: 25.0 metres.

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to garage door facing the front lot line;
- .c the main wall of a dwelling may encroach into the minimum front yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;

- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 8.5 metres wide or greater;
- .d the main wall of a dwelling may encroach into the minimum exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- .g a bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle; and,
- .h for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into a minimum exterior side yard shall be 0.5 metres.

.6 Minimum Rear Yard:

- .a 5.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- .c 3.5 metres to a deck off the main floor;
- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard; and,
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the rear yard.

.7 Minimum Interior Side Yard:

- .a 1.2 metres;
- .b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings.

.8 Maximum Building Height - 12.0 metres.

.9 Notwithstanding any other provision of the By-law, the minimum dwelling unit width shall be 5.0 metres.

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

.11 The following provisions apply to garages:

- .a the maximum cumulative garage door width for interior lots with a lot width less than 6.0 metres shall be 3.7 metres;

- .b the maximum cumulative garage door width for interior lots with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
- .c the maximum cumulative garage door width for interior lots with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
- .d the maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
- .e the maximum cumulative garage door width for corner lot with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
- .f a two bay garage shall be permitted on a corner lot; and,
- .g the interior garage width, as calculated 3.0 metres from the garage opening, shall be a maximum of 0.9 metres greater than the maximum garage door width permitted on the lot.

.12 The following shall apply to a bay, bow or box window:

- .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; and,
- .c A bay, bow or box window with a depth greater than 0.6 metres up to the maximum depth of 1.0 metres shall contain side windows.

.13 Notwithstanding any other provision of the By-law, the following shall apply:

- .a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference.

.14 Notwithstanding any other provision of the By-law, the following shall apply:

- .a the minimum driveway width shall be 2.75 metres.

.15 Notwithstanding any other provision of the By-law, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres.

12.28 Exception 28

12.28.1 The lands shall only be used for the following purposes:

- .1 Commercial:
 - .a an office
 - .b a park, playground, recreational facility
 - .c a dining room restaurant, a take-out restaurant
 - .d a service shop
 - .e a personal service shop
 - .f a community club
 - .g a health & fitness centre
 - .h an art gallery
 - .i an amusement arcade

12.28.2 The following uses are specifically prohibited:

- .1 an adult video store
- .2 an adult entertainment parlour
- .3 a body art and/or tattoo parlour
- .4 a massage or body rub parlour
- .5 a drive-through facility

12.28.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum setback to Cherrycrest Drive: 3.0 metres
- .2 Maximum setback to Cherrycrest Drive: 7.5 metres
- .3 Minimum setback to lands zoned MH – Exception 23 and MM – Exception 30: 3.0 metres
- .4 Minimum setback to lands zoned OS-Exception 26: 2.5 metres
- .5 Maximum encroachment into the minimum required setbacks for canopies, porches and patios shall be: 2.5 metres
- .6 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres

- .7 Maximum Floor Space Index for all lands zoned OC- Exception 34, MM- Exception 32, MM- Exception 30, OC(H)- Exception 28, OS- Exception 26, MM- Exception 24, MH – Exception 23: 2.12
- .8 Maximum Building Height: 3 storeys
- .9 Minimum Building Height: 7.5 metres for a minimum depth of 10 metres measured from the front face of the building
- .10 Minimum Parking Requirements:
 - .a Non-residential uses: 1 space per 21m²
 - .b Access to any parking lot must be provided from a private internal road;
- .11 Loading area shall be screened from view from a public street;
- .12 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building controlled area within the same building containing the use;
- .13 Bicycle parking required for Commercial / Office / Retail uses only: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof
- .14 The following additional requirements and restrictions shall apply to any Office Use:
 - .a Minimum Building Setback to the edge of the podium: 4.5 metres
 - .b Minimum Podium Height: 7.5 metres
 - .c Maximum Building Height: 6 Storeys

12.28.4 For the purposes of Exception 28:

- .1 Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest
- .2 All lands zoned OC- Exception 34, MM – Exception 32, MM – Exception 30, OC(H)- Exception 28, OS- Exception 25, MM – Exception 24, MH – Exception 23 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area;

12.28.5 The Holding (H):

- .1 Until such time as the Holding (H) symbol has been lifted, lands zoned OC – Exception 28 shall only be used for the purpose of an underground parking garage;
- .2 The Holding symbol shall not be lifted until such time as permanent municipal services are provided to the satisfaction of the Region of Peel.

12.29 Exception 29

12.29.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted in the R2 Zone.
- .2 Dwelling, Rear Lane Townhouse.

12.29.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot -120 square metres;
 - .b Corner Lot - 180 square metres; and,
 - .c End Lot - 144 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot - 6.0 metres;
 - .b Corner Lot - 9.0 metres; and,
 - .c End Lot – 7.2 metres.
- .3 Minimum Lot Depth: 20 metres.
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .c A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
 - .d A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 1.2 metres where the exterior side yard abuts a public or private lane;
 - .c The main wall of a dwelling may encroach into the minimum exterior side yard to within 1.0 metres of a daylight rounding/triangle;

- .d A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- .f A bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle; and,
- .g For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres.

.6 Minimum Rear Yard:

- .a No minimum rear yard depth shall apply except where a garage door is accessed by a rear lane the minimum setback to a garage door is 1.0 metres.

.7 Minimum Interior Side Yard:

- .a 1.2 metres;
- .b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings; and,
- .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar.

.8 Maximum Building Height - 12.0 metres.

.9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width is required.

.10 Minimum Amenity Area:

- .a 3.5 square metres shall be provided at ground level or on a balcony/uncovered terrace on the second or third floor.

.11 The following provisions apply to garages:

- .a the garage door width shall not exceed the width of any unit or main wall of a dwelling.

.12 The following shall apply to a bay, bow or box window:

- .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; and,
- .c A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

.13 Notwithstanding any other provision of the By-law, front to rear yard pedestrian access through the dwelling unit shall not be required.

- .14 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit.
- .15 Notwithstanding any other provision of the By-law, the maximum driveway width shall not exceed the width of the garage.
- .16 Air conditioning units are permitted to be located on a balcony or uncovered terrace.
- .17 Notwithstanding any other provision of the By-law, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres.

12.29.3 For the Purposes of this Exception:

- .1 A public/private lane is deemed to be a street for zoning purposes.
- .2 For zoning purposes, the front lot line is deemed to be the lot line abutting the public road and the rear lot line is deemed to be the lot line abutting a public/private lane.

12.30 Exception 30

12.30.1 The lands shall only be used for the following purposes:

- .1 Residential:
 - .a an apartment dwelling
 - .b a live-work dwelling unit
- .2 Commercial:
 - .a an office
 - .b a retail establishment
 - .c a personal service shop
 - .d a day nursery
 - .e a printing or copying establishment

12.30.2 The following uses are specifically prohibited:

- .1 an adult video store
- .2 an adult entertainment parlour
- .3 a body art and /or tattoo parlour
- .4 a massage or body rub parlour
- .5 a drive-through facility

12.30.3 The lands shall be subject to the following requirements and restrictions:

- .1 Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor.
- .2 Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.
- .3 Minimum setback to Ebenezer Road: 3.0 metres
- .4 Maximum setback to Ebenezer Road: 4.5 metres
- .5 Minimum setback to Cherrycrest Drive: 3.0 metres
- .6 Maximum setback to Cherrycrest Drive: 4.5 metres

- .7 Minimum setback to lands zoned OC(H)- Exception 28 and OS-Exception 26: 3.0 metres
- .8 Minimum setback to a daylighting triangle/rounding: 1.5 metres
- .9 Minimum distance between buildings within lands zoned MM- Exception 30: 12 metres for any portion of the buildings less than 7.5 metres in height 15 metres for any portion of the buildings 7.5 metres or greater in height
- .10 Minimum distance between a building within lands zoned MM- Exception 30 to a building within lands zoned MM- Exception 32: 30 metres for any portion of the buildings less than 7.5 metres in height 35 metres for any portion of the buildings 7.5 metres or greater in height
- .11 Maximum encroachment into the minimum required setbacks for canopies, porches and patio shall be: 2.5 metres
- .12 Minimum Podium Height: 7.5 metres
- .13 Minimum Building Setback for any portion of the building above the podium to the edge of the podium: 2.5 metres, from the edge of the podium
- .14 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
- .15 Maximum Floor Space Index for all lands zoned OC- Exception 34, MM- Exception 32, MM(H)-Exception 30, OC(H)- Exception 28, OS- Exception 26, MM- Exception 24, MH- Exception 23: 2.12
- .16 Maximum Building Height: 8 Stories
- .17 Minimum Building Height: 6 Stories
- .18 Maximum Number of Dwelling Units for all lands zoned MM(H)- Exception 30, MH- Exception 23, MM- Exception 32 and MM- Exception 24: 753
- .19 Minimum Parking Requirements:
 - .a Non-residential uses: 1 space per 21m²
 - .b Access to any parking lot must be provided from a private internal road.
- .20 Commercial and office uses shall be limited to the ground floor only.
- .21 Loading areas shall be screened from view from a public street.
- .22 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building.

12.30.4 for the purposes of Exception 30:

- .1 All lands zoned OC- Exception 34, MM- Exception 32, MM(H)- Exception 30, OC(H)- Exception 28, OS- Exception 26, MM- Exception 24, MH- Exception 23 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

12.30.5 The Holding (H):

- .1 Until such time as the (H) is lifted lands zoned MM(H)- Exception 30 shall only be used for the purposes of an underground parking garage.
- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided to the satisfaction of the Commissioner of Planning and Development Services as follows:
 - .a 17,000 m² of retail, commercial, office and hotel has been constructed on lands zoned OC-Exception 34, MM- Exception 32, MM(H)- Exception 30, OC(H)- Exception 28, MM-Exception 24, MH- Exception 23;
 - .b 6,500m² of employment related uses has been constructed on lands zoned OC- Exception 34, MM- Exception 32, MM(H)- Exception 30, OC(H)- Exception 28, MM- Exception 24, MH- Exception 23; and,
 - .c a supermarket has been constructed on lands zoned MH- Exception 23.
- .3 The Holding symbol shall not be lifted until such time as permanent municipal services are provided to the satisfaction of the Region of Peel

12.31 Exception No. 31

12.31.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in the R1 zone.

12.31.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot - 225.0 square metres; and,
- .b Corner Lot - 270.0 square metres.

.2 Minimum Lot Width:

- .a Interior Lot - 9.0 metres; and,
- .b Corner Lot - 10.8 metres.

.3 Minimum Lot Depth: 25.0 metres.

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c The main wall of a dwelling may encroach into the minimum front yard to within 1.0 metres of a daylight rounding/triangle
- .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .f A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 10.8 metres wide or greater;

- .d The main wall of a dwelling may encroach into the minimum exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- .g A bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle; and,
- .h For corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into a minimum exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is set back 6.0 metres from the rear lot line;
- .c 3.5 metres to a deck off the main floor;
- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 10.8 metres wide;
- .e 4.5 metres for open roofed porches and or uncovered terraces; and,
- .f A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.

.7 Minimum Interior Side Yard

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for both interior lots is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots, and or at 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and,
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.

.8 Maximum Building Height - 12.0 metres.

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling

.10 The following provisions apply to garages:

- .a the maximum cumulative garage door width for lots with a lot width less than 10.4 metres shall be 3.7 metres;
- .b the maximum cumulative garage door width for lots with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
- .c the maximum cumulative garage door width for lots with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
- .d the maximum cumulative garage door width for lots with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
- .e for lots 14.0 metres wide or greater, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width, whichever is greater;
- .f the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,
- .g the interior garage width, as calculated 3.0 metres from the garage opening, shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

.11 The following shall apply to a bay, bow or box window:

- .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c A bay, bow or box window with a maximum depth of 0.6 metres shall not be required to contain side windows; and,
- .d A bay, bow or box window with a depth greater than 0.6 metres up to the maximum depth of 1.0 metres shall contain side windows.

.12 Notwithstanding any other provision of the By-law, the following shall apply:

- .a the minimum driveway width shall be 2.75 metres.

.13 On a corner lot with a width of 11.0 metres or greater, a two-bay garage shall be permitted when accessed across the front lot line.

.14 Notwithstanding any other provision of the By-law, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres.

12.32 Exception 32

12.32.1 The lands shall only be used for the following purposes:

- .1 Residential:
 - .a an apartment dwelling
 - .b a live-work dwelling unit
- .2 Commercial:
 - .a an office
 - .b retail establishment
 - .c personal service shop

12.32.2 The following uses are specifically prohibited:

- .1 an adult video store
- .2 an adult entertainment parlour
- .3 a body art and/or tattoo parlour
- .4 a massage or body rub parlour
- .5 a drive-through facility.

12.32.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback to Ebenezer Road: 3.0 metres
- .2 Maximum Setback from Ebenezer Road: 4.5 metres
- .3 Minimum distance between a building within lands zoned MM- Exception 32 to a building within lands zoned OC- Exception 34:
 - 12 metres for any portion of the buildings less than 7.5 metres in height
 - 15 metres for any portion of the buildings 7.5 metres or greater in height
- .4 Minimum distance between a building within lands zoned MM- Exception 32 to a building within lands zoned MM(H)-Exception 30:
 - 30 metres for any portion of the buildings less than 7.5 metres in height
 - 35 metres for any portion of the buildings 7.5 metres or greater in height
- .5 Minimum setback to lands zoned OS- Exception 26: 3.0 metres

- .6 Maximum encroachment into the minimum required setbacks for canopies, porches, patios shall be: 2.5 metres
- .7 Minimum Podium Height: 7.5 metres
- .8 Minimum Building Setback for any portion of the building above the podium to the edge of the podium: 2.5 metres, from the edge of the podium
- .9 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
- .10 Maximum Floor Space Index for all lands zoned OC- Exception 34, MM-32, MM(H)-Exception 30, OC(H)- Exception 28, OS- Exception 26, MM-Exception 24, MH-Exception 23: 2.12
- .11 Maximum Building Height: 8 Stories
- .12 Minimum Building Height: 6 Stories
- .13 Maximum Number of Dwelling Units for all lands zoned MM(H)-Exception 30, MH-Exception 23, MM- Exception 32 and MM-Exception 24: 753
- .14 Minimum Parking Requirements:
 - .a Non-residential uses: 1 space per 21m²
 - .b Access to any parking lot must be provided from a private internal road;
- .15 Commercial uses shall be limited to the ground floor only;
- .16 Loading area shall be screened from view from a public street; and,
- .17 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building.

12.32.4 for the purposes of Exception 32:

- .1 Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor.
- .2 Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.
- .3 All lands zoned OC- Exception 34, MM- Exception 32, MM(H)-Exception 30, OC(H)- Exception 28, OS- Exception 26, MM-Exception 24, MH-Exception 23 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

12.33 Exception 33

12.33.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted by the PE zone;
- .2 An oversized motor vehicle sales and leasing establishment; and
- .3 Only in conjunction with the permitted oversized motor vehicle sales and leasing establishment, the following accessory uses are permitted:
 - .a A motor vehicle repair shop;
 - .b A motor vehicle body shop;
 - .c A motor vehicle washing establishment; and
 - .d An accessory office.

12.33.2 The lands shall be subject to the following requirements and restrictions:

- .1 The following parking requirements shall apply:
 - .a Motor vehicle repair shop, oversized motor vehicle sales, motor vehicle washing establishment, motor vehicle body shop, and accessory office up to 15% of the total gross floor area – 1 parking space per service bay, plus 1 parking space per 90 square metres gross floor area or portion thereof.
 - .b Office area in excess of 15% of the total gross floor area – 1 parking space for each 25 square metres of gross commercial floor area or portion thereof.
 - .c For all other permitted uses, parking shall be provided in accordance with Section 4.1 of the by-law.
- .2 Oversized motor vehicles displayed for sale and lease are permitted to be located within a portion of the required landscaped open space subject to the following:
 - .a A maximum of 6 oversized motor vehicles for sale or lease are permitted to be displayed;
 - .b Display shall only be permitted adjacent to the lot line abutting Tomken Road;
 - .c Vehicle display spaces must be located a minimum of 75 metres from the Steeles Avenue West property line; and
 - .d A minimum 3 metre landscaped open space strip shall be maintained between the vehicle display spaces and the lot line abutting Tomken Road.
- .3 Parking and outside storage of oversized motor vehicles, trucks and trailers shall only be permitted in conjunction with the permitted oversized motor sales and leasing establishment and motor vehicle repair shop and /or body shop subject to the following requirements:

- .a Must be screened from view from a street by a solid fence and/or landscaping, except at approved driveway locations; and
- .b Trailer storage must be setback a minimum of 21 metres from Steelwell Road.

.4 Minimum landscaped open space, except at approved driveway locations:

- .a 3 metre buffer where the rear yard abuts a flood plain zone;
- .b 12 metres along Steeles Avenue West;
- .c 12 metres along Tomken Road;
- .d 5.5 metres along Steelwell Road between the lot line and the parking area; and
- .e 3 metres along Steelwell Road between the building and the lot line.

.5 All garbage, refuse and containers for the storage of recyclable materials, shall be screened within an enclosure, and containers for waste oil shall be located within the main building.

.6 Maximum building height: 2 storeys

.7 The requirement for car stacking associated with the motor vehicle washing establishment shall not apply.

12.34 Exception 34

12.34.1 The lands shall only be used for the following purposes:

- .1 Commercial:
 - .a an office
 - .b a hotel
- .2 Accessory Uses, only in conjunction with the office and / or hotel use:
 - .a a conference centre
 - .b a park, playground, recreational facility
 - .c a bank, trust company or financial institution
 - .d a retail establishment
 - .e a convenience store
 - .f a supermarket
 - .g a banquet hall
 - .h a dry cleaning and laundry distribution station
 - .i a dining room restaurant, a take-out restaurant
 - .j a service shop
 - .k a personal service shop
 - .l a printing or copying establishment
 - .m a commercial, technical or recreation school
 - .n a community club
 - .o a health & fitness centre
 - .p a day nursery
 - .q an art gallery
 - .r an amusement arcade

12.34.2 The following uses are specifically prohibited:

- .1 an adult video store
- .2 an adult entertainment parlour

- .3 a body art and/or tattoo parlour
- .4 a massage or body rub parlour
- .5 a drive-through facility

12.34.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum setback to Ebenezer Road: 3.0 metres
- .2 Maximum setback to Ebenezer Road: 4.5 metres
- .3 Minimum setback to Queen Street East: 3.0 metres
- .4 Maximum setback to Queen Street East: 4.5 metres
- .5 Minimum setback to McVean Drive: 3.0 metres
- .6 Minimum setback to the lands zoned OS – Exception 26: 3.0 metres
- .7 Minimum Podium Height: 7.5 metres
- .8 Minimum Building Setback for any portion of the building above the podium to the edge of the podium: 2.5 metres, from the edge of the podium
- .9 Maximum encroachment into the minimum required setbacks for canopies, porches, patios shall be: 2.5 metres
- .10 Minimum ground floor height: 4.5 metres
- .11 Minimum distance between a building within lands zoned OC - Exception 34 to a building within lands zoned MM – Exception 32 and MM- Exception 24:
 - .a 12 metres for any portion of the buildings less than 7.5 metres in height
 - .b 15 metres for any portion of the buildings 7.5 metres or greater in height
- .12 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
- .13 Maximum Floor Space Index for all lands zoned OC - Exception 34, MM – Exception 32, MM(H)- Exception 30, OC(H)- Exception 28, OS – Exception 26, MM- Exception 24, MH – Exception 23: 2.12
- .14 Maximum Building Height:
 - .a 8 storeys for any portion of a building within 30.0 metres of Ebenezer Road
 - .b 14 storeys for the remainder of the building or building(s)
- .15 Minimum Building Height: 6 Storeys
- .16 Minimum Parking Requirements:
 - .a Hotel 1 space per two rooms

- .b Non-residential uses: 1 space per 21m²
- .c Access to any parking lot must be provided from a private internal road;

.17 Loading area shall be screened from view from a public street;

.18 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;

.19 Bicycle parking for Commercial/ Office / Retail uses only: 1 parking space for each 500m² of gross commercial floor area or portion thereof

.20 All lands zoned OC - Exception 34, MM – Exception 32, MM(H)-Exception 30, OC(H)- Exception 28, OS – Exception 26, MM- Exception 24, and MH – Exception 23 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

12.34.3 for the purposes of Exception 34:

- .1 Conference Centre shall mean a building or a portion of a building which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.
- .2 Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.

12.35 Exception 35

12.35.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by Exception 35.1(2), or the purposes permitted by Exception 35.1(3), but not both sections and not any combination of both sections;
- .2 either:
 - .a a religious institution;
 - .b a day nursery;
 - .c a park, playground or recreation facility operated by a public authority; and,
 - .d purposes accessory to the other permitted purposes;
- .3 or:
 - .a a semi-detached dwelling;
 - .b an auxiliary group home;
 - .c a park, playground or recreation facility operated by a public authority; and,
 - .d purposes accessory to the other permitted purposes.

12.35.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those purposes permitted under Exception 35.1(3) a, b or d;
 - .a Minimum Lot Area: 204.0 square metres per dwelling unit;
 - .b Minimum Lot Width:
 - .i Interior Lot: 13.6 metres per lot, and 6.8 metres per dwelling unit;
 - .ii Corner Lot: 15.4 metres per lot, and 8.6 metres for the dwelling unit closest to the flankage lot line;
 - .c Minimum Lot Depth: 30.0 metres;
 - .d Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5metres to the front wall of the dwelling;
 - .e Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
 - .f Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

- .g Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- .h Minimum Landscaped Open Space:
 - .i 40% of the minimum front yard area; and,
 - .ii 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .i Garages:
 - .i Maximum garage door width per dwelling unit:
 1. 2.5 metres if the lot width for a particular dwelling unit is less than 7.0 metres;
 2. 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres;
 3. 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater;
 - .ii the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .iii the garage door width restriction does not apply to the garage door facing a flankage lot line;
 - .iv the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
 - .v no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- .j the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- .k the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;
- .l the number of dwelling units erected for display purposes shall not exceed 1 dwelling unit for every 2.5 hectares or part thereof of the land within the subject plan of subdivision draft approved within the meaning of the Planning Act, to a maximum of 8 dwelling units;

12.36 Exception 36

12.36.1 The lands shall only be used for the following purposes:

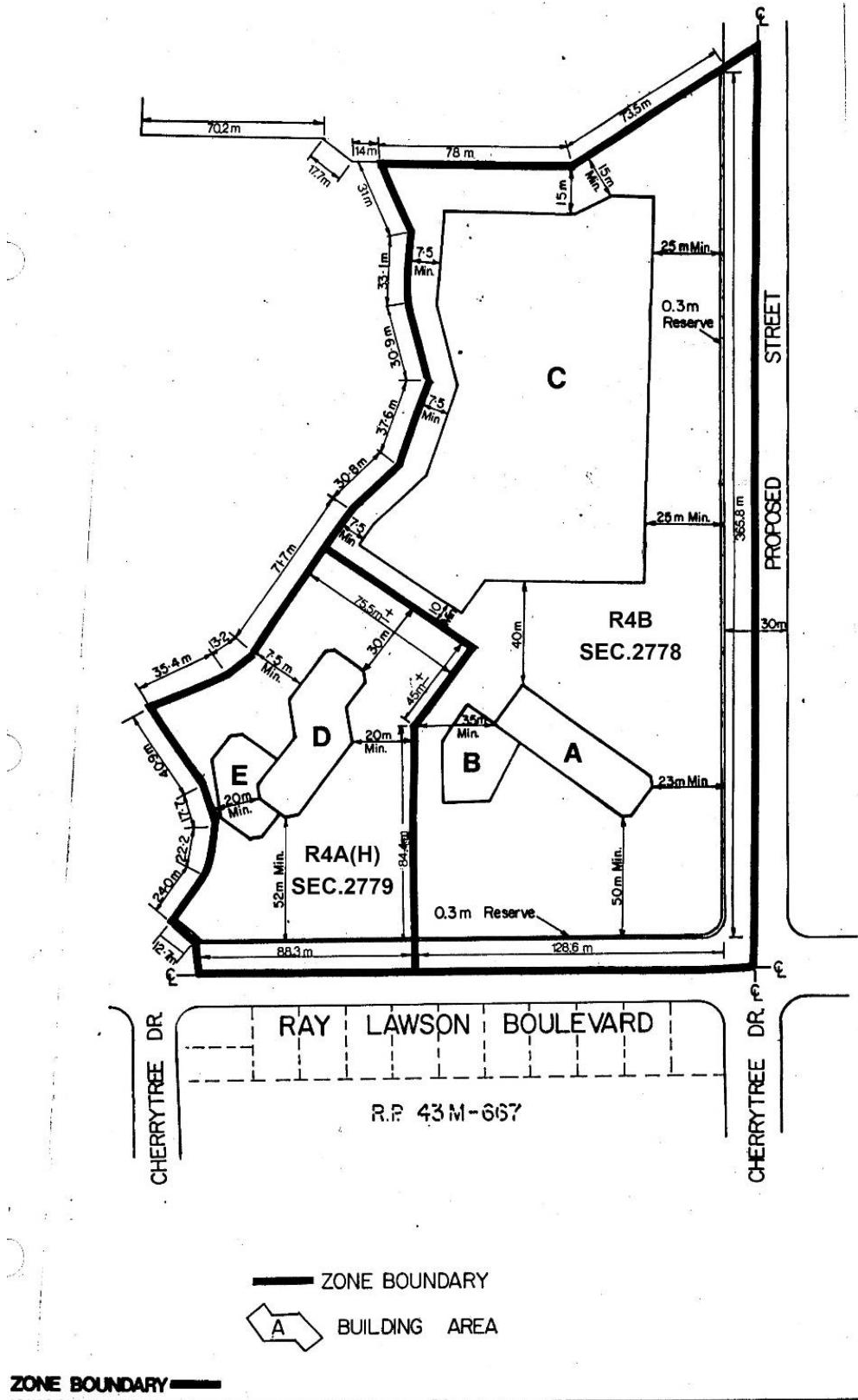
- .1 shall only be used for the purposes permitted by R3H Zone

12.36.2 The lands shall be subject to the following requirements and restrictions:

- .1 apartment dwellings shall only be located within the areas identified on Figure 1 as Building area A and Building Area C.
- .2 the Building Height of individual apartment dwellings located within each building area shall not exceed the following: Building Area A: 17 storeys Building Area C: 23 storeys
- .3 the number of dwelling units contained within apartment dwellings located within each building area shall not exceed the following: Building Area A: 164 dwelling units Building Area C: 587 dwelling units
- .4 the Ground Floor Area of individual apartment dwellings located within each building area shall not exceed the following: Building Area A: 1,580 Square Metres Building Area C: 1,580 Square Metres
- .5 the Floor Space Index for the lands zoned R3H - Exception 36, as shown on Figure 1, shall not exceed 2.60,
- .6 the minimum front yard depth, side yard width and rear yard depth for each building area shall be as shown on Figure 1, except that the building setback from the west side of the proposed street for apartment dwellings located within Building Area C may be 25 metres or 1/2 the height of the applicable apartment dwelling, whichever is the lesser.
- .7 the minimum distance between building areas shall be as shown on Figure 1.
- .8 all garbage, refuse and waste containers shall be contained within an apartment dwelling and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted.
- .9 accessory recreation buildings shall only be located within the areas identified on Figure 1 as Building Area B and Building Area C.
- .10 the building height of accessory recreation buildings (Building Area B and within Building Area C) shall not exceed 2 storeys.
- .11 the Minimum Setback from a street for any underground garage ramp shall be 15 metres.
- .12 the Minimum Setback from a street for any gatehouse shall be 6 metres.
- .13 the Minimum Setback from a lot line for any underground parking structure or surface parking lot shall be 3.0 metres.

- .14 any building or structure, including a swimming pool, shall not be located any closer than 7.5 metres to the boundary of a Natural System (NS) zone.
- .15 any accessory building or structure, including a tennis court or parking lot, shall not be located any closer than 3.0 metres to the boundary of a Natural System (NS) zone.
- .16 Landscaped Open Space Area for the lands zoned R3H- Exception 36, as shown on Figure 1, shall be provided and maintained on not less than 60 percent of the area lands, provided that in no case shall the landscaped open space area for an individual apartment dwelling on a lot be less than 50 percent.

Figure 1



12.37 Exception 37

12.37.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by Exception 37.1(1)(a), or the purposes permitted by Exception 37.1(1)(b), but not both sections and not any combination of both sections:

Either

.a the following:

- .i a religious institution;
- .ii a day nursery;
- .iii a park, playground or recreation facility operated by a public authority; and,
- .iv purposes accessory to the other permitted purposes;

Or

.b the following:

- .i those purposes permitted in a R1 - Exception 2694 zone;
- .ii a park, playground or recreation facility operated by a public authority; and,
- .iii purposes accessory to the other permitted purposes.

12.37.2 The lands shall be subject to the following requirements and restrictions:

.1 for those purposes permitted in a R1 - Exception 2694 zone, the requirements and restrictions as set out in a R1 - Exception 2694 zone;

12.38 Exception 38

12.38.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by I1 Zone.

12.38.2 The lands shall be subject to the following requirements and restrictions:

- .1 any building or structure, including a swimming pool, shall not be located any closer than 7.5 metres to the boundary of a Natural System (NS) zone.
- .2 any accessory building or structure, including a tennis court or parking lot, shall not be located any closer than 3.0 metres to the boundary of a Natural System (NS) zone.

12.39 Exception 39

12.39.1 The lands shall only be used for the following purposes:

- .1 Residential:
 - .a multiple residential dwellings.
- .2 Non-Residential:
 - .a purposes accessory to the other permitted purposes.

12.39.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Number of Dwelling Units: 68
- .2 Maximum Building Height: 10.5 metres;
- .3 a maximum of eight dwelling units shall be horizontally attached; and
- .4 Minimum Number of Parking Spaces:
 - .a One Bedroom and Handicap Dwelling Units
 - .i Resident spaces 1.00
 - .ii Visitor spaces 0.25
 - .iii Total spaces 1.25
 - .b Dwelling Units with more than One Bedroom
 - .i Resident spaces 2.00
 - .ii Visitor spaces 0.25
 - .iii Total spaces 2.25
- .5 Minimum Front Yard Depth: 6.0 metres;
- .6 Minimum Rear Yard Depth: 3.0 metres;
- .7 Minimum Exterior Side Yard Depth: 3.0 metres; and,
- .8 Minimum Interior Side Yard Depth: 7.0 metres.

12.40 Exception 40

12.40.1 The lands shall only be used for the following purposes:

- .1 Industrial, which for the purpose of this Exception, shall only include the following uses:
 - .a The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
 - .b A warehouse;
 - .c A utility installation; and,
 - .d A printing establishment.
- .2 Non-Industrial, which for the purpose of this Exception, shall only include the following uses:
 - .a A retail establishment;
 - .b A retail warehouse
 - .c A grocery store;
 - .d A personal service shop;
 - .e A dry cleaning and laundry distribution station;
 - .f A laundromat;
 - .g A bank, trust company, and finance company;
 - .h A health or fitness centre;
 - .i A custom workshop;
 - .j An animal hospital;
 - .k A place of commercial recreation;
 - .l A commercial, technical and recreational school;
 - .m A dining room restaurant, and a take-out restaurant;
 - .n A hotel or motel;
 - .o A service shop;
 - .p A banquet hall;
 - .q A community club;
 - .r An office;
 - .s A day care centre;

- .t A supermarket;
- .u A private school;
- .v A recreation facility or structure; and,
- .w A place of worship.

.3 Accessory Non-Industrial Uses, which for the purpose of this Exception, shall only include the following uses;

- .a A garden centre sales establishment associated with a grocery store or retail warehouse; and,
- .b Purposes accessory to the other permitted purposes

12.40.2 The lands shall be subject to the following requirements and restrictions:

- .1 Notwithstanding the above, the Maximum Gross Floor Area devoted to the sale of food in any single retail establishment or individual supermarket shall be 929 square metres;
- .2 Notwithstanding the above, the Maximum Gross Floor Area devoted to medical offices shall not exceed 15% of the total Gross Floor Area;
- .3 Building Setbacks:
 - .a A minimum of 6 metres from The Gore Road, Fogal Road, Ebenezer Road, and Nexus Avenue;
 - .b A minimum 3 metres for all interior side yards
- .4 Minimum Landscaped Open Space: 6.0 metres along lot lines abutting The Gore Road, Fogal Road, Ebenezer Road, and Nexus Avenue (except at approved access locations);
- .5 Outside Storage: No outside storage shall be permitted except for:
 - .a Seasonal goods associated with a Supermarket or Retail Warehouse, but such storage shall not be located within a yard abutting The Gore Road;
 - .b Seasonal goods associated with a Supermarket or Retail Warehouse shall be permitted within the required parking area and shall be restricted to a maximum combined total area of 929 square metres.
- .6 Maximum Building Height: 2 storeys
- .7 Screening:
 - .a All waste disposal facilities, including containers for recyclable materials, shall be screened from Ebenezer Road, The Gore Road, Open Space zones and abutting residential properties;
 - .b All rooftop units located within 90 metres from either The Gore Road or Ebenezer Road shall be screened in their entirety; and

- .8 All restaurant refuse storage shall be enclosed in a climate controlled area within a building.
- .9 Notwithstanding the above, an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

12.40.3 for the purposes of Exception 40:

- .1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format.
- .2 Shall also be subject to the requirements and restrictions relating to the PE zone for those uses permitted by Exception 40.1(1), the LC zone for those uses permitted by Exception 40.1(2), and all the general provisions of this by-law that are not in conflict with those set out in Exception 40.2

12.41 Exception 41

12.41.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;
- .2 retail sales, offices and other purposes accessory to the purposes permitted by Exception 41.1(1);
- .3 offices other than offices for a health care practitioner or a realtor.

12.41.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Gross Floor Area used for all offices permitted by Exception 41.1(3) shall not exceed 590 square metres;
- .2 the Gross Floor Area used for accessory offices permitted by Exception 41.1(2) in connection with another permitted purpose shall not exceed 10% of the gross floor area used for that permitted purpose;
- .3 the Gross Floor Area used for all accessory purposes shall not exceed 25% of the gross floor area;
- .4 minimum parking facilities shall be provided as follows:
 - .a for purposes permitted by Exception 41.1(1), one parking space for every 91 square metres of gross floor area;
 - .b for purposes permitted by Exception 41.1(2), one parking space for every 19 square metres of gross floor area;
 - .c for purposes permitted by Exception 41.1(3), one parking space for every 31 square metres of gross floor area.
- .5 except for the area of driveways, landscaped open space at least 3 metres in width in the front yard and 6 metres in width in the exterior side yard shall be provided and maintained

12.42 Exception 42

12.42.1 The lands shall only be used for the following purposes:

- .1 a semi-detached dwelling; and,
- .2 purposes accessory to the other permitted purpose

12.42.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 194 square metres per dwelling unit.
- .2 Minimum Lot Width:
 - .a Interior Lot: 14.4 metres per lot, and 7.2 metres per dwelling unit.
 - .b Corner Lot: 16.2 metres per lot, and 9 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 27.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard: 3.0 metres
- .6 Minimum Interior Side Yard: 1.2 metres.
- .7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit.

12.42.3 for the purposes of Exception 42:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set in Exception 42.2.

12.43 Exception 43

12.43.1 The lands shall only be used for the following purposes:

- .1 a service station;
- .2 a motor vehicle washing establishment; and
- .3 purposes accessory to the other permitted purposes.

12.43.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Street Setback:
 - .a 36.5 metres from the centre line of Dixie Road.
 - .b 32 metres from the centre line of Steeles Avenue.

12.44 Exception 44

12.44.1 The lands shall only be used for the following purposes:

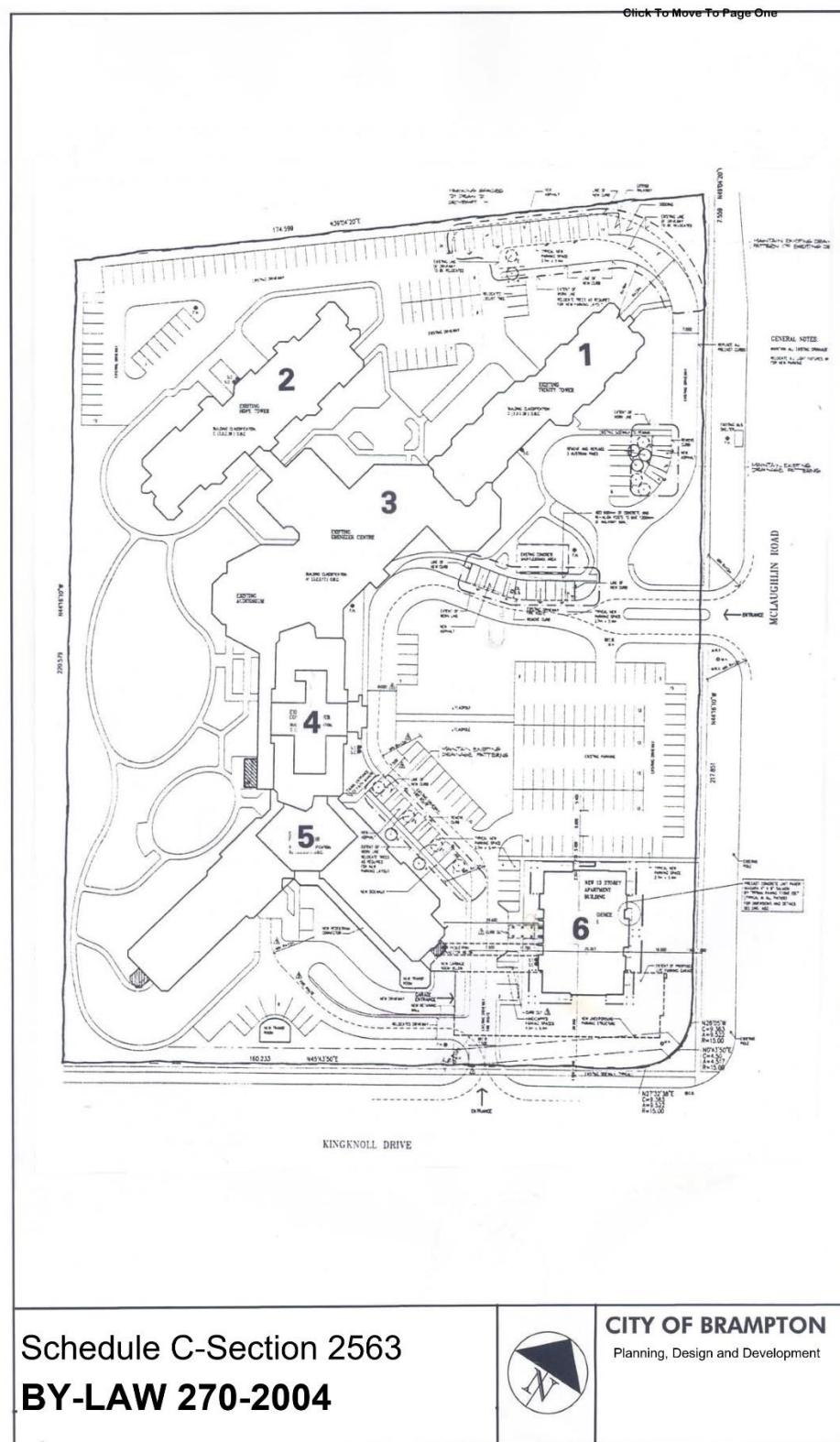
- .1 senior citizen residence;
- .2 nursing home
- .3 in connection with and for a senior citizen residence or a nursing home only, an administrative office, library, auditorium, dining room, snack bar and other such service facilities;
- .4 other purposes accessory to a senior citizen residence or nursing home;
- .5 a bank, or
- .6 a gift shop.

12.44.2 The lands shall be subject to the following requirements and restrictions:

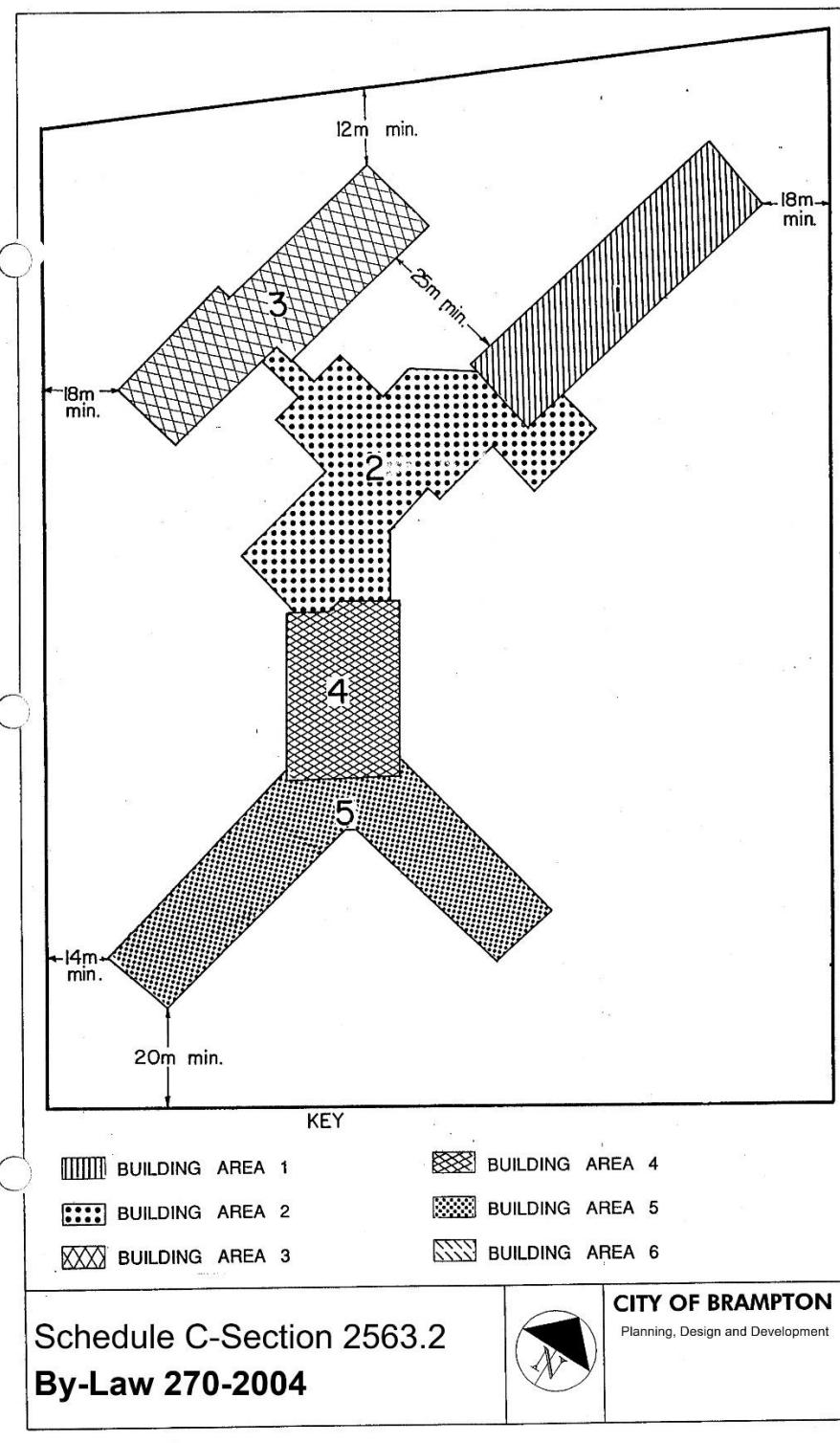
- .1 not more than a total of 232 senior citizens dwelling units shall be permitted;
- .2 not more than 110 units of the permitted 232 units shall be 2 bedroom units;
- .3 not more than 120 beds shall be permitted in the nursing home;
- .4 as shown on Figure 1 - Exception 44 to this by-law,
 - .a the senior citizen dwelling units shall be in a senior citizen residences located within Building Areas 1, 3 and 4;
 - .b the nursing home shall be located within Building 5, and
 - .c all buildings shall be located within Building Areas 1, 2, 3, 4, 5 and 6.
- .5 the Maximum Height for buildings within the building areas shown on Figure 1 - Exception 44 shall be:
 - .a 6 storeys for Building Area 1;
 - .b 2 storeys for Building Areas 2 and 5;
 - .c 7 storeys for Building Area 3,
 - .d 13 storeys for Building Area 4, and
 - .e 13 storeys for Building Area 6.
- .6 the minimum front, rear and side yard depths and widths shall be as shown on Figure 1 - Exception 44;
- .7 a minimum of 50% of the lot area shall be landscaped open space;

- .8 waste disposal facilities shall not be located in the front yard or exterior side yard, and shall be completely screened from any public road by buildings or masonry walls;
- .9 at least 249 parking spaces shall be provided on the site.
- .10 the gross floor used for commercial purposes in all buildings shall not exceed 100 square metres,
- .11 not more than a total of 650 auditorium seats shall be permitted
- .12 Maximum Gross Floor Area of a one bedroom apartment: 64 square metres;
- .13 Maximum Gross Floor Area of a two bedroom apartment: 81.5 square metres.

Figure 1



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12.45 Exception 45

12.45.1 The lands shall only be used for the following purposes:

- .1 two senior citizen residences;
- .2 administrative offices, library, dining room, snack bar and other servicing facilities for a senior citizen residence;
- .3 purposes accessory to a senior citizen residence;
- .4 a bank; and
- .5 a gift shop.

12.45.2 The lands shall be subject to the following requirements and restrictions:

- .1 no more than a total of 206 senior citizen dwelling units shall be permitted;
- .2 no more than 63 units of the permitted 206 units shall be 2 bedroom units;
- .3 one senior citizen residence shall be no more than six storeys, and the other no more than seven storeys, in height;
- .4 Minimum Front and Rear Yard Depth: 18 metres
- .5 Minimum Side Yard Width: half of the building height
- .6 Minimum Distance between buildings: 25 metres
- .7 minimum of 50% of the lot area shall be landscaped open space;
- .8 waste disposal facilities shall not be located in the front yard, and shall be completely screened from McLaughlin Road by buildings or masonry walls;
- .9 the total Gross Commercial Floor Area in all buildings may not exceed 100 square metres;
- .10 the total Gross Floor Area in all buildings used for the purposes permitted by Exceptions 45.1.(2), (4), and (5) may not exceed 400 square metres.

12.46 Exception 46

12.46.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an R2 zone, and
- .2 Dwelling, Back-to-Back Townhouse

12.46.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 72 square metres.
 - .b Corner Lot – 108 square metres.
 - .c End Lot – 86 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot – 6.0 metres.
 - .b Corner Lot – 9.0 metres.
 - .c End Lot – 7.2 metres.
- .3 Minimum Lot Depth: 12.0 metres.
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e A porch and/or balcony with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .g A bay window, bow window or box window with or without foundation may encroach to within 0.0 metres of a daylight rounding/triangle; and,
 - .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard.

.5 Minimum Exterior Side Yard Width:

- .a 3.0 metres;
- .b 1.2 metres to a public lane;
- .c 5.5 metres to a garage door facing the exterior side yard;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
- .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding;
- .g A bay window, bow window or box window with or without foundation or cold cellar and a chimney may encroach 1.0 metres into the minimum exterior side yard;
- .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and,
- .i For corner lots with an exterior side of 1.2 metres adjacent to a lane, the maximum encroachment of any type into the exterior side yard shall be 0.5 metres.

.6 Minimum Rear Yard Depth:

- .a 0.0 metres.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres; and,
- .b 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings.

.8 Maximum Building Height: 12.0 metres.

.9 For Back-to-Back Townhouses, a maximum of 16 dwelling units may be attached in a contiguous structure, and the structure is to only be 8 units wide and 2 units deep.

.10 Minimum Amenity Area:

- .a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level.

.11 Air conditioning units are permitted to be located on a balcony or uncovered terrace.

.12 The following provisions apply to garages:

- .a The maximum cumulative garage door width shall be 3.7 metres for interior and end units equal to 6.0 metres;
- .b The maximum cumulative garage door width for interior lots greater than 6.0 metres but less than 9.8 metres shall be 4.6 metres;
- .c The maximum cumulative garage door width for interior lots, equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
- .d The maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.0 metres;
- .e The maximum cumulative garage door width for corner lot shall be 4.9 metres;
- .f A two bay garage accessed from the exterior side yard shall be permitted on an corner lot;
- .g The maximum interior garage width shall be 6.0 metres wider than the permitted maximum cumulative garage door width; and,
- .h The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot.

.13 The following shall apply to a bay, bow or box window:

- .a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

.14 Notwithstanding any other provision of the By-law, no more than 16 dwelling units shall be attached.

.15 Notwithstanding any other provision of the By-law, the following shall apply:

- .a The minimum driveway width shall be 2.75 metres.

.16 Notwithstanding any other provision of the By-law, the minimum dwelling unit width shall be 5.5 metres.

12.46.3 for the purposes of Exception 46:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 46.2

12.47 Exception 47

12.47.1 The lands shall only be used for the following purposes:

- .1 shall only be used for a cemetery.

12.47.2 for the purposes of Exception 47:

- .1 Cemetery shall mean a cemetery, crematorium, mausoleum, or columbarium within the meaning of the Cemeteries Act, and shall include accessory uses such as maintenance and storage buildings, greenhouses, a caretaker's residence, administrative offices and chapels.

12.48 Exception 48

12.48.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an R2 zone, and;
- .2 Dwelling, Street Townhouse

12.48.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 135.0 square metres.
 - .b Corner Lot – 210.0 square metres.
 - .c End Lot – 165.0 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot – 5.5 metres.
 - .b Corner Lot – 8.5 metres.
 - .c End Lot – 6.7 metres.
- .3 Minimum Lot Depth: 25.0 metres.
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to garage door facing the front lot line;
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 8.5 metres or greater;
- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres.

.6 Minimum Rear Yard:

- .a 5.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- .c 3.5 metres to a deck off the main floor;
- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard; and,
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard.

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings.

.8 Maximum Building Height- 12.0 metres.

.9 Notwithstanding any other provision of the By-law, the minimum dwelling unit width shall be 5.0 metres.

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

.11 The following provisions apply to garages:

- .a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
- .b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
- .c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
- .d the maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
- .e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
- .f a two bay garage shall be permitted on a corner lot; and,
- .g the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot.

.12 The following shall apply to a bay, bow or box window:

- .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

.13 Notwithstanding any other provision of the By-law, the following shall apply:

- .a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference.

.14 Notwithstanding any other provision of the By-law, the following shall apply:

- .a the minimum driveway width shall be 2.75 metres

12.48.3 for the purposes of Exception 48:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 48.2

12.49 Exception 49

12.49.1 The lands shall only be used for the following purposes:

- .1 garden centre sales establishment; and
- .2 the purposes permitted in an A zone.

12.49.2 The lands shall be subject to the following requirements and restrictions:

- .1 a garden centre sales establishment
 - .a shall be located on the part of the property abutting Steeles Avenue;
 - .b shall not occupy more than 1.4 hectares of the property; and
 - .c shall not occupy a part of the property having a lot width greater than 300 metres.

12.50 Exception 50

12.50.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted in the R2 Zone.
- .2 Dwelling, Rear Lane Townhouse.

12.50.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot -132 square metres.
 - .b Corner Lot - 198 square metres.
 - .c End Lot - 172 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot - 6.0 metres.
 - .b Corner Lot - 9.0 metres.
 - .c End Lot – 7.2 metres.
- .3 Minimum Lot Depth: 22 metres.
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .c a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .d a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
 - .e a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 1.2 metres where the exterior side yard abuts a public or private lane;

- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,
- .h For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres.

.6 Minimum Rear Yard:

- .a No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0 metres.

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.5 metres to a detached garage;
- .c 1.2 metres to a rear lane attached garage
- .d 0.0 metres when abutting a side lot line coincides with a common wall between two garages;
- .e 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or without foundation or cold cellar; and,
- .f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar.

.8 Maximum Building Height - 12.0 metres.

.9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width is required.

.10 Minimum Amenity Area:

- .a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or at ground level.

.11 The following provisions apply to garages:

- .a the garage door width shall not exceed the width of any unit or main wall of a dwelling.

.12 The following shall apply to a bay, bow or box window:

- .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

.13 Notwithstanding any other provision of the By-law, front to rear yard pedestrian access through the dwelling unit does not need to be provided.

.14 Notwithstanding any other provision of the By-law, the following shall apply:

- .a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit.

.15 Air conditioning units are permitted to be located on a balcony or uncovered terrace.

.16 A public/private lane is deemed to be a street for zoning purposes.

.17 For zoning purposes, the front property lot line is deemed to be the lot line abutting the public road and the rear property line is deemed to be the lot line abutting a public/private lane.

12.50.3 for the purposes of Exception 50:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 50.2.

12.51 Exception 51

12.51.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by PE zone;
- .2 a bank, trust company or finance company;
- .3 a motor vehicle sales, parts and accessories establishment;
- .4 a convenience restaurant;
- .5 a dining room restaurant; and
- .6 an office supplies retail establishment.

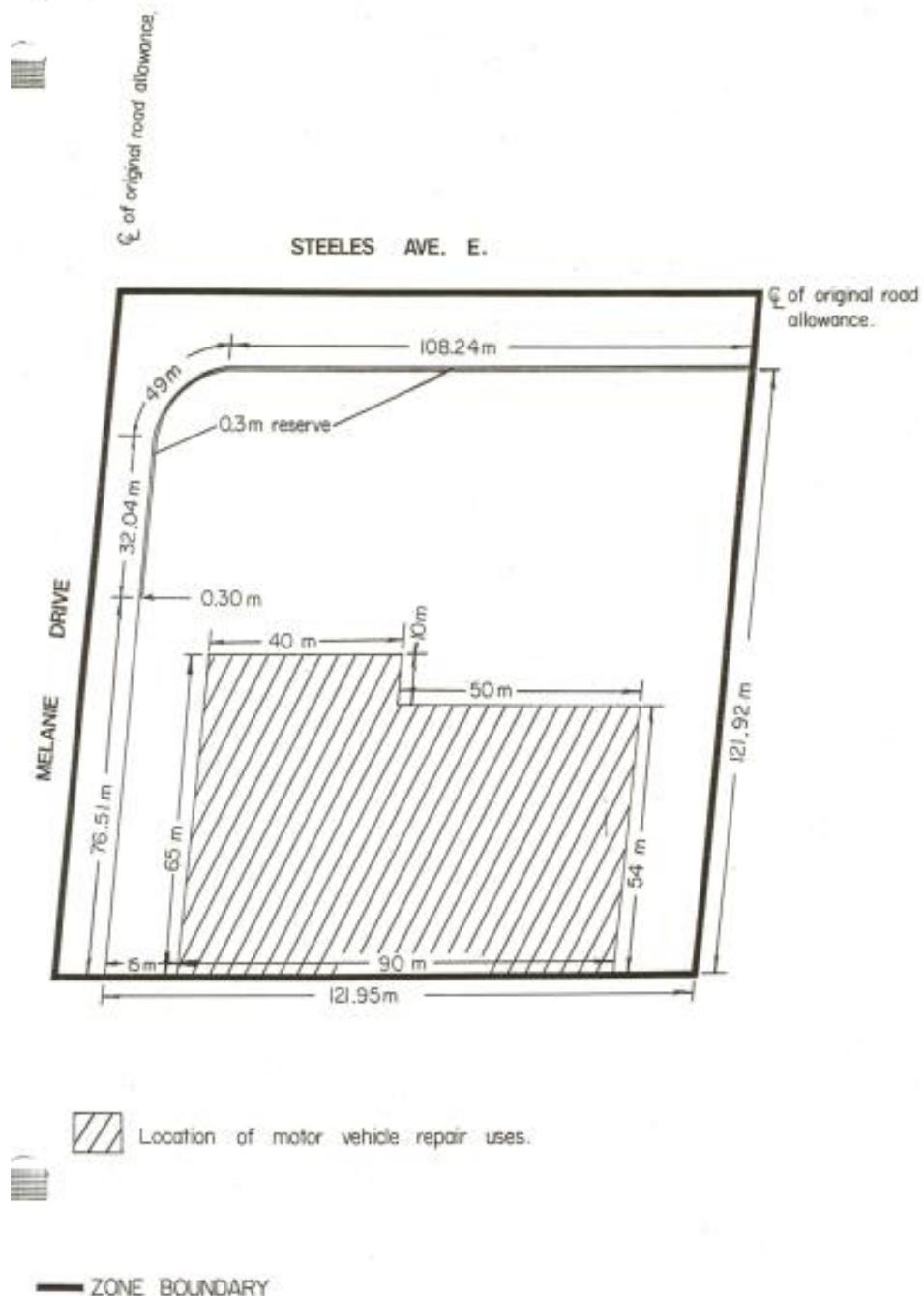
12.51.2 The lands shall be subject to the following requirements and restrictions:

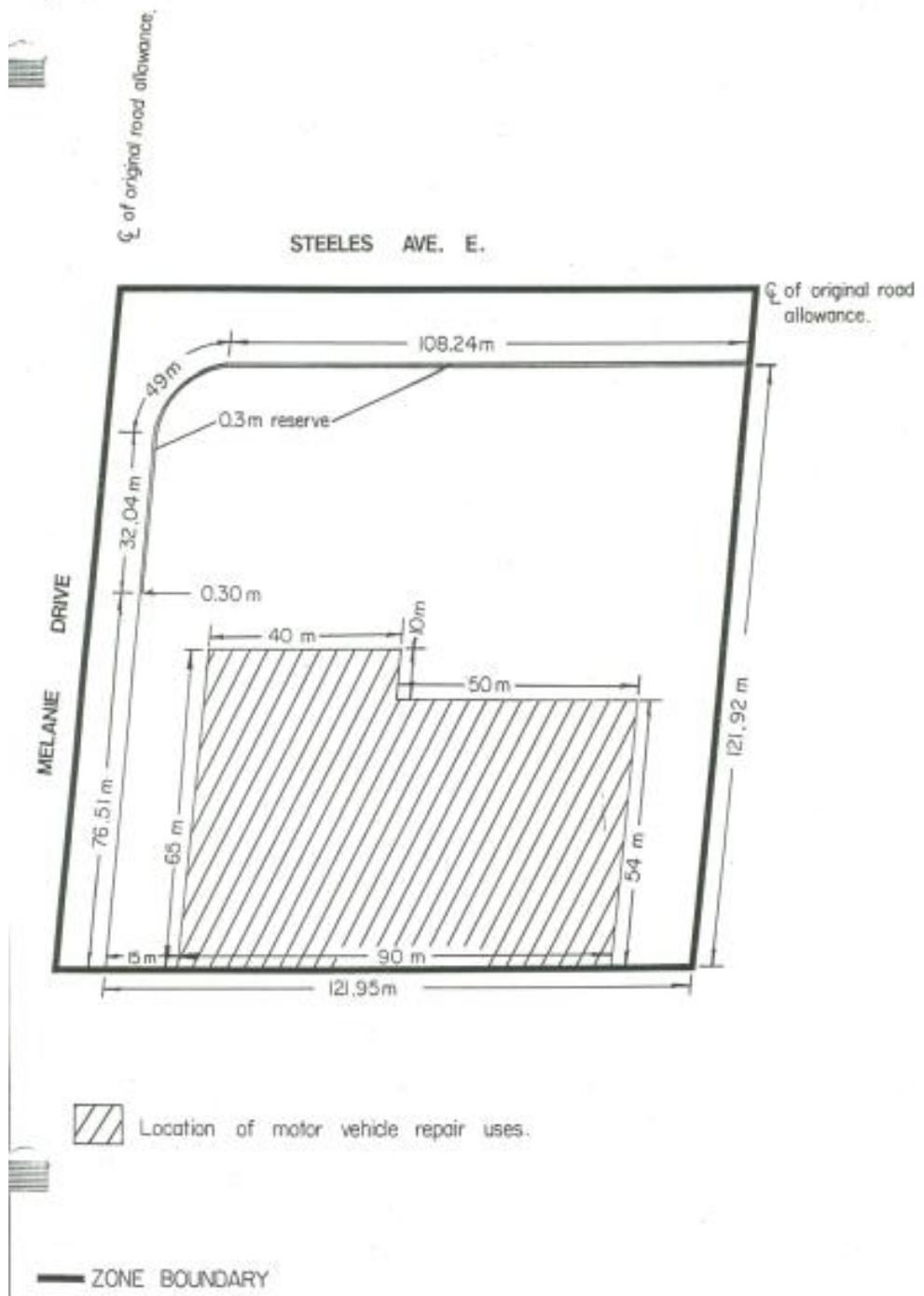
- .1 the Gross Floor Area of all buildings and structures shall not exceed 3710 square metres;
- .2 the Minimum Front Yard Depth shall be 15.0 metres;
- .3 the location of the motor vehicle repair uses shall only be permitted within the area as shown on Figure 1-Exception 51;
- .4 the Minimum Interior Side Yard Width shall be 6.0 metres;
- .5 the Minimum Exterior Side Yard Width shall be 15.0 metres;
- .6 the Minimum Rear Yard Depth shall be 7.0 metres;
- .7 the Minimum Landscaped Open Space shall be:
 - .a a continuous 7.6 metre wide landscaped strip abutting the front lot line;
 - .b 50 percent of the minimum required interior side yard width; and
 - .c 25 percent of the minimum required exterior side yard width.
- .8 the Minimum Lot Width shall be 100.0 metres;
- .9 all garbage and refuse containers shall be enclosed;
- .10 garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building;
- .11 obnoxious industrial uses shall not be permitted; and
- .12 no outside storage shall be permitted.
- .13 shall be subject to the requirements and restrictions relating to the PE zone and the HC zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 51.1(2)

12.51.3 for the purposes of Exception 51:

- .1 Office Supplies Retail Establishment shall mean a building or place where only office supplies, are sold or kept for sale to the general public.

Figure 1





12.52 Exception 52

12.52.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted in the R2 Zone.
- .2 Dwelling, Rear Lane Townhouse.

12.52.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 120 square metres.
 - .b Corner Lot – 185 square metres.
 - .c End Lot – 145 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot – 5.5 metres.
 - .b Corner Lot – 8.5 metres.
 - .c End Lot – 6.7 metres.
- .3 Minimum Lot Depth: 22.0 metres.
- .4 Minimum Front Yard Depth:
 - .a 6.0 metres;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
 - .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Exterior Side Yard Width:
 - .a 3.0 metres;

- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .d A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .f A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,
- .h For corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres.

.6 Minimum Rear Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to garage door facing the rear lot line;
- .c the main wall of a dwelling may encroach into the rear yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum rear yard; and,
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle.

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.0 metres when abutting side lot line coincides with a common wall between two garages;

- .c 0.5 metres into the 1.2 metre interior side yard for a bay window, or box window with or without foundation or cold cellar; and,
- .d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar.

.8 Maximum Building Height –12.0 metres.

.9 Notwithstanding any other provision of the By-law, the minimum dwelling unit width shall be 5.5 metres.

.10 Minimum Amenity Space:

- .a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the rear yard at ground level.

.11 The following provisions apply to garages:

- .a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
- .b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
- .c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
- .d the maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
- .e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
- .f a two bay garage shall be permitted on a corner lot;
- .g the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot; and,
- .h A garage door width shall not exceed the width of any unit or main wall of a dwelling.

.12 The following shall apply to a bay, bow or box window:

- .a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

- .13 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided.
- .14 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a The minimum driveway width shall be 2.75 metres.
- .15 Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard.
- .16 A public/private lane is deemed to be a street for zoning purposes.
- .17 For zoning purposes, the front property line shall be deemed to be on Mayfield Road or Chinguacousy Road.
- .18 Maximum fence height required within the front yard and in the rear yard – 1.2 metres.
- .19 No accessory structures shall be erected in the rear yard.

12.52.3 for the purposes of Exception 52:

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 52.2

12.53 Exception 53

12.53.1 The lands shall only be used for the following purposes:

- .1 Industrial:
 - .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
 - .b a parking lot;
 - .c a printing establishment; and
 - .d a warehouse.
- .2 Non-Industrial:
 - .a a furniture and appliance store;
 - .b an industrial clothing retail warehouse;
 - .c a dining room restaurant, convenience restaurant or take-out restaurant;
 - .d a bank;
 - .e an office;
 - .f a radio or television broadcasting and transmission establishment;
 - .g a retail outlet operated in connection with a purpose permitted by sections
 - .h Exception 53.1(1)(a) and (c), provided that the total gross floor area used for such retail purpose is not more than 15 percent of the total gross floor area used for the industrial purpose; and
 - .i a private club.
- .3 Accessory:
 - .a an accessory building, provided that it is not used for human habitation;
 - .b an educational use accessory to a permitted industrial use; and
 - .c purposes accessory to the other permitted purposes.

12.53.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 14 metres
- .2 Minimum Rear Yard Depth: 12 metres
- .3 Minimum Exterior Side Yard Width: 15 metres

- .4 Minimum Interior Side Yard Width: 4 metres
- .5 Minimum Lot Width: 24 metres
- .6 Minimum Parking Requirements:
 - .a Industrial uses (excluding motor vehicle repair shop): 1 parking space for each 45 square metres of gross industrial floor area or portion thereof.
 - .b Industrial clothing retail warehouse: 1 parking space for each 28 square metres of gross commercial floor area or portion thereof.
 - .c Office of a physician, or drugless practitioner: 1 parking space for each 16 square metres of gross commercial floor area or portion thereof.
 - .d Parking for all other permitted purposes shall be provided in accordance with the requirements and restrictions of Section 4.1.

12.53.3 for the purposes of Exception 53:

- .1 Private Club shall mean a building or place operated by an athletic, cultural, social or recreational organization operating on a non-profit basis and includes the premises of a fraternal organization.
- .2 Industrial Clothing Retail Warehouse shall mean a building or part thereof where uniforms or clothing worn at work by manufacturing, construction and service industrial workers is stored or kept for sale and where no leisure or sports clothing or clothing traditionally worn at work by white collar workers is stored or kept for sale.

12.54 Exception 54

12.54.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an R1 zone;

12.54.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a 11.6 metres.
- .2 Minimum Rear Yard Depth: 4.0 metres.
- .3 Minimum Rear Yard Depth to a deck or a porch with or without a roof: 4.0 metres.
- .4 Maximum Building Height: 14.0 metres.

12.54.3 for the purposes of Exception 54:

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 54.2.

12.55 Exception 55

12.55.1 The lands shall only be used for the following purposes:

- .1 Industrial:
 - .a manufacturing or processing of goods and products;
 - .b assembly of goods and products;
 - .c storage and warehousing of goods and products;
 - .d shops for the manufacturing, processing, servicing or repair of small goods and wares;
 - .e industrial dry cleaning, laundry or dyeing establishment;
 - .f printing establishments;
 - .g film processing; and
 - .h bakery, grocery or food processing.
- .2 Other:
 - .a a bank or financial institution;
 - .b a dining room restaurant with banquet facilities;
 - .c offices; and
 - .d any operation of a public authority.
- .3 Accessory:
 - .a where the goods and products are furniture, house furnishings or appliances, sales of the goods and products manufactured on the premises only;
 - .b where goods and products other than those mentioned in clause (a) are involved, sales of such goods and products; and
 - .c administration offices.

12.55.2 The lands shall be subject to the following requirements and restrictions:

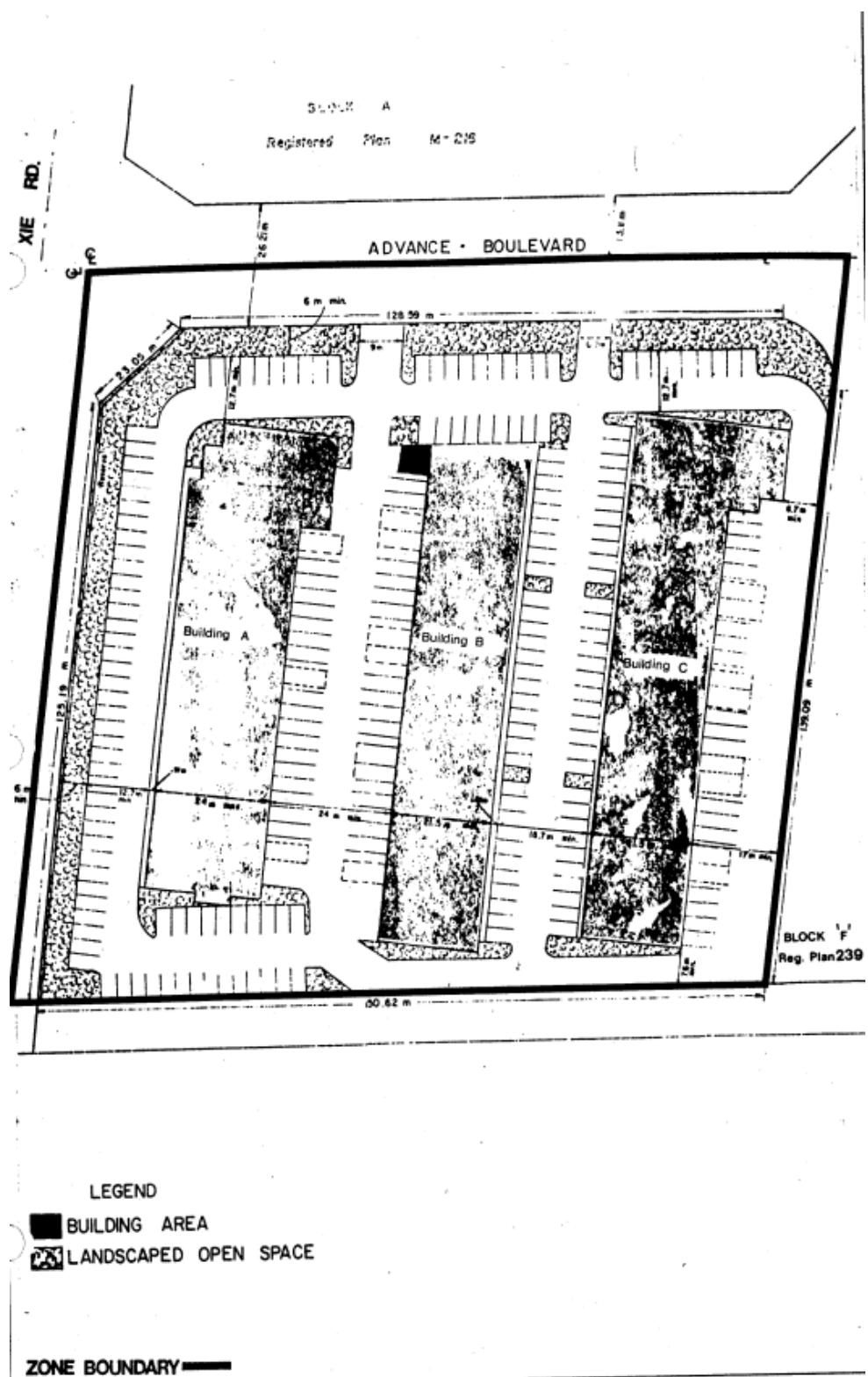
- .1 for each use, of which any part is used for industrial purposes, at least 65% of the gross floor area must be used for industrial purposes and only up to 35% of the gross floor area may be used for accessory purposes.
- .2 a bank or financial institution shall be located within the building area of Building A, as shown on Figure 1-Exception 55; and
 - .a the gross floor area of a bank or financial institution shall not exceed 418 square metres.

- .3 a dining room restaurant with banquet facilities shall be located within the building area of Building C as shown on Figure 1-Exception 55; and
 - .a the gross floor area of a dining room restaurant with banquet facilities shall not exceed 943 square metres.
- .4 offices permitted by Exception 55.1(2)(c) may only be located on the upper floor of the buildings; and
 - .a the gross floor area of all offices in all buildings as permitted by Exception 55.1(2), shall not exceed 1350 square metres.
- .5 the minimum setbacks, minimum distances between buildings, and minimum amount of landscaped open space shall be as shown on Figure 1-Exception 55; and
 - .a the maximum building area shall not exceed that shown on Figure 1-Exception 55.
- .6 minimum parking facilities shall be provided as follows:
 - .a for a dining room restaurant with banquet facilities: one parking space for each 9 square metres of the floor area devoted to patron use;
 - .b for offices, a bank or any use by a public authority, or for accessory purposes: one parking space for each 30 square metres of the gross floor area; and
 - .c for any industrial use: one parking space for each 93 square metres of gross floor area.
- .7 for an industrial use, a minimum of one loading space for every 560 square metres of gross floor area used for industrial and accessory purposes or one loading space for each industrial use, whichever is the greater, shall be provided.

12.55.3 for the purposes of Exception 55:

- .1 Gross Floor Area shall mean the aggregate of the area of all floors at or above established grade, measured between the exterior walls of a building, and excluding any floor area at or above grade used only for building maintenance.

Figure 1



12.56 Exception 56

12.56.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.56.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot - 185.0 square metres.
- .b Corner Lot - 230.0 square metres.

.2 Minimum Lot Width:

- .a Interior Lot - 7.5 metres.
- .b Corner Lot - 9.3 metres.

.3 Minimum Lot Depth: 25.0 metres.

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;

- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- .i a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and,
- .j for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner unit provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .c 3.5 metres to a deck off the main floor;
- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard; and,
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard.

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings.

.8 Maximum Building Height - 12.0 metres.

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

.10 The following provisions apply to garages:

- .a the maximum cumulative garage door width for lots with a lot width less than 9.0 metres shall be 3.7 metres;
- .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;
- .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
- .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
- .e 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;
- .f the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,
- .g the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

.11 The following shall apply to a bay, bow or box window:

- .a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

.12 Notwithstanding any other provision of the By-law, the following shall apply:

- .a the minimum driveway width shall be 2.75 metres.

12.56.3 for the purposes of Exception 56:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 56.2.

12.57 Exception 57

12.57.1 The lands shall only be used for the following purposes:

- .1 a community college;
- .2 only in conjunction with a community college, a day care centre; and
- .3 purposes accessory to the other permitted purposes.

12.58 Exception 58

12.58.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an R1 zone.

12.58.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot -225.0 square metres.
- .b Corner Lot - 270.0 square metres.

.2 Minimum Lot Width:

- .a Interior Lot - 9.0 metres.
- .b Corner Lot - 10.8 metres.

.3 Minimum Lot Depth: 25.0 metres.

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;

- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 10.8 metres or greater;
- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,
- .i for corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .c 3.5 metres to a deck off the main floor;
- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 10.8 metres;
- .e 4.5 metres for open roofed porches and or uncovered terraces; and,
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.

.7 Minimum Interior Side Yard:

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and,
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.

- .8 Maximum Building Height - 12.0 metres.
- .9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.
- .10 The following provisions apply to garages:
 - .a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
 - .f the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,
 - .g the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
- .11 The following shall apply to a bay, bow or box window:
 - .a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.
- .12 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres.

12.58.3 for the purposes of Exception 58:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 58.2

12.59 Exception 59

12.59.1 The lands shall only be used for the following purposes:

- .1 an office, excluding the offices of medical, dental or drugless practitioners;
- .2 a gas bar;
- .3 a retail establishment having no outside storage, but excluding a supermarket, a garden centre sales establishment, and a department store;
- .4 a take out restaurant;
- .5 a personal service shop;
- .6 a dry cleaning establishment
- .7 a community club;
- .8 a dinning room restaurant;
- .9 a convenience restaurant;
- .10 a banquet hall;
- .11 a motel;
- .12 an outdoor patio, only in conjunction with, or accessory to a dinning room restaurant;
- .13 a bank, trust company or other financial institution;
- .14 a convenience store;
- .15 a motor vehicle washing establishment;
- .16 a motor vehicle service station, or combination motor vehicle service station/parts retail outlet, not having outside storage and not including a motor vehicle body shop;
- .17 a motor vehicle sales establishment; and
- .18 purposes accessory to other permitted purposes.

12.59.2 shall be subject to the following requirements and restrictions:

- .1 the Gross Floor Area for office uses shall not exceed 3,695 square metres;
- .2 the total Gross Commercial Floor Area for all dinning room restaurants and banquet halls shall not exceed 650 square metres;
- .3 the Maximum Gross Commercial Floor Area for retail uses shall not exceed 4,000 square metres;
- .4 the Gross Commercial Floor Area for a motel shall not exceed 4,000 square metres;

- .5 a minimum 3 metre wide landscaped open space strip shall be provided along the property limits abutting any road right-of-way, except at approved driveway locations;
- .6 no adult entertainment parlour or adult video store shall be permitted;
- .7 all restaurant refuse shall be stored in a climate controlled room within the building;
- .8 for each motor vehicle washing establishment, 10 waiting spaces shall be provided and shall be arranged on the lot so as to provide continuous access to the entrance of the motor vehicle washing establishment, and the minimum size of a waiting space shall be 2.75 metres by 6 metres;
- .9 no outside storage of goods and materials shall be permitted.

12.60 Exception 60

12.60.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted by the A zone, subject to the requirements and restrictions of Chapter 11 of the By-law.

12.60.2 The Holding (H):

- .1 Until such time as the Hold (H) provision is lifted, lands zoned UT (H) – Exception 2555 shall be only be used for the purpose of a temporary parking lot subject to the following requirements and restrictions:
 - .a Outside storage and/or parking of oversized motor vehicles shall be prohibited.
 - .b No permanent buildings or structures shall be permitted.
- .2 The Holding (H) provision shall not be lifted until such time as the City of Brampton has been Notified by the Province of Ontario that the lands are required for the purpose of a hydro Corridor, future expansion of Highway 401 and /or highway 407 and/or other public use, utility Infrastructure.

12.61 Exception 61

12.61.1 The lands shall only be used for the following purposes:

- .1 a retail establishment;
- .2 a bank, trust company or finance company;
- .3 a dining room restaurant, a convenience restaurant or a take-out restaurant, not including an adult entertainment parlour;
- .4 an office;
- .5 an undertaking establishment;
- .6 a club, whether fraternal or operated for profit;
- .7 a shop for repair or manufacturing of small goods and wares;
- .8 a dry cleaning, laundry and dyeing establishment;
- .9 a barber shop;
- .10 a beauty parlour;
- .11 a variety shop;
- .12 a printing establishment;
- .13 an operation of the municipal, regional, provincial and federal government;
- .14 purposes accessory to the other permitted purposes.

12.61.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Gross Floor Area for all buildings or structures shall not exceed 6,665 square metres;
- .2 Maximum Height for any building: one storey
- .3 Minimum Front Yard Depth: 23 metres
- .4 Minimum Side Yard Depth: 16 metres
- .5 Minimum Rear Yard Depth: 21 metres
- .6 Minimum Lot Width: 120 metres
- .7 Minimum Lot Area: 27,100 square metres
- .8 Minimum Number of Parking Spaces: 400
- .9 Minimum Area for each Parking Space: 16.5 square metres
- .10 Minimum Number of Loading Spaces: 2

.11 Landscaped Open Space at least 3 metres in width shall be provided and maintained along and abutting all lot boundaries except where the driveways are located.

12.62 Exception 62

12.62.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted by the R1 zone

12.62.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 286 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres
 - .b Corner Lot: 10.7 metres
- .3 Minimum Lot Depth: 26 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 The following provisions shall apply to garages:
 - .a The maximum garage door width shall be 5.5 metres.
 - .b The garage door width may be widened by an additional 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
 - .c The garage door width restriction does not apply to the garage door facing a flankage Lot line.
 - .d The interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the garage door width.
- .9 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

- .10 Minimum Setback from an NS Zone: No permanent structures, including inground swimming pools or excavations shall be located closer than 10.0 metres to an NS Zone.
- .11 The minimum setback to a daylighting triangle or rounding shall be 1.5 metres. Eaves and cornices are permitted to encroach into the setback for the daylighting triangle or rounding to a maximum of 0.6 metres.

12.63 Exception 63

12.63.1 The lands shall only be used for the following purposes:

- .1 a resource recovery facility, and
- .2 purposes accessory to the other permitted purpose.

12.63.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 5.0 hectares;
- .2 Minimum Front Yard Depth: 15.0 metres;
- .3 Minimum Side Yard Width: 15.0 metres;
- .4 Minimum Rear Yard Depth: 10.0 metres;
- .5 all buildings and structures shall be set back a minimum distance of 7.5 metres from the top of bank;
- .6 all buildings and structures shall be set back 13.72 metres from the Highway 407 right-of-way;
- .7 no outside storage shall be permitted;
- .8 Maximum Gross Floor Area shall not exceed 7450 square metres, and
- .9 a minimum of 26 parking spaces shall be provided.

12.63.3 for the purposes of Exception 63:

- .1 Resource Recovery Facility shall mean a building where energy will be generated and supplied in the form of steam or electrical energy through the incineration of solid, domestic, commercial and non-hazardous industrial waste.

12.64 Exception 64

12.64.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an R1 zone.

12.64.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width:
 - .a Where the minimum interior lot width is less than 12.5 metres:
 - .i 0.6 metres provided the combined total of the interior side yards on an interior lot is 1.8 metres; and,
 - .b Where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:
 - .i 1.2 metres and 1.2 metres for an interior lot;
 - .ii 0.6 metres for a corner lot abutting an interior lot; and,
 - .c Where the minimum interior lot width is 15.8 metres or greater: 1.2 metres;
- .2 Minimum Rear Yard Depth:
 - .a 7.0 metres; and,
 - .b A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;
- .3 Maximum Building Height: 10.6 metres;
- .4 Garage Control:
 - .a Where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling;
 - .b No garage shall face the flankage lot line;
 - .c The maximum cumulative garage door width for an attached garage shall be:
 - .i 3.7 metres if the lot width is less than 10.4 metres;
 - .ii 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;
 - .iii 5.0 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres only in conjunction with a lot area greater than 500 metres;

- .iv 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres;
- .v 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres.
- .d The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; and,
- .e On lots greater than 14 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;

.5 Encroachment:

- .a A balcony or porch may project into the minimum front or exterior side yard by a maximum of 1.8 metres including eaves and cornices; and,
- .b Setback from an open roof porch to a Daylight Rounding or Triangle: 2.5 metres;

.6 Maximum Lot Coverage:

- .a For lots having a lot area less than 500 square metres: 55%, excluding permitted accessory structures; and,
- .b For lots having a lot area equal to or greater than 500 square metres: 45% excluding permitted accessory structures;

.7 The following temporary uses shall be permitted until December 31, 2020, or extended at the discretion of the Commissioner of Planning & Development Services:

- .a A temporary sales office;
- .b A model home used for display purposes in accordance with Section 3.8 of this by-law, which may or may not include a sales office;
- .c Notwithstanding any other provision of the By-law, a total of ten (10) model homes shall be permitted, across the lands subject to Exceptions 64, 2549, 2550 and 2551;
- .d A temporary parking lot associated with a new home sales office; and,
- .e A temporary parking lot associated with a model home used for display purpose, with or without a sales office;

12.64.3 for the purposes of Exception 64:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and the general provisions of this by-law not in conflict with those set out in Exception 64.2 and Exception 64.3

12.65 Exception 65

12.65.1 The lands shall only be used for the following purposes:

- .1 an administrative office or facility of a public authority; and
- .2 purposes accessory to the other permitted purposes.

12.65.2 The lands shall be subject to the following requirements and restrictions:

- .1 shall be subject to the requirements and restrictions relating to the I2 zone

12.66 Exception 66

12.66.1 The lands shall only be used for the following purposes:

- .1 Those purposes permitted in an Open Space zone; and,
- .2 Those purposes permitted in the R1-Exception 2431 zone;

12.66.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those uses permitted in a OS zone, the requirements and restrictions as set out in the OS zone; and,
- .2 for those uses permitted in a R1-Exception 2431 zone , the requirements and restrictions as set out in a R1-Exception 2431 zone .

12.67 Exception 67

12.67.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted by the R2 zone.

12.67.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot: 5.8 metres
 - .b End Lot: 7 metres
- .2 Minimum Lot Depth: 45 metres
- .3 Minimum Front Yard Depth: 7.0 metres
- .4 Minimum Side Yard Width: 1.2 metres for an end unit
- .5 Minimum Rear Yard Depth: 17.0 metres
- .6 Maximum Lot coverage: 60% of the lot area for the main building
- .7 Garage Control:
 - .a No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
 - .b The maximum cumulative garage door width for a dwelling unit shall be 2.5 metres.
 - .c The maximum interior garage width shall be 0.6 metres wider than the cumulative garage door width.
- .8 Balcony or Porch Encroachment: A balcony or porch may project into the minimum front yard by a maximum of 1.8 metres, including eaves and cornices.
- .9 Highway 410 Setback: For any property line abutting Highway 410, the minimum setback for above or below grade structures or facilities shall be 14 metres from the Highway 410 right-of-way, with the exception of noise/acoustic barrier.

12.68 Exception 68

12.68.1 The lands shall only be used for the following purposes:

- .1 the uses permitted in the R1 zone; and
- .2 a new home sales office in conjunction with a home used for display purposes.

12.68.2 The lands shall be subject to the following requirements and restrictions:

- .1 A lot with a width less than 21.5 metres shall not have a garage with doors facing the interior lot line.
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and, Section 5.2.D.3, the minimum required front yard of the R1 zone and 5.2.D.5 shall not apply;
- .3 A garage may face the flankage lot line;
- .4 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .5 A balcony or porch, with or without a cold cellar, may project into the minimum required front yard depth or exterior side yard width by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum required front yard depth or exterior side yard width;
- .6 A balcony or deck may project into the minimum required rear yard depth by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the minimum rear yard depth, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .7 An open-roofed porch, with or without a cold cellar, may project into the minimum required rear yard depth by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum required rear yard depth;
- .8 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .9 For the purpose of Exception 68, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.
- .10 Notwithstanding Exception 68.2(5), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .11 The maximum building height of a single-detached dwelling shall not exceed 13 metres.

12.69 Exception 69

12.69.1 The lands shall only be used for the following purposes:

- .1 a motor vehicle washing establishment excluding a self-service operation; and,
- .2 only in conjunction with a motor vehicle washing establishment, a motor vehicle sales and leasing establishment.

12.69.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width along Steeles Avenue East: 55 metres
- .2 Minimum setback from Steeles Avenue East lot line: 10 metres
- .3 Minimum setback from Torbram Road Road right-of-way: 15 metres
- .4 Minimum setback in other yards: 3 metres
- .5 Maximum gross floor area:
 - .a motor vehicle washing establishment: 175 square metres
 - .b motor vehicle sales and leasing establishment: 50 square metres
- .6 Maximum building height: 1 storey
- .7 Minimum Landscaped Open Space:
 - .a a 3.0 metre wide landscaped strip abutting a street, except at approved access locations;
 - .b a 1.5 metres wide landscaped strip abutting all other property lines;
- .8 A motor vehicle repair shop is not permitted;
- .9 A motor vehicle display area shall be limited to a maximum of 10 parking spaces and shall not take up any required parking area;
- .10 No outside storage other than the display of vehicles shall be permitted;
- .11 All garbage and refuse storage, including any containers for storage of recycling materials, shall be enclosed.

12.70 Exception 70

12.70.1 The lands shall only be used for the following purposes:

- .1 an automobile service station; and,
- .2 Purposes accessory to the other permitted purposes

12.71 Exception 71

12.71.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 450 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 15.0 metres
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 10.5 metres.
- .6 Minimum Interior Side Yard Width: 1.2 metres.
- .7 Minimum Landscaped Open Space:
 - .a 40 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .8 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

12.72 Exception 72

12.72.1 The lands shall only be used for the following purposes:

- .1 The uses permitted in the GE zone
- .2 A cemetery (restricted to a crematorium only); and
- .3 A funeral visitation centre.
- .4 A use permitted in Exception 72.1(1) shall not be permitted in combination with a use in Exception 72.1(2) or 72.1(3).

12.72.2 The lands shall be subject to the following requirements and restrictions:

- .5 A use permitted in Exception 72.1(1) shall be subject to the provisions of the GE – Exception 335 zone;
- .1 A cemetery (crematorium only) shall be restricted to a maximum floor area of 225 square metres;
- .2 A minimum 6 metre rear yard setback is required for a cemetery or funeral visitation centre use;
- .3 An accessory dwelling unit shall not be permitted;
- .4 Interment of human remains on the property shall not be permitted.

12.73 Exception 73

12.73.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an RE zone

12.73.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 26.0 metres
- .2 Minimum Setback from a Natural System (NS) zone: 10.0 metres

12.74 Exception 74

12.74.1 The lands shall only be used for the following purposes:

- .1 a take-out restaurant;
- .2 a gas bar;
- .3 a muffler sales and repair shop;
- .4 a hydraulic equipment sales repair and supply shop;
- .5 a tire sales and repair shop;
- .6 an automobile glass sales and repair shop, and
- .7 purposes accessory to the other permitted purposes.
- .8 a dining room restaurant, a convenience restaurant;
- .9 a furniture and appliance store;
- .10 an office, excluding offices for:
 - .a medical, health care and dental practitioners;
 - .b administrative offices of school boards and governments; and
 - .c offices of accredited or licensed professionals such as accountants, financial advisors, insurance agents/brokers, landscape architects, lawyers and real estate agents/brokers/appraisers;
- .11 a retail establishment having no outside storage;
- .12 a recreation facility or structure.
- .13 a day nursery;
- .14 a research and development facility; and
- .15 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods, or materials within an enclosed building.

12.74.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 70 metres.
- .2 Minimum Lot Depth: 50 metres.
- .3 Minimum Front Yard Depth: 15 metres.
- .4 Minimum Interior Side Yard Width: 4 metres.

- .5 Minimum Exterior Side Yard Width (for all uses except those permitted by exception 12.74.1.2: 18 metres.
- .6 Minimum Rear Yard Depth: 6 metres.
- .7 Maximum Building Height: 1 storey.
- .8 no outside storage or display of goods shall be permitted;
- .9 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- .10 all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed;
- .11 an adult video store or an adult entertainment parlour shall not be permitted;
- .12 the Total Gross Leasable Floor Area for retail establishments which have an individual gross leasable floor area of less than 1,860 square metres shall be restricted to 15% of all buildings on the site;
- .13 the Maximum Gross Leasable Floor Area devoted to the sale of food within any retail establishment shall not exceed 930 square metres; and
- .14 restaurants shall be restricted to two to a maximum gross leasable area of 930 square metres per restaurant.

12.74.3 for the purposes of exception 74:

- .1 shall also be subject to the requirements and restrictions in the GC zone and all the general provisions of this by-law which are not in conflict with those specified in Exception 12.74.2 with the exception of the uses permitted by Exception 12.74.2.14 which shall be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law which are not in conflict with those specified in Exception 12.74.2.

12.75 Exception 75

12.75.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an RE zone

12.75.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 23.0 metres
- .2 Minimum Setback from a Natural System (NS) zone: 10.0 metres

12.76 Exception 76

12.76.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in GE - Exception 202; and,
- .2 a place of worship.

12.76.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall only be permitted within an industrial mall;
- .2 The total gross floor area devoted to a place of worship use shall not exceed 700 square metres, of which any individual place of worship shall not exceed 350 square metres in gross floor area;
- .3 parking for a place of worship shall be provided at a rate of 1 space for each 45 square metres of gross floor area.

12.77 Exception 77

12.77.1 The lands shall only be used for the following purposes:

- .1 shall be used for the purposes permitted in the RE Zone.

12.77.2 The lands shall be subject to the following requirements and restrictions:

- .1 all structures and excavation, including dwellings, accessory building, swimming pools, septic tanks and tile beds, may only be located in the areas shown in shaded tone as 'building areas' on Figure 1-Exception 77.

Figure 1



12.78 Exception 78

12.78.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a R1 zone.

12.78.2 The lands shall be subject to the following requirements and restrictions:

- .1 The Lot subject to this section shall be deemed to be an interior lot.

12.79 Exception 79

12.79.1 The lands shall only be used for the following purposes:

- .1 a retail establishment having no outside storage
- .2 a supermarket
- .3 a service shop
- .4 a personal service shop
- .5 a bank, trust company, or finance company
- .6 an office
- .7 a dry cleaning and laundry distribution station
- .8 a laundromat
- .9 a parking lot
- .10 a dining room restaurant, a convenience restaurant, a take-out restaurant
- .11 a service station or gas bar
- .12 a printing or copying establishment
- .13 a commercial school
- .14 a garden centre sales establishment
- .15 a temporary open air market
- .16 a place of commercial recreation
- .17 a community club
- .18 a health or fitness centre
- .19 a taxi or bus station
- .20 a custom workshop
- .21 an animal hospital
- .22 purposes accessory to the other permitted purposes.

12.79.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 21 metres
- .2 Minimum Front Yard Depth: 6 metres.

- .3 Minimum Interior Side Yard Width: 6 metres.
- .4 Minimum Exterior Side yard Width: 6 metres.
- .5 Minimum Rear Yard Depth: 6 metres.
- .6 Maximum Building Height: 2 storeys, and may be increased to 4 storeys, if not closer than 40 metres to a residential lot line.
- .7 Minimum Landscaped Open Space: 8 % of the lot area
- .8 A gas bar building with drive- through facility, meaning a building where only fuels and other minor parts, supplies and accessories for motor vehicles are kept for sale, shall be located between a gas bar canopy and a street line, and shall be setback a minimum 100 metres from Dixie Road.
- .9 Drive-through facility with an outdoor microphone system will not be permitted within 30 metres of a residential lot line.

12.79.3 for the purposes of Exception 79:

- .1 shall also be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 79.2.

12.80 Exception 80

12.80.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted by the I1, and the following permitted purposes:
 - .a R1 – Exception 92, R1 – Exception 90, R2 – Exception 88, R2 – Exception 86, and R2 – Exception 84.
 - .b A gas regulator facility.

12.80.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the requirements and restrictions relating to the I1, R1 – Exception 92, R1 – Exception 90, R2 – Exception 88, R2 – Exception 86 and R2 – Exception 84 zones and the general provisions of this by-law not in conflict with those Exceptions 92.2, 90.2, 88.2, 86.2, and 84.2.
- .2 For the purpose of a gas regulator facility permitted under Exception 80.1(1)(b), the following requirements and restrictions shall apply:
 - .a Minimum Front Yard Depth, Minimum Interior Side Yard Width, Minimum Exterior Side yard Width and Minimum Rear Yard Depth: 0.6 metres;
- .3 Infrastructure for various utilities other than a gas regulator facility shall be exempt from the requirements and restrictions of Exception 80.2(1) except that a minimum 3.0 metre setback from the front lot line is required;
- .4 Shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 80.2(1).

12.81 Exception 81

12.81.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an R1 zone.

12.81.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 218 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.1 metres;
 - .b Corner Lot: 10.9 metres;
- .3 Minimum Lot Depth: 24 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 Minimum Setback to a Garage Door:
 - .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- .10 No garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- .11 The following provisions shall apply to garages:
 - .a The maximum garage door width shall be 3.10 metres;

- .b The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c The garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d The interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

.12 Maximum Building Height: 2 storeys

12.82 Exception 82

12.82.1 The lands shall only be used for the following purposes:

- .1 An animal hospital and or a veterinary clinic;
- .2 A bank, trust company, or finance company with or without drive-through facility;
- .3 A commercial school;
- .4 A convenience store;
- .5 A dining room restaurant, a convenience restaurant, a take-out restaurant;
- .6 A dry cleaning establishment and laundry distribution station;
- .7 A grocery store;
- .8 A Group Home Type 2;
- .9 A laundromat;
- .10 A library;
- .11 An office;
- .12 A parking lot;
- .13 A personal service shop;
- .14 A place of worship;
- .15 A retail establishment having no outside storage;
- .16 A service shop;
- .17 A daycare facility;
- .18 Motor vehicle washing establishment;
- .19 Gas Bar;
- .20 Drive-thru facilities accessory to a permitted use;
- .21 Purposes accessory to the other permitted purposes.

12.82.2 Shall not be used for the following purposes:

- .1 An adult entertainment parlour;
- .2 An adult video store;
- .3 An adult book store;
- .4 A message or body rub parlour;

.5 An amusement arcade.

12.82.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width – 21 metres
- .2 Minimum Building Setback from all roads: 3.0 metres
- .3 Minimum Interior Side Yard Width – 1.0 metres
- .4 Minimum Rear Yard Depth – 3.0 metres
- .5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.
- .6 Maximum Building Height: 3 storeys
- .7 Except at approved access locations, landscaped open space shall be provided as follows:
 - .a A minimum 3.0 metre wide strip abutting McLaughlin Road;
 - .b A minimum 1.0 metre wide strip abutting Remembrance Road and Clinton Street;
 - .c A minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to residential, then a minimum 3.0 metre wide strip is required;
- .8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
- .9 No outdoor storage shall be permitted;
- .10 For the purposes of this by-law Remembrance Road shall be deemed to be the front yard;
- .11 The requirement of providing a loading space shall not apply; provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;
- .12 Infrastructure for various utilities shall be exempt from the requirements and restrictions of Exception 82.3.

12.82.4 for the purposes of Exception 82:

- .1 Shall also be subject to the requirements and restrictions relating to the LC zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 82.3.

12.83 Exception 83

12.83.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an R1 zone;

12.83.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 297 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres;
 - .b Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 27 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres;
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 Minimum Setback to a Garage Door:
 - .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- .10 No garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- .11 The following provisions shall apply to garages:
 - .a The maximum garage door width shall be 5.5 metres;
 - .b The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- .c The garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d The interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.84 Exception 84

12.84.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted in the R2 Zone.
- .2 Dwelling, Back to Back Townhouse;

12.84.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 78 square metres;
 - .b Corner Lot – 105 square metres;
 - .c End Lot – 90 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot – 6.0 metres
 - .b Corner Lot – 9.0 metres
 - .c End Lot – 7.2 metres
- .3 Minimum Lot Depth: 13.0 metres;
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f A porch and/or balcony with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .g A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .h A bay window, bow window or box window with or without foundation may encroach to within 0.0 metres of a daylight rounding/triangle; and

- .i A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

.5 Minimum Exterior Side Yard Width:

- .a 3.0 metres;
- .b 1.2 metres to a public lane;
- .c 5.5 metres to a garage door facing the exterior side yard;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
- .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding;
- .g A bay window, bow window or box window with or without foundation or cold cellar and a chimney may encroach 1.0 metres into the minimum exterior side yard;
- .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and
- .i For corner lots with an exterior side of 1.2 metres adjacent to a lane, the maximum encroachment of any type into the exterior side yard shall be 0.5 metres;

.6 Notwithstanding any other provision of the By-law, the following shall apply:

- .a Minimum rear yard 0.0 metres;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres;
- .b 0.0 metres abutting a side lot line that coincides with the shared common wall between two dwellings; and
- .c 0.7 metres to a bay, bow, or box window with or without foundation;

.8 Maximum Building Height: 14.0 metres;

.9 Minimum Landscaped Open Space:

- .a Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway and sidewalk shall consist of landscaped open space;

.10 For Back-to-Back Townhouses, a maximum of 16 dwelling units may be attached in a contiguous structure, provided the structure is only 8 units wide and 2 units deep;

.11 Minimum amenity Area:

- .a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level;

.12 Air conditioning units are permitted to be located on a balcony or uncovered terrace;

.13 The following provisions apply to garages:

- .a The maximum cumulative garage door width shall be 3.7 metres for interior and end units equal to 6.0 metres;
- .b The maximum cumulative garage door width for interior lots greater than 6.0 metres but less than 9.8 metres shall be 4.6 metres;
- .c The maximum cumulative garage door width for interior lots, equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
- .d The maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.0 metres;
- .e The maximum cumulative garage door width for corner lot shall be 4.9 metres;
- .f A two bay garage shall be permitted on an exterior corner lot;
- .g The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .h The maximum interior garage width shall be 6.0 metres wider than the permitted maximum cumulative garage door width;
- .i The garage door width restriction does not apply to a garage door facing the exterior lot line; and,
- .j The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

.14 The following shall apply to a bay, bow or box window:

- .a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and,
- .d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

- .15 Notwithstanding Section 3.10 Table 3.10.1 a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding any other provision of the By-law, no more than 16 dwelling units shall be attached;
- .17 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a The minimum driveway width shall be 2.75 metres.
- .18 The driveway width shall not exceed the width of the lot;
- .19 Section 4.2.B.1 shall not apply;

12.84.3 for the purposes of Exception 84:

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 84.2.

12.85 Exception 85

12.85.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an R1 zone.

12.85.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 264 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres;
 - .b Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 24 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 Minimum Setback to a Garage Door:
 - .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- .10 No garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- .11 The following provisions shall apply to garages:
 - .a The maximum garage door width shall be 5.5 metres;

- .b The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c The garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d The interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.86 Exception 86

12.86.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted in the R2 Zone.
- .2 Dwelling, Rear Lane Townhouse;

12.86.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 70 square metres;
 - .b Corner Lot – 110 square metres;
 - .c End Lot – 90 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot – 6.0 metres
 - .b Corner Lot – 7.4 metres
 - .c End Lot – 5.6 metres
- .3 Minimum Lot Depth: 16.9 metres;
- .4 Minimum Front Yard Depth:
 - .a 0.0 metres;
- .5 Minimum Exterior Side Yard Width:
 - .a 3.0 metres;
 - .b 1.2 metres where the exterior side yard abuts a public or private lane;
 - .c The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .d A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .f A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

- .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .h For corner lots with a 1.2m exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Depth:

- .a No minimum rear yard depth shall apply, except when a garage door is accessed by a public street, then the minimum setback to a garage door is 1.0 metres;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.5 metres to a detached garage;
- .c 0.0 metres when abutting side lot line coincides with a common wall between two garages;
- .d 0.5 metres into the 1.2 metre interior side yard for a bay window, or box window with or without foundation or cold cellar;
- .e 0.6 metres to an accessory building, except for a detached garage, and
- .f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

.9 Minimum Landscaped Open Space:

- .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped open space;

.10 Maximum Lot Coverage – No requirement;

.11 Minimum Amenity Space:

- .a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard at ground level;

.12 The following provisions apply to garages:

- .a A garage door width shall not exceed the width of any unit or main wall of a dwelling;
- .b Notwithstanding any other provision of the By-law, a detached garage may exceed 24 square feet;

.13 The following shall apply to a bay, bow or box window:

- .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

- .c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and
- .d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided;

.16 (item 17 does not appear in the by-law)

.17 Notwithstanding any other provision of the By-law, the following shall apply:

- .a The minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;

.18 The driveway width shall not exceed the width of the lot;

.19 Section 4.2.B.1 shall not apply;

.20 Notwithstanding any other provision of the By-law, the following shall apply:

- .a A minimum of 1 parking space for each residential unit shall be provided on each lot;;

.21 Air conditioning units are permitted to be located on a balcony or uncovered terrace;

.22 A public/private lane is deemed to be a street for zoning purposes; and,

.23 For zoning purposes, the front lot line shall be deemed to be on: Wanless Drive, McLaughlin Road and Remembrance Road.

12.86.3 for the purposes of Exception 86:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 86.2.

12.87 Exception 87

12.87.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an R1 zone;

12.87.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 375 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.5 metres;
 - .b Corner Lot: 14.3 metres;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 Minimum Setback to a Garage Door: 5.4 metres;
- .10 No garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- .11 The following provisions shall apply to garages:
 - .a The maximum garage door width shall be 5.5 metres;
 - .b The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c The garage door width restriction does not apply to the garage door facing a flankage lot line;

- .d The interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

12.88 Exception 88

12.88.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 zone;

12.88.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 129.0 square metres;
- .b Corner Lot – 185.0 square metres;
- .c End Lot – 155.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 5.5 metres;
- .b Corner Lot – 8.5 metres;
- .c End Lot – 6.7 metres;

.3 Minimum Lot Depth: 23.5 metres;

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,
- .i For corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

- .a 5.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;
- .e A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.6 metres to an accessory building; and
- .c 0.7 metres into the interior side yard for a bay, bow, or box window with or without foundation or cold cellar;

- .8 Maximum Building Height – 14.0 metres;
- .9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;
- .10 Minimum Landscaped Open Space:
 - .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped open space;
- .11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .12 The following provisions apply to garages:
 - .a The maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
 - .b The maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
 - .c The maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
 - .d The maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
 - .e The maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
 - .f A two bay garage shall be permitted on a corner lot;
 - .g The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
 - .h The garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .i The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .13 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;
- .14 The following shall apply to a bay, bow or box window:
 - .a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and
 - .d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

- .15 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a Front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;
- .17 Notwithstanding any other provision of the By-law the following shall apply:
 - .a The minimum driveway width shall be 2.75 metres;
- .18 Section 4.2.B.1 shall not apply;

12.88.3 for the purposes of Exception 88:

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 88.2.

12.89 Exception 89

12.89.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an R1 zone.

12.89.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 438 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 14.6 metres;
 - .b Corner Lot: 16.4 metres;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 Minimum Setback to a Garage Door: 5.4 metres;
- .10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit; and,
- .11 The following provisions shall apply to garages:
 - .a The maximum garage door width shall be 5.5 metres;
 - .b The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- .c The garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d The interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres more than the maximum garage door width permitted on the lot.

12.90 Exception 90

12.90.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone;

12.90.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 175 square metres;
- .b Corner Lot – 220 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 7.0 metres;
- .b Corner Lot – 8.8 metres;

.3 Minimum Lot Depth: 25.0 metres;

.4 Minimum Dwelling Unit Width: 5.7 metres

.5 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the front yard; and
- .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

.6 Minimum Exterior Side Yard:

- .a 3.0 metres;

- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the exterior side yard;
- .i A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and,
- .j For corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.7 Minimum Rear Yard:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner unit provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey or a wood deck off the main floor;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;
- .e A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and

.8 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .c 0.6 metres to an accessory building; and

- .d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .9 Maximum Building Height – 14.0 metres
- .10 Minimum Landscaped Open Space:
 - .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped open space;
- .11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .12 The following provisions apply to garages:
 - .a The maximum cumulative garage door width for lots, with a lot width equal to 7.0 metres less than 9.0 metres shall be 3.7 metres;
 - .b The maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;
 - .c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e For lots greater than 14.0 metres wide, the maximum cumulative interior garage width shall not exceed 50% of the dwelling unit width or 6.4 metres whichever is greater;
 - .f 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;
 - .g A two bay garage shall be permitted on a corner lot when accessed from the front yard for lots greater than 11.0 metres;
 - .h A three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .i The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
 - .j The garage door width restriction does not apply to a garage door facing the exterior lot line; and,
 - .k The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .13 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;
- .14 The following shall apply to a bay, bow or box window:
 - .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

- .b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and
- .d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

.15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

.16 Notwithstanding any other provision of the By-law, the following shall apply:

- .a The minimum driveway width shall be 2.75 metres;

.17 Section 4.2.B.1 shall not apply;

12.90.3 for the purposes of Exception 90:

.1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 90.2.

12.91 Exception 91

12.91.1 The lands shall only be used for the following purposes:

- .1 Those purposes permitted in the GC zone
- .2 A supermarket
- .3 A convenience restaurant with a drive through facility
- .4 Purposes accessory to the other permitted uses

12.91.2 The lands shall be subject to the following requirements and restrictions:

- .1 The Maximum Gross Leasable Commercial Floor Area of all buildings and structures shall not exceed 11,000 square metres.
- .2 The Maximum Gross Leasable Commercial Floor Area for a supermarket shall not exceed 5,574 square metres.
- .3 Minimum Building Setbacks:
 - .a 20.0 metres from Highway Number 7;
 - .b 15.0 metres from McLaughlin Road;
 - .c 8.0 metres from all other lot lines.
- .4 Minimum Lot Width: None.
- .5 Restaurant refuse storage shall be enclosed in a climate-controlled area within a building.
- .6 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.
- .7 Any commercial unit having a floor area greater than 600 square metres shall have the opening of waste disposal and loading facilities facing away from residential uses and shall be appropriately screened.
- .8 A screened outdoor area devoted to year round display and sale of products and commodities shall be permitted only in conjunction with a retail establishment, temporary open air market, and a supermarket, and shall be restricted to areas not required for landscaping and parking.
- .9 Except for approved access locations, Landscaped Open Space shall be provided as follows:
 - .a A minimum 6.0 metre wide strip along Highway Number 7 and McLaughlin Road;
 - .b A minimum 3.0 metre wide strip along all other public roads; and
 - .c A minimum 3.0 metre wide strip along the westerly property limit where it abuts a Natural System (NS) zone boundary.

.10 Notwithstanding any other zoning provision is within this by-law, to the contrary, the lands zoned by this category shall be treated as a single lot for zoning purposes.

12.92 Exception 92

12.92.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.92.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 275 square metres;
- .b Corner Lot – 310 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 11.0 metres;
- .b Corner Lot – 12.8 metres;

.3 Minimum Lot Depth: 25.0 metres;

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the front lot line;
- .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
- .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
- .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i For corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
- .e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and
- .f A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;

.7 Minimum Interior Side Yard:

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres;

.9 Minimum Landscaped Open Space:

- .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped open space;

.10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.11 The following provisions apply to garages:

- .a The maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
- .b The maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
- .c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
- .d The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
- .e For lots greater than 14.0 metres wide, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
- .f A two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
- .g A three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
- .h The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
- .i The garage door width restriction does not apply to a garage door facing the exterior lot line; and
- .j The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

- .a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and
- .d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding any other provision of the By-law, the following shall apply

- .a The minimum driveway width shall be 2.75 metres;

12.92.3 for the purposes of Exception 92:

.1 Shall also be subject to the requirements and restrictions relating to the R1 and all the general provisions of this by-law, which are not in conflict with those set out in Exception 92.2.

12.93 Exception 93

12.93.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an R1 zone.

12.93.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 264 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres;
 - .b Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 Minimum Setback to a Garage door:
 - .a 6.0 metres on the sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres;
 - .b 5.5 metres on the non-sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres; and,
 - .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- .10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 The following provisions shall apply to garages:

- .a The maximum garage door width shall be 5.5 metres;
- .b The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c The garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d The interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

12.94 Exception 94

12.94.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an R2 zone.

12.94.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 140 square metres per dwelling unit
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.4 metres per dwelling unit
 - .b Corner Lot: 8.4 metres per dwelling unit
- .3 Minimum Lot Depth: 26.0 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres to the front wall of a dwelling
 - .b 6.0 metres to a garage door facing the front lot line
- .5 Minimum Interior Side Yard Width:
 - .a 1.2 metres.
 - .b 0.0 metres between common shared wall
- .6 Minimum Exterior Side Yard Width:
 - .a 3.0 metres
 - .b 2.0 metres to a porch with or without foundation or cold cellar
 - .c 6.0 metres to the front of a garage facing the exterior site lot line
- .7 Minimum Rear Yard Depth:
 - .a 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area
 - .b 4.0 metres to a balcony or terrace
 - .c 4.0 metres to the bay window, box window or bow window with or without foundation
- .8 Maximum Building Height: 11.0 metres
- .9 Maximum Lot Coverage: No requirement

- .10 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space
- .11 Maximum Garage Door Width:
 - .a For a lot width of less than 7.0 metres, the maximum garage door width shall be 2.5 metres
 - .b For a lot width equal to or greater than 8.0 metres, the maximum garage door width shall be 3.7 metres
 - .c The garage door width restriction does not apply to the a garage door facing the exterior side yard
 - .d The width of the interior of a garage as calculated 3.0 metres from the garage opening, shall not be more than 0.6 metres wider more than the maximum garage door width permitted on the lot
- .12 Maximum Garage Projection: No garage shall project into the front yard more than 1 .5 metres beyond a porch or front wall of a dwelling
- .13 Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front yard
- .14 Minimum Distance between Driveway and Projected Point of Intersection: 5.0 metres
- .15 Minimum Distance between Driveway and Street Elbow: 4.25 metres
- .16 For the purposes of this Exception, a Street Elbow shall mean the intersection of two parts of the same street, which parts have an interior angle of intersection or no more than one hundred and thirty-five (135) degrees
- .17 Maximum Dwelling Units Attached: 9

12.95 Exception 95

12.95.1 The lands shall only be used for the following purposes:

- .1 Dual Frontage Townhouse Dwellings
- .2 Townhouse Dwellings
- .3 Back-to-back Townhouse Dwellings
- .4 purposes accessory to the other permitted purposes

12.95.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the following requirements and restrictions for Townhouse Dwellings:
 - .a Minimum Lot Area: No requirement
 - .b Minimum Lot Width: 5.5 metres
 - .c Minimum Lot Depth: 20 metres
 - .d Minimum Yard Setbacks for a Principal Building
 - .i the front wall of a dwelling unit:
 - 1. 3.0 metres to a private road or walkway
 - 2. 1.5 metres to a rounding (road or walkway)
 - 3. 5.5 metres between a garage door opening and a lot line abutting a private road or sidewalk
 - .ii the rear wall of a dwelling unit:
 - 1. 6.0 m to a rear lot line
 - .iii the side wall of a dwelling unit
 - 1. 3.0 metres to a public street
 - 2. 3.0 metres to lands in a different zone category
 - 3. 1.8 metres to a private road or sidewalk or 1.5 metres to a rounding (road or sidewalk).
 - 4. 1.2 metres to an interior lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings
 - 5. 3.0 metres to a common amenity area
 - 6. 1.5 metres to an open, roofed porch of an end unit abutting a common amenity area

- .e Maximum Building height: 14.0 metres
- .f Minimum Landscaped Open Space
 - .i Those portions of all yards not occupied by permitted accessory structures, encroachments per Section 3.10, and driveways and private roads shall consist of landscape open space.
- .g Garage Control:
 - .i The maximum width of an individual garage door shall be 2.5 metres, including an individual garage door of a double car garage on an end unit lot.
 - .ii No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of its dwelling unit, except for a double garage on an end unit lot where the porch faces an interior side lot line abutting a common amenity area or a flankage side lot line.
 - .iii A double car garage shall only be permitted on an end unit lot and, notwithstanding any other provision of the By-law, the associated driveway width shall not exceed the width of the garage.

.2 Shall be subject to the following requirements and restrictions for Back-to-back Townhouse Dwellings:

- .a Minimum Lot Area: No requirement
- .b Minimum Lot Width: 6.0 metres
- .c Minimum Lot Depth: 13 metres
- .d Minimum Yard Setbacks for a Principal Building
 - .i the front wall of a dwelling unit:
 1. 3.0 metres to a common element walkway
 2. 1.5 metres to a rounding (road or walkway)
 3. 6.0 metres between a garage door opening and a lot line abutting a private road or sidewalk
 - .ii the rear wall of a dwelling unit:
 1. 0 m to a rear lot line
 - .iii The side wall of a dwelling unit
 1. 1.2 metres to an interior side lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings
 2. 2.0 metres to a private road or sidewalk or 1.5 metres to a rounding (road or sidewalk)

- .e Maximum Building height: 14.0 metres
- .f Minimum Landscaped Open Space
 - .i Those portions of all yards not occupied by permitted accessory structures, encroachments per Section 3.10, and driveways and private roads shall consist of landscape open space.
- .g A dwelling unit at the end of a block of back-to-back townhouses that does not share a common rear wall with another unit, shall be treated as a back-to-back townhouse dwelling for the purpose of applying this section of the by-law.
- .h Minimum setback between any building or structure and the lot line abutting the Canadian National Railway shall be 30.0 metres.

.3 Shall be subject to the following requirements and restrictions for Dual frontage Townhouse Dwellings:

- .a Minimum Lot Area: No requirement
- .b Minimum Lot Width: 6 metres
- .c Minimum Lot Depth: 21 metres
- .d Minimum Yard Setbacks for a Principal Building
 - .i the front wall of a dwelling unit:
 1. 3.0 metres to a common element walkway
 - .ii the rear wall of a dwelling unit:
 1. 5.0 m to a rear lot line
 2. 5.5 metres between a garage door opening and a lot line abutting a private road or sidewalk
 - .iii The side wall of a dwelling unit
 1. 1.2 metres to an interior side lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings
 2. 2.0 metres to a private road or sidewalk
 3. 2.0 metres to a different zone category
- .e Maximum Building height: 14.0 metres
- .f Minimum Landscaped Open Space
 - .i Those portions of all yards not occupied by permitted accessory structures, encroachments per Section 3.10, and driveways and private roads shall consist of landscape open space.

- .g For purposes of this Section, a dual frontage townhouse includes all units within a street townhouse block having frontage on both a public street and a private road, including units that do not directly abut a public street within the same block.
- .h The lot line abutting a private road providing garage access shall be deemed to be the rear lot line for Zoning purposes.
- .i A fence having a maximum height of 1.2 metres shall be permitted within the required front yard of a dual frontage townhouse dwelling. Fencing in the rear yard shall be limited to a maximum height of 1 metre.

12.95.3 for the purposes of Exception 95:

- .1 Except for section 5.2.B.5, the remainder of Section 5.2.B shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation;
- .2 Utility cabinets may project a maximum 0.5 metres from the side wall of a dwelling unit;
- .3 Notwithstanding any other provision of the By-law, utility installations, including transformers, shall not be subject to the setbacks and yard requirements of the zone in which they are located;
- .4 For the purpose of providing visitor parking, all lands subject to Exceptions 95 and 535 shall be treated as one lot;
- .5 Section 10.9.1. G shall not apply;
- .6 Notwithstanding any other provision of the By-law, the minimum distance between a driveway and the projected intersection of two streets shall be 4.0 metres;
- .7 Notwithstanding any other provision of the By-law, for a Townhouse Dwelling, each dwelling unit shall have pedestrian access from the front yard to the rear yard with a maximum of 3 steps without passing through a habitable room.

12.96 Exception 96

12.96.1 The lands shall only be used for the following purposes:

- .1 Outside storage, including oversized motor vehicles and truck trailers;
- .2 An accessory building for the purpose of storing salt;
- .3 An office as an accessory use

12.96.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 12.0 metres, including to any area used for outside storage of oversized motor vehicles, transport trailers, other miscellaneous storage and/or an accessory building;
- .2 Minimum Interior Side Yard Width: 5.0 metres, including to the oversized motor vehicles and transport trailers storage area to an accessory building;
- .3 Minimum Rear Yard Depth: 15.0 metres, including to any area used for outside storage of oversized motor vehicles, transport trailers, other miscellaneous storage and/or an accessory building;
- .4 Minimum Landscaped Open Space: Minimum 3.0-metre-wide strip shall be provided abutting all lot lines, except at stormwater management facilities or at approved driveway locations;
- .5 Maximum number of Oversized Motor Vehicles and Trailer Parking Spaces combined: 412;
- .6 Maximum height of Oversized Motor Vehicles and Trailers: 4.15 metres
- .7 Maximum Gross Floor Area for an accessory building: 1,500 square metres;
- .8 Maximum building height for an accessory building: 15 metres;
- .9 A fence shall be permitted in the front yard, rear yard, exterior side yard, and interior side yard.

12.96.3 for the purposes of Exception 96:

- .1 That this temporary use by-law shall remain in effect until September 1, 2025, subject to written direction from the Ministry of Transportation that the temporary use authorized by this by-law may continue after September 1, 2025.
- .2 Should the Ministry of Transportation provide written direction as contemplated in Exception 96.3(1) an amending by-law shall be passed to reflect the post September 1, 2025, expiry date, which expiry date shall not exceed three years from the date the original by-law was adopted.

12.96.4 The Holding (H):

- .1 Holding (H): Until such time as the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
 - .a The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:
 - .i Written confirmation that a satisfactory Functional Servicing Report has been provided and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management and Commissioner of Public Works at the Region of Peel;
 - .ii Written confirmation that a satisfactory Noise Report has been provided and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management; and
 - .iii Written confirmation that a satisfactory Traffic Impact Study has been completed in accordance with Region of Peel Terms of Reference and further that the Traffic Impact Study be prepared in accordance with the City of Brampton Terms of Reference to the satisfaction of the Commissioner of Public Works at the Region of Peel and Commissioner of Planning, Building and Growth Management at the City of Brampton.

12.97 Exception 97

12.97.1 The lands shall only be used for the following purposes:

- .1 a live work townhouse dwelling;
- .2 a street townhouse dwelling;
- .3 only in conjunction with a live-work townhouse dwelling:
 - .a an office;
 - .b a retail establishment having no outdoor storage;
 - .c a bank, trust company, or financial institution;
 - .d an art gallery;
 - .e a personal service shop;
 - .f a take-out restaurant;
 - .g a dining room restaurant;
 - .h a health or fitness centre;
 - .i a custom workshop;
 - .j a visual and performing arts studio;
 - .k veterinary clinic;
 - .l a medical or dental practice or office;
 - .m a commercial school;
 - .n purposes accessory to the other permitted uses;.

12.97.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area per dwelling unit
 - .a Interior Lot - 117.0 square metres;
 - .b Corner Lot - 143.0 square metres;
- .2 Minimum Lot Width
 - .a Interior Lot – 4.5 metres;
 - .b Corner Lot – 5.5 metres;
- .3 Minimum Yard Setback for:

- .a The front wall of a dwelling unit: 3.0 metres to a lot line
 - .i A balcony, porch or bay window with or without foundation may encroach a maximum of 1.0 metres into the required front yard;
- .b The rear wall of a dwelling unit: 6.0 metres to a lot line;
 - .i A balcony, porch or bay window with or without foundation may encroach a maximum of 1.0 metres into the required rear yard;
- .c a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard within 0.0 metres of a daylight rounding/triangles;

.4 Minimum Exterior Side Yard width

- .a 3.0 metres to a public road;
- .b 1.5 metres to a lot line not zoned in the same zoning category;
- .c 1.2 metres to a lot line zoned in the same zoning category;
- .d 0.6 metres abutting a parking area and public walkway;

.5 Minimum Interior Side Yard width

- .a 1.2 metres when abutting side lot line coincides with two exterior walls;
- .b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .c 0.5 metres into the 1.2 metres interior side yard for a bay window, or box window with or without foundation or cold cellar; and
- .d 0.7 metres to a bay, bow or box window with or without foundations or cold cellar;

.6 Maximum Building Height

- .a 14 metres;

.7 The following provisions shall apply to garages:;

- .a the maximum cumulative garage door width shall be 5.6 metres;
- .b a minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length by 3.1 metre minimum interior width.
- .c 6.0 metres between a garage door and a public or private road;
- .d the garage door width shall not exceed the width of any unit of a dwelling

.8 Minimum Landscape Open Space: No Requirement

.9 Minimum Amenity Area

- .a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or at ground level.

- .10 Air conditioning units are permitted to be located on a balcony or uncovered terrace.
- .11 Notwithstanding any other provision of the By-law, front to rear yard pedestrian access through the dwelling unit is not required.
- .12 Notwithstanding any other provision of the By-law, the minimum driveway width shall be 2.75 metres and shall not exceed the width of the lot.
- .13 Minimum Parking Requirement:
 - .a 2 spaces per townhouse dwelling
 - .b no additional spaces are required for visitor parking for commercial uses
- .14 Maximum fence height within the front yard and in the rear yard - 1.2 metres.
- .15 Minimum Condominium Laneway Aisle Width: 6.0 metres, including an aisle providing access to a parking space.
- .16 No accessory structure shall be erected in the front and/or rear yards.

12.98 Exception 98

12.98.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted by either Exception 98.1(a) or Exception 98.1(b) but not both:
 - .a Either:
 - .i A public school;
 - .ii A day nursery;
 - .iii A park, playground or recreation facility operated by a public authority.
 - .b or:
 - .i Those purposes permitted by the R1- Exception 99 zone.

12.99 Exception 99

12.99.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1 zone.

12.99.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area

- .a Interior Lot - 275.0 square metres;
- .b Corner Lot - 325.0 square metres;

.2 Minimum Lot Width

- .a Interior Lot - 11.0 metres;
- .b Corner Lot - 13.0 metres;

.3 Minimum Front Yard Depth

- .a 3.0 metres;
- .b 6.0 metres to a garage door;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.5 metres of a daylight rounding or triangle;

.4 Minimum Exterior Side Yard width

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.5 Minimum Rear Yard Depth

- .a 7.0 metres;
- .b 6.0 metres when a rear lot line coincides with an interior side lot line of an adjacent lot, an Institutional, Open Space or Natural System zone, including a Floodplain, Stormwater Pond and/or Park;
- .c 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .d 0.6 metres to the side wall of a garage, where access to the garage is accessed from the exterior side yard for lots equal to or greater than 13.4 metres;
- .e A deck may encroach into the rear yard to within 3.0 metres of the rear lot line;
- .f Open roofed porches and or uncovered terraces may encroach in to the rear yard to within 3.0 metres of the rear lot line;
- .g a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Interior Side Yard width

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;

.7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.8 Maximum Building Height: 13.5 metres;

.9 The following provisions shall apply to garages:

- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;
- .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;
- .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
- .e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length by 3.1 metre minimum interior width.
- .f No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;

.10 The following shall apply to a bay, bow or box window:

- .a notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.