

## 12.100 Exception 100

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### **12.100.1 The lands shall only be used for the following purposes:**

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

### **12.100.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 7.6 metres
- .2 Minimum Interior Side Yard Width: 3.0 metres except where:
  - .a there is an attached garage or carport, in which case 1.2 metres shall be provided for the first storey, plus 0.6 metres for each additional storey or part thereof; and,
  - .b there is an attached garage or carport in an abutting side yard, in which case 1.2 metres shall be provided.
- .3 Minimum Exterior Side Yard Width: 3.0 metres
- .4 Minimum Rear Yard Depth: 7.6 metres

## 12.101 Exception 101

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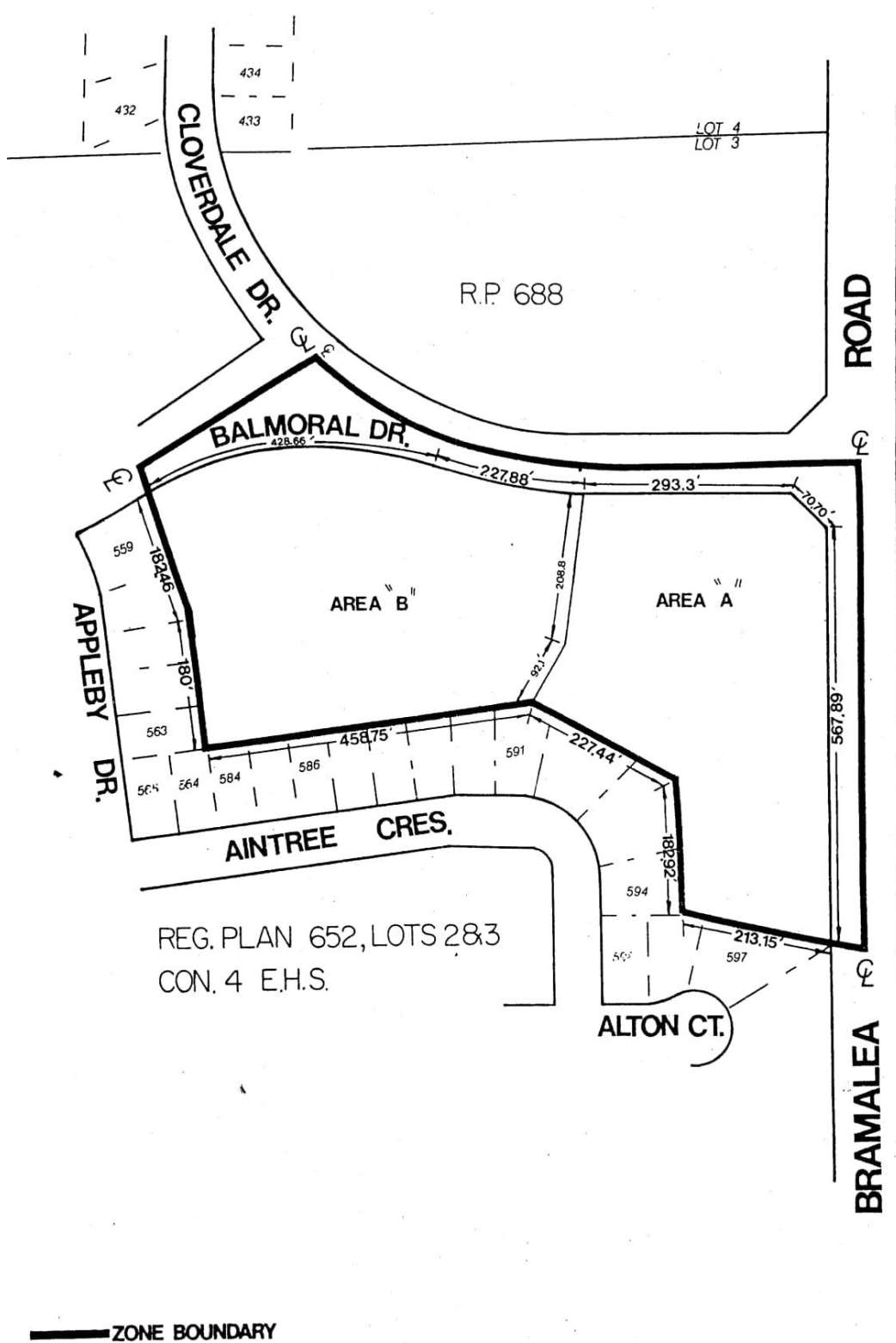
### **12.101.1 The lands shall only be used for the following purposes:**

- .1 the purposes permitted within the R3L Zone; and,
- .2 an apartment dwelling.

### **12.101.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a for lands shown outlined as AREA "A" on Figure 1: 303.0 square metres per dwelling unit.
  - .b for lands shown outlined as AREA "B" on Figure 1: 183.0 square metres per dwelling unit.

Figure 1



## 12.102 Exception 102

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### **12. 102.1 The lands shall only be used for the following purposes:**

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

### **12. 102.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 0.26 hectares
- .2 Minimum Lot Width: 38.1 metres
- .3 Minimum Lot Depth: 55 metres
- .4 Minimum Interior Side Yard Width: 3.0 metres, plus 0.6 metres for each additional storey or part thereof.
- .5 Minimum Front Yard Depth:
  - .a for a dwelling constructed prior to January 1, 1996: 10.6 metres or the actual front yard setback, whichever is greater
  - .b for all other lots: 15 metres
- .6 Maximum Building Height: 7.6 metres
- .7 Minimum Floor Area:
  - .a for a dwelling constructed prior to January 1, 1996: 139 square metres or the actual gross floor area, whichever is greater
  - .b for all other lots:
    - .i One storey: 185.8 square metres
    - .ii More than one storey: 232.2 square metres
- .8 Maximum Lot Coverage: 25 percent
- .9 Minimum Distance Separation Between Dwellings: 15 metres



### 12.103 Exception 103

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#### **12.103.1 The lands shall only be used for the following purposes:**

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

#### **12.103.2 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 6.5 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, a Stormwater Pond and/or a, Parks;
- .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 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 into 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 any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding any other provision of the By-law, 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;

#### 12.104 Exception 104

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**12.104.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in an R3M Zone.

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

- .1 Maximum Number of Dwelling Units: 74.0 units per hectare

## 12.105 Exception 105

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### **12. 105.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in an R3M Zone.

### **12. 105.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Number of Dwelling Units: 98.8 units per hectare

## 12.106 Exception 106

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### **12.106.1 The lands shall only be used for the following purposes:**

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

### **12.106.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 0.4 hectares
- .2 Minimum Lot Width: 36.5 metres
- .3 Minimum Centre Line Setback: 32.0 metres
- .4 Minimum Interior Side Yard Width: 3.0 metres

### 12.107 Exception 107

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**12. 107.1 The lands shall only be used for the following purposes:**

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

**12. 107.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Depth: 48.3 metres
- .2 Minimum Lot Width: 38.1 metres
- .3 Minimum Front Yard Depth: 15.0 metres
- .4 Minimum Side Yard Width: 3.0 metres, plus 0.6 metres for each additional storey or part thereof.
- .5 Minimum Rear Yard Depth: 7.6 metres
- .6 Minimum Exterior Side Yard Width: 4.5 metres
- .7 Minimum Floor Area:
  - .a for a dwelling constructed prior to January 1, 1996, the actual gross floor area
  - .b for all other lots:
    - .i One storey: 185.8 square metres
    - .ii More than one storey: 232.2 square metres
- .8 Maximum Lot Coverage: 25 percent
- .9 Minimum Distance Separation Between Dwellings: 15 metres
- .10 Minimum Lot Area: 0.26 hectares

## 12.108 Exception 108

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### **12.108.1 The lands shall only be used for the following purposes:**

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

### **12.108.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 6.0 metres, provided that the front of any garage or carport is not closer than 7.3 metres to the front lot line



## 12.109 Exception 109

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### 12.109.1 The lands shall only be used for the following purposes:

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

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

- .1 Minimum Lot Area
  - .a Interior Lot - 250.0 square metres;
  - .b Corner Lot - 325.0 square metres;
- .2 Minimum Lot Width
  - .a Interior Lot - 10.0 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, a Stormwater Pond, and/or a 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 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 into 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

- .a 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 any of provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding any of provision of the By-law, 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;

### 12.110 Exception 110

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**12.110.1 The lands shall only be used for the following purposes:**

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

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

- .1 a garage shall be permitted to be located in one of the interior side yard in which case the minimum interior side yard width may be reduced to 0.3 metres

### 12.111 Exception 111

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#### **12. 111.1 The lands shall only be used for the following purposes:**

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

#### **12. 111.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Depth: 54.8 metres
- .2 Minimum Lot Width: 38.1 metres
- .3 Minimum Front Yard Depth: 15.0 metres
- .4 Minimum Side Yard Width: 3.0 metres, plus 0.6 metres for each additional storey or part thereof.
- .5 Minimum Rear Yard Depth: 7.6 metres
- .6 Minimum Exterior Side Yard Width: 4.5 metres
- .7 Maximum Building Height: 7.6 metres
- .8 Minimum Floor Area:
  - .a for a dwelling constructed prior to January 1, 1996, the actual gross floor area
  - .b for all other lots:
    - .i One storey: 185.8 square metres
    - .ii More than one storey: 232.2 square metres
- .9 Maximum Lot Coverage: 25 percent
- .10 Minimum Distance Separation between dwellings: 15 metres
- .11 Minimum Lot Area: 0.26 hectares

### 12.112 Exception 112

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**12.112.1 The lands shall only be used for the following purposes:**

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

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

- .1 Minimum Lot Area: 464.5 square metres

### 12.113 Exception 113

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#### **12.113.1 The lands shall only be used for the following purposes:**

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

#### **12.113.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Interior Side Yard Width: zero metres provided that:
  - .a the total width of abutting side yards is not less than 2.4 metres; and,
  - .b the building wall abutting an interior side yard with a width of zero metres shall not contain openings except to windows to bathrooms on the first or second storey.
- .2 Minimum Distance between dwellings:
  - .a 2.4 metres between 1 storey dwellings;
  - .b 3.0 metres between a 1 storey dwelling and a 1 1/2 storey or 2 storey dwelling;
  - .c 3.6 metres in all other cases; and,
  - .d for the purposes of Exception 113.2, a garage shall be deemed to be a 1 storey dwelling
- .3 Minimum Front Yard Depth: 3.6 metres provided that any attached or detached garage or carport shall be setback a minimum of 6.0 metres from the front lot line

### 12.114 Exception 114

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#### **12.114.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in the R1 Zone

#### **12.114.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 405.0 square metres
- .2 Minimum Lot Width: 13.5 metres
- .3 Minimum Front Yard Depth: 6.0 metres
- .4 Minimum Side Yard Width:
  - .a for an exterior side yard: 3.0 metres
  - .b for a side yard flanking a public walkway: 1.2 metres, plus 0.6 metres for each storey above the first or part thereof; and,
  - .c for all other side yards: 1.2 metres
- .5 Minimum Rear Yard Depth: 7.6 metres
- .6 Maximum Building Height: 2 storeys



### 12.115 Exception 115

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#### **12.115.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in the R1 Zone.

#### **12.115.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 371.6 square metres
- .2 Minimum Lot Width: 12.1 metres
- .3 Minimum Front Yard Depth: 6.0 metres
- .4 Minimum Side Yard Width:
  - .a for an exterior side yard: 3.0 metres
  - .b for a side yard flanking a public walkway: 1.2 metres, plus 0.6 metres for each storey above the first or part thereof; and,
  - .c for all other side yards: 1.2 metres
- .5 Minimum Rear Yard Depth: 7.6 metres
- .6 Maximum Building Height: 2 storeys

### 12.116 Exception 116

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**12.116.1 The lands shall only be used for the following purposes:**

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

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

- .1 Minimum Front Yard Depth: 6.0 metres, provided that 7.0 metres is provided between the front of any garage or carport, and the front lot line;

### 12.117 Exception 117

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#### **12.117.1 The lands shall only be used for the following purposes:**

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

#### **12.117.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Building Height: 8.0 metres or 2 storeys, whichever is the lesser
- .2 Minimum Lot Width: 14.6 metres
- .3 the rear yard depth of Lot 14, Plan 43M-461 may be reduced to 5.0 metres provided that the main building does not occupy more than 50 percent of the rear yard width and at least 35 percent of the rear yard is contained in one contiguous unit with a minimum depth of 7.0 metres.

## 12.118 Exception 118

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### 12.118.1 The lands shall only be used for the following purposes:

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

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

- .1 Minimum Lot Area: 445.9 square metres
- .2 Minimum Lot Width: 12.2 metres
- .3 Minimum Interior Side Yard Width: a side yard other than an exterior side yard may be reduced to zero metres provided that:
  - .a the minimum distance between dwellings on adjacent lots shall not be less than 2.4 metres; and,
  - .b when dwellings on adjacent lots are less than 1.1 metres apart, no opening shall be permitted except for windows or areas which are not habitable rooms.
- .4 Minimum Distance Between Dwellings: the minimum distance between the main walls of dwellings on adjacent lots shall be not less than 2.4 metres between two one storey dwellings, not less than 3.0 metres between a one storey dwelling and a 2 storey dwelling, and not less than 3.6 metres in all other cases.
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Maximum Building Coverage: 40 percent
- .7 Maximum Building Height: 10.6 metres
- .8 a one-car detached garage from the dwelling may be permitted in the front yard in accordance with the following:
  - .a the minimum setback from the front lot line shall be 7.0 metres; and,
  - .b the minimum side yard requirements of Exception 118.2(3) shall apply except that a one-car detached garage may be permitted abutting a side lot line provided that it is constructed together with another one car garage on an abutting lot as part of a double garage unit and a common wall on and along the side lot lines divides the garages;
- .9 a two-car garage detached from the dwelling may be permitted in the front yard in accordance with the following:
  - .a the minimum setback from the front lot line shall be 7.0 metres;
  - .b the minimum side yard requirements of Exception 118.2(3) shall apply.
- .10 a minimum of 75.0 square metres of outdoor living area shall be provided and maintained for each dwelling unit. A maximum of 17.0 square metres of roof area of the garage may be

considered as part of this requirement, if it has a noise level low enough to be considered as and is designed to be utilized as an outdoor living area.

## 12.119 Exception 119

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### 12.119.1 The lands shall only be used for the following purposes:

- .1 Non-Industrial Uses;
  - .a An office;
  - .b A research and development facility;
  - .c A lab space or aerospace facility;
  - .d A hotel;
  - .e A conference centre;
  - .f A bank, trust company or financial institution
  - .g A convenience store
  - .h A banquet hall
  - .i A dry cleaning and laundry establishment
  - .j A dining room restaurant, a take-out restaurant
  - .k A service shop
  - .l A personal service shop
  - .m A fitness club
  - .n A health centre
  - .o A day nursery
  - .p A commercial school
  - .q A community club
  - .r An animal hospital
  - .s A radio or television broadcasting establishment
  - .t A recreational facility
  - .u A place of worship
  - .v An art gallery
- .2 Industrial Uses, subject to the requirements and restrictions of Exception 119.2(11):
  - .a the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;

- .b A rental car agency;
- .c A motor vehicle sales establishment
- .d A printing establishment;
- .e A wholesaling establishment; and
- .f A warehouse.

.3 Accessory

- .a a retail outlet operated in connection with a particular purpose permitted by Exception 119.1 provided that the total gross commercial floor area of the retail outlet is not more than 35% of the total gross floor area of a particular use;
- .b an associated educational use;
- .c purposes accessory to the other permitted purposes

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

- .1 Minimum Lot Width: 30 metres
- .2 Minimum Front Yard Depth: 4.0 metres;
- .3 Minimum Interior Side Yard Depth: 7.5 metres;
- .4 Minimum Exterior Side Yard Depth: 4.0 metres;
- .5 Minimum Rear Yard Depth: 10.0 metres;
- .6 Maximum Building Height: 18.0 metres;
- .7 Maximum Lot Coverage: 35 %
- .8 Minimum Landscaped Open Space: 3 metres along the Front and Side Lot Lines except at an approved access/driveway location
- .9 Bicycle Parking: A minimum of 50 bicycle parking spaces are required and may be shared with and located on lands zoned OC-Exception 2031
- .10 Vehicle Parking: A minimum of 440 vehicle parking spaces are required and may be shared with and located on lands zoned OC-Exception 2031
- .11 The total Gross Floor Area for all industrial uses listed in Exception 119.1(2) shall not exceed 50% of the total Gross Floor Area of any individual building within the OC - Exception 119 zone;
- .12 For the purpose of this by-law lands zoned OC-Exception 119 and OC-Exception 2031 shall be treated as one lot for the purposes of bicycle and vehicle parking;
- .13 Drive-through facilities shall not be permitted;

- .14 The openings for waste disposal and loading facilities of any buildings shall face away from an adjacent public street or be screened from view;
- .15 No outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted accessory to or in association with any of the permitted uses;
- .16 All garbage and refuse storage, including any containers for the storage of recyclable materials shall be contained within a climate-controlled garbage area inside a building;



## 12.120 Exception 120

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### **12.120.1 The lands shall only be used for the following purposes:**

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

### **12.120.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Interior Side Yard Width: 0.6 metres, on one side where there is an attached carport.

### 12.121 Exception 121

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#### **12.121.1 The lands shall only be used for the following purposes:**

- .1 the purposes permitted in an R1 Zone; and,
- .2 a semi-detached dwelling subject to the requirements and restrictions of Exception 121.2.

#### **12.121.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 557.0 square metres and not less than 278.0 square metres per dwelling unit.
  - .b for a Corner Lot: 650 square metres and not less than 371.0 square metres per dwelling unit adjacent to the flanking road allowance.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 18.0 metres and 9.0 metres per dwelling unit.
  - .b for a Corner Lot: 21.0 metres provided that 12.0 metres is provided for a dwelling unit adjacent to the flanking road allowance.
- .3 Minimum Front Yard Depth: 6.0 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line.
- .4 Minimum Interior Side Yard Depth: 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport in which case 2.4 metres shall be required.
- .5 Minimum Exterior Side Yard Width: 3.0 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres, provided that:
  - .a no part of any semi-detached dwelling shall be located closer than 13.5 metres to the streetline of Williams Parkway or Kennedy Road;
- .7 Maximum Building Height: 10.6 metres.
- .8 Maximum Lot Coverage: 55 percent.

## 12.122 Exception 122

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### 12.122.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in an R1 Zone; and,
- .2 a semi-detached dwelling subject to the requirements and restrictions of Exception 122.2.

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 557.0 square metres and not less than 278.0 square metres per dwelling unit.
  - .b for a Corner Lot: 650 square metres and not less than 371.0 square metres per dwelling unit adjacent to the flanking road allowance.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 18.0 metres and 9.0 metres per dwelling unit.
  - .b for a Corner Lot: 21.0 metres provided that 12.0 metres is provided for a dwelling unit adjacent to the flanking road allowance.
- .3 Minimum Front Yard Depth: 6.0 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line.
- .4 Minimum Interior Side Yard Depth: 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport in which case 2.4 metres shall be required.
- .5 Minimum Exterior Side Yard Width: 3.0 metres.
- .6 Minimum Landscaped Open Space:
  - .a for an Interior Lot: 60 percent of the required front yard.
  - .b for a Corner Lot: 70 percent of the front yard and 80 percent of an exterior side yard.

### 12.123 Exception 123

---

#### **12.123.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a a single detached dwelling;
  - .b a group home; and
  - .c an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted purposes.

#### **12.123.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 464.5 square metres.
- .2 Minimum Lot Width: 13.7 metres.

#### 12.124 Exception 124

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**12. 124.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for purposes permitted in an R1 Zone.

**12. 124.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Building Height: 8.0 metres or 2 storeys whichever is the lesser.

## 12.125 Exception 125

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### **12.125.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a a single detached dwelling;
  - .b a semi-detached dwelling;
  - .c a group home; and,
  - .d an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation within a single detached dwelling; and,
  - .b purposes accessory to the other permitted purposes

### **12.125.2 The lands shall be subject to the following requirements and restrictions:**

- .1 shall be subject to the following requirements and restrictions:
  - .a Maximum Number of Dwelling Units: 32 units per hectare.
  - .b Maximum Lot Coverage: 40 percent.
  - .c Maximum Building Height: 2 storeys.
  - .d Minimum Driveway Width: 2.4 metres.

## 12.126 Exception 126

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### **12.126.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a a single detached dwelling;
  - .b a group home; and,
  - .c an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted purposes.

### **12.126.2 The lands shall be subject to the following requirements and restrictions:**

- .1 shall be subject to the following requirements and restrictions:
  - .a Maximum Number of Dwelling Units: 32 units per hectare.
  - .b Maximum Lot Coverage of the main building: 40 percent.
  - .c Minimum Driveway Width: 2.4 metres.
  - .d Maximum Building Height: 2 storeys.

## 12.127 Exception 127

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### **12.127.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a a single detached dwelling;
  - .b a group home; and
  - .c an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted purposes.

### **12.127.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Number of Dwelling Units 32 units per hectare.
- .2 Minimum Driveway Width: 3.0 metres.
- .3 Minimum Distance between dwellings: 1.2 metres.



## 12.128 Exception 128

---

### **12.128.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a single detached dwelling;
  - .b a townhouse dwelling;
  - .c a group home, within a single detached dwelling; and,
  - .d an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted purposes.

### **12.128.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Shall be used in compliance with Figure 1- Exception 128 (a), (b), (c), (d), (e), (f), (g), (h), (i), and (j), and the following requirements and restrictions:
  - .a Maximum Number of Dwelling Units: 32 units per acre.
  - .b Minimum Driveway Width: 3.0 metres.
  - .c Maximum Building Height: 7.6 metres.
  - .d Minimum Distance between dwellings: 1.5 metres.
    - .i Where two abutting garages are situated on adjacent lots, the following shall apply:
    - .ii the garages for both lots shall be designed as one building; and,
    - .iii a common wall shall divide the garages.

Figure 1 (a)

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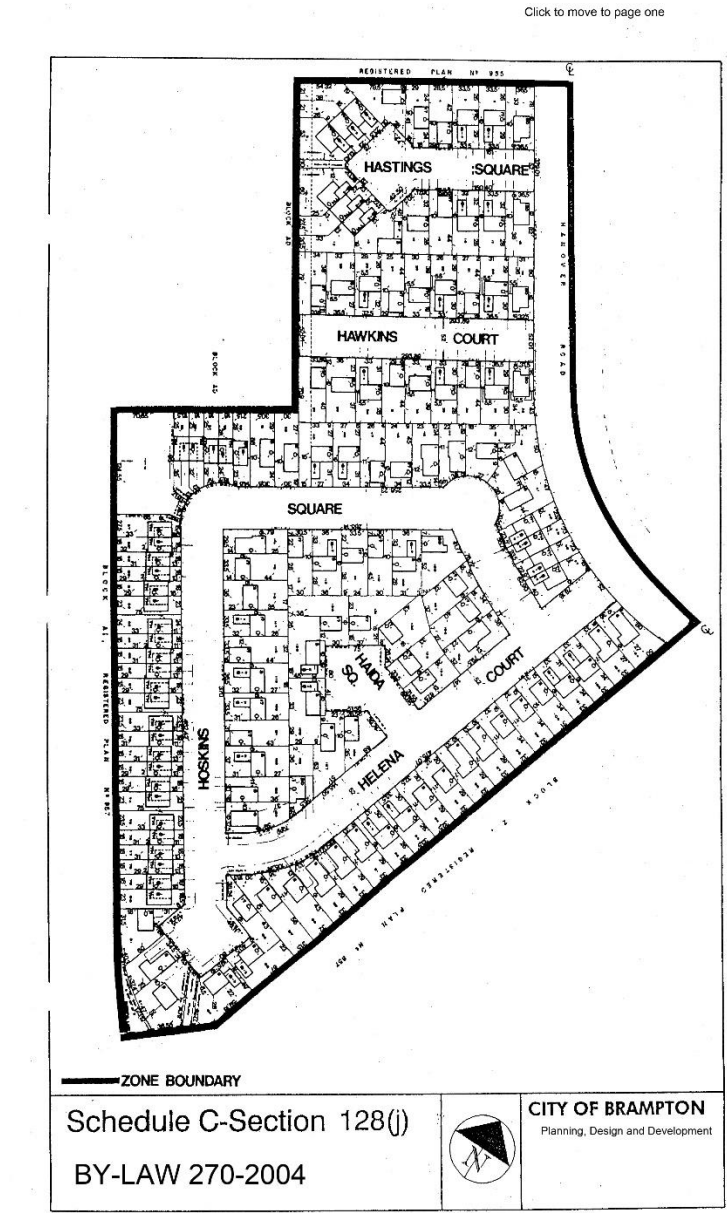


Figure 1 (b)

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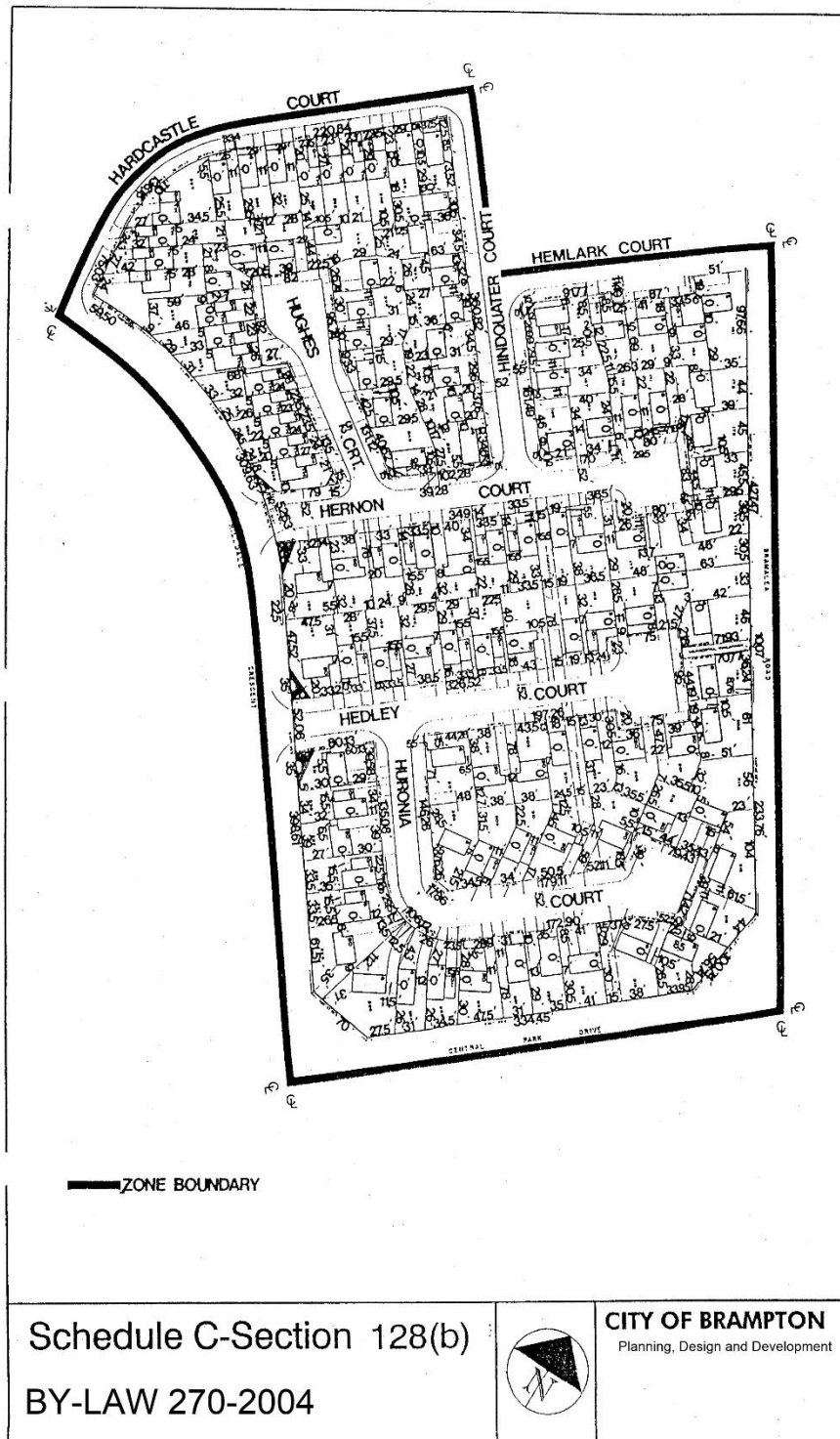


Figure 1 (c)

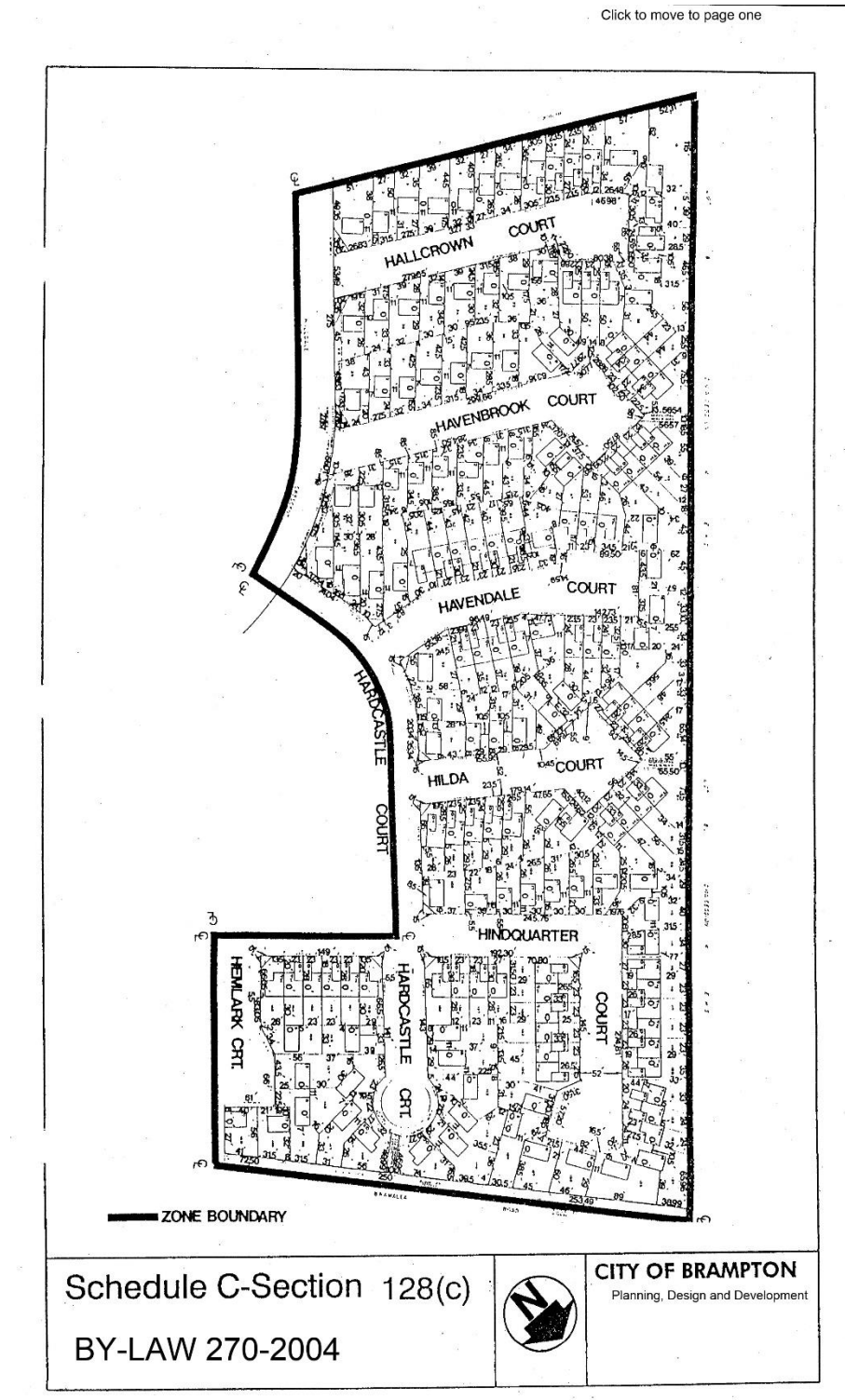




Figure 1 (d)

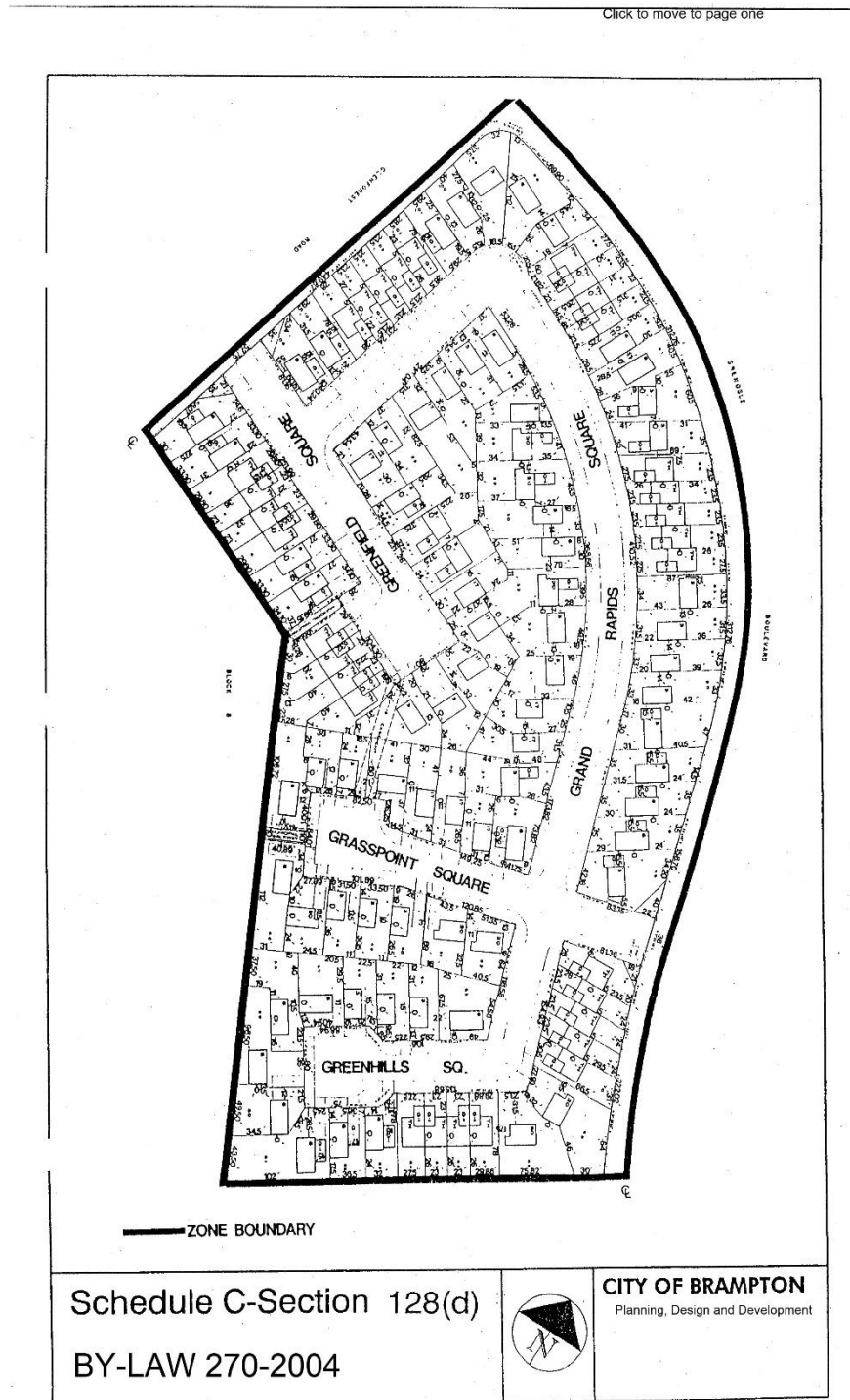


Figure 1 (e)

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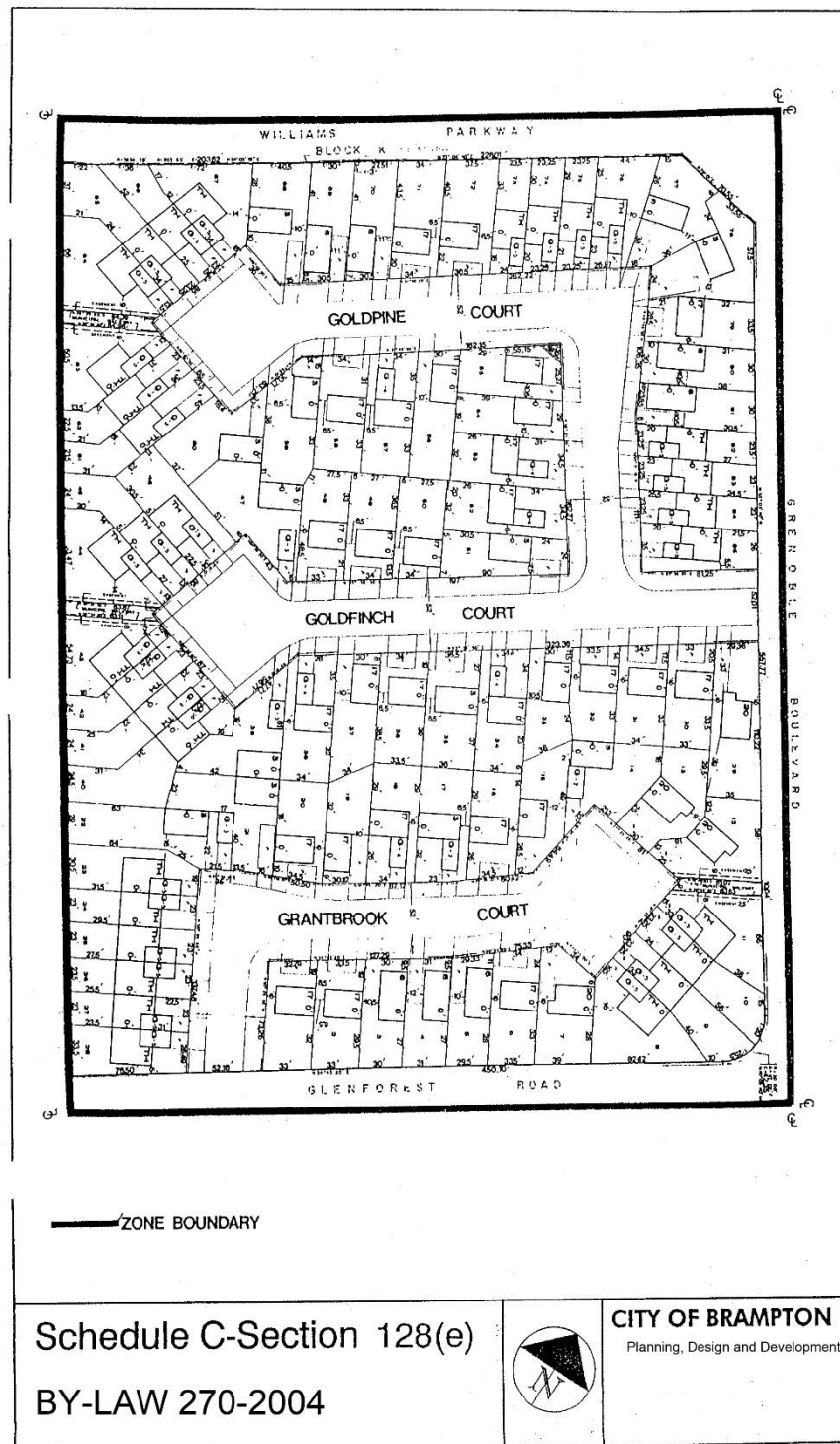


Figure 1 (f)

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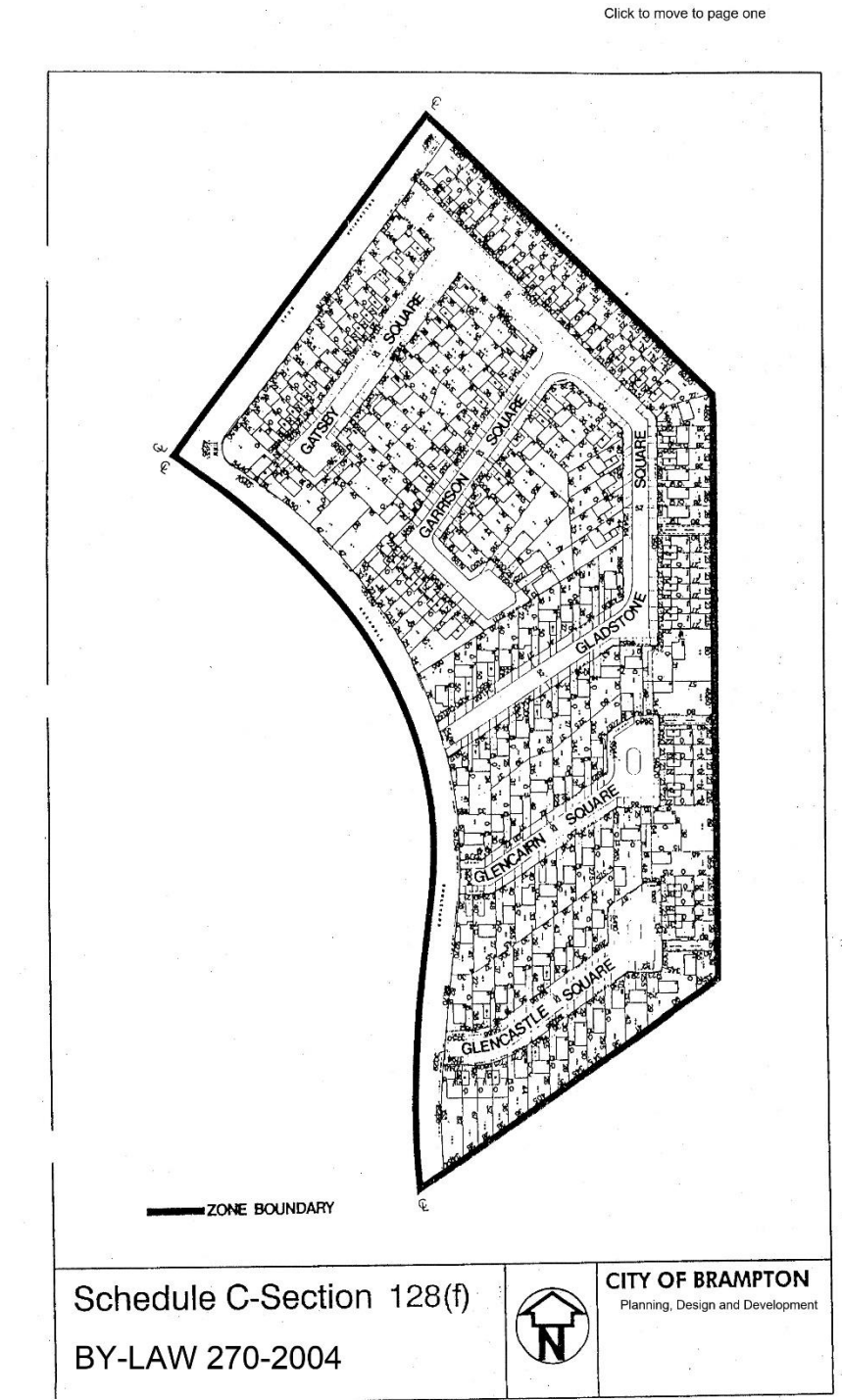


Figure 1 (g)

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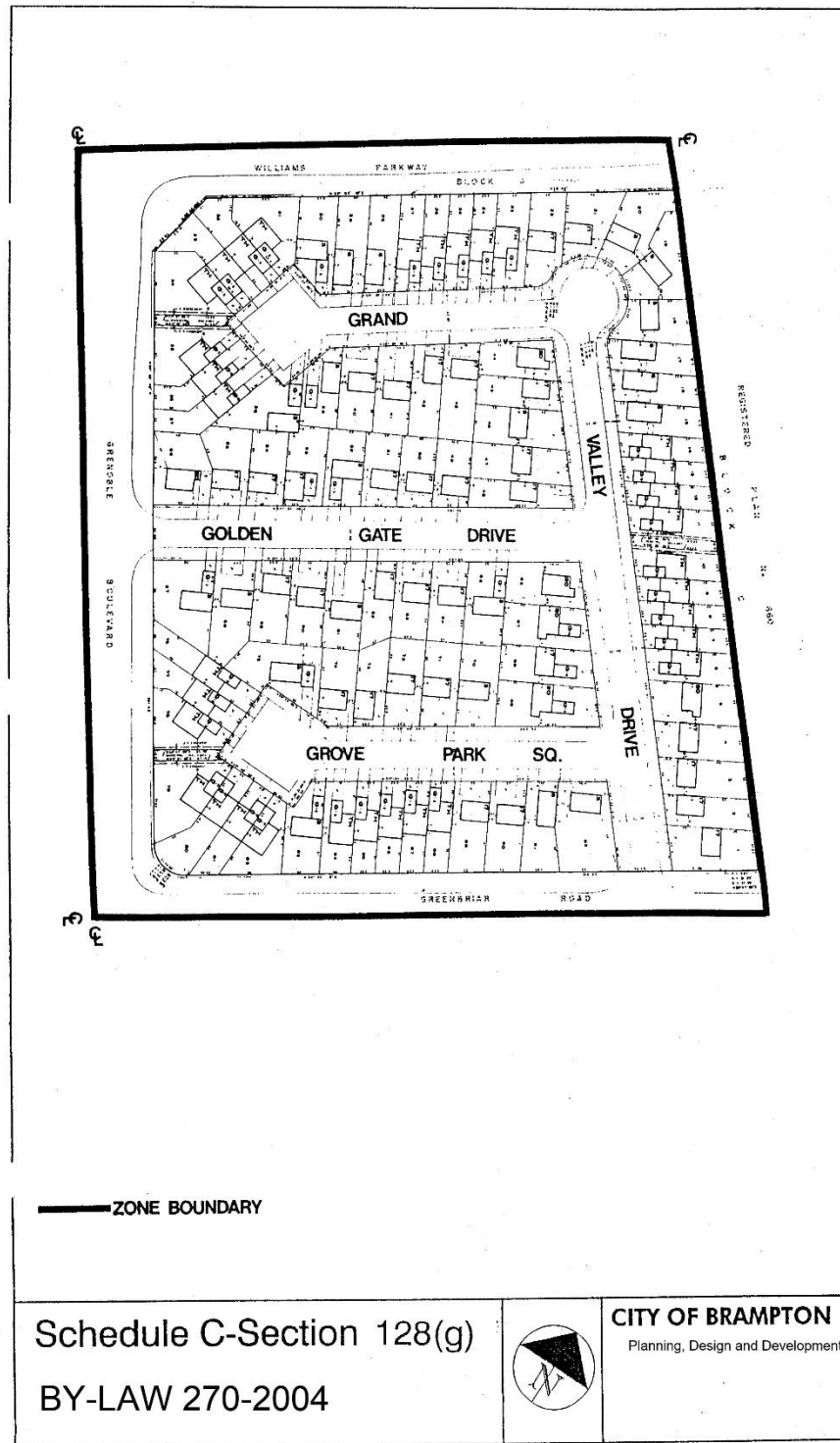




Figure 1 (h)

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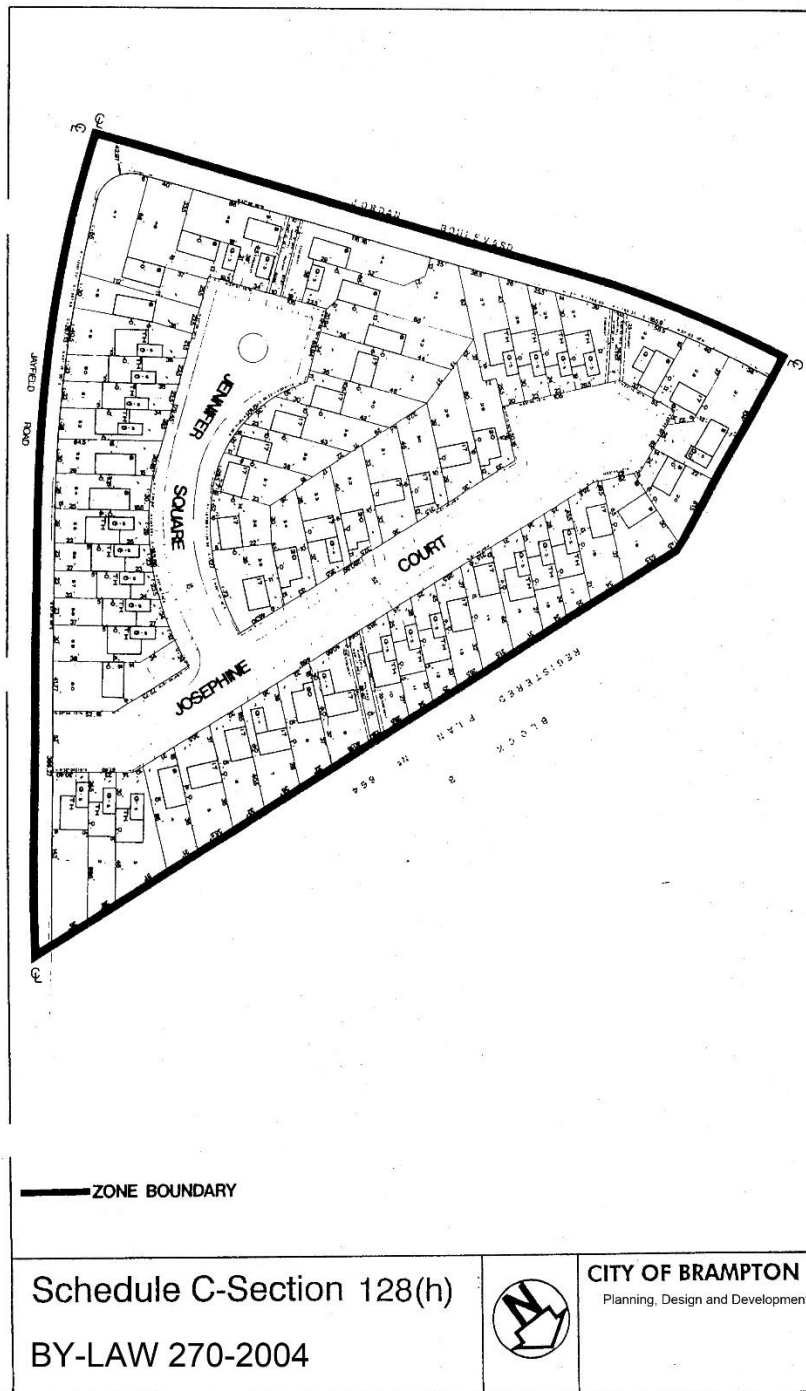


Figure 1 (i)

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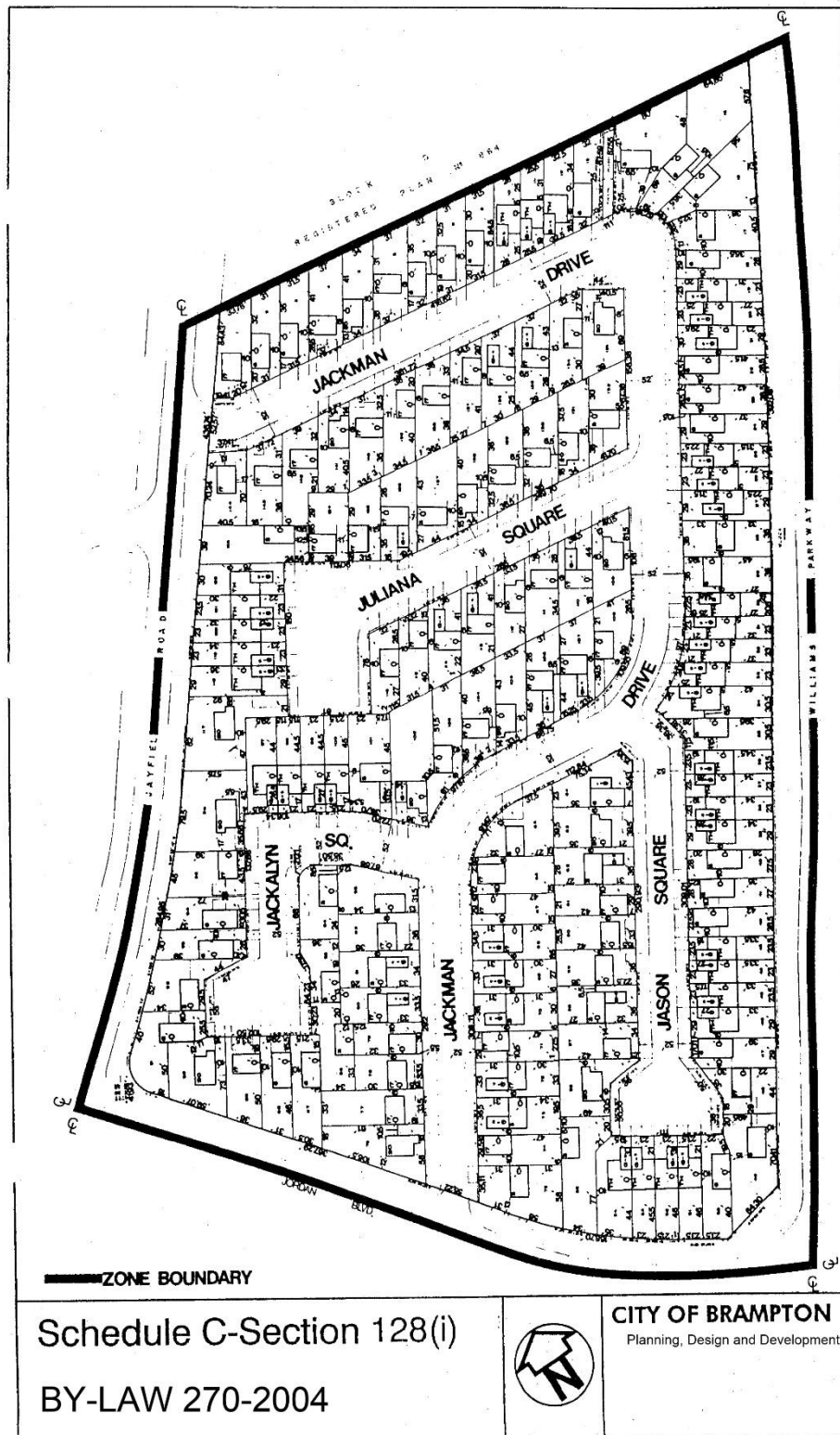
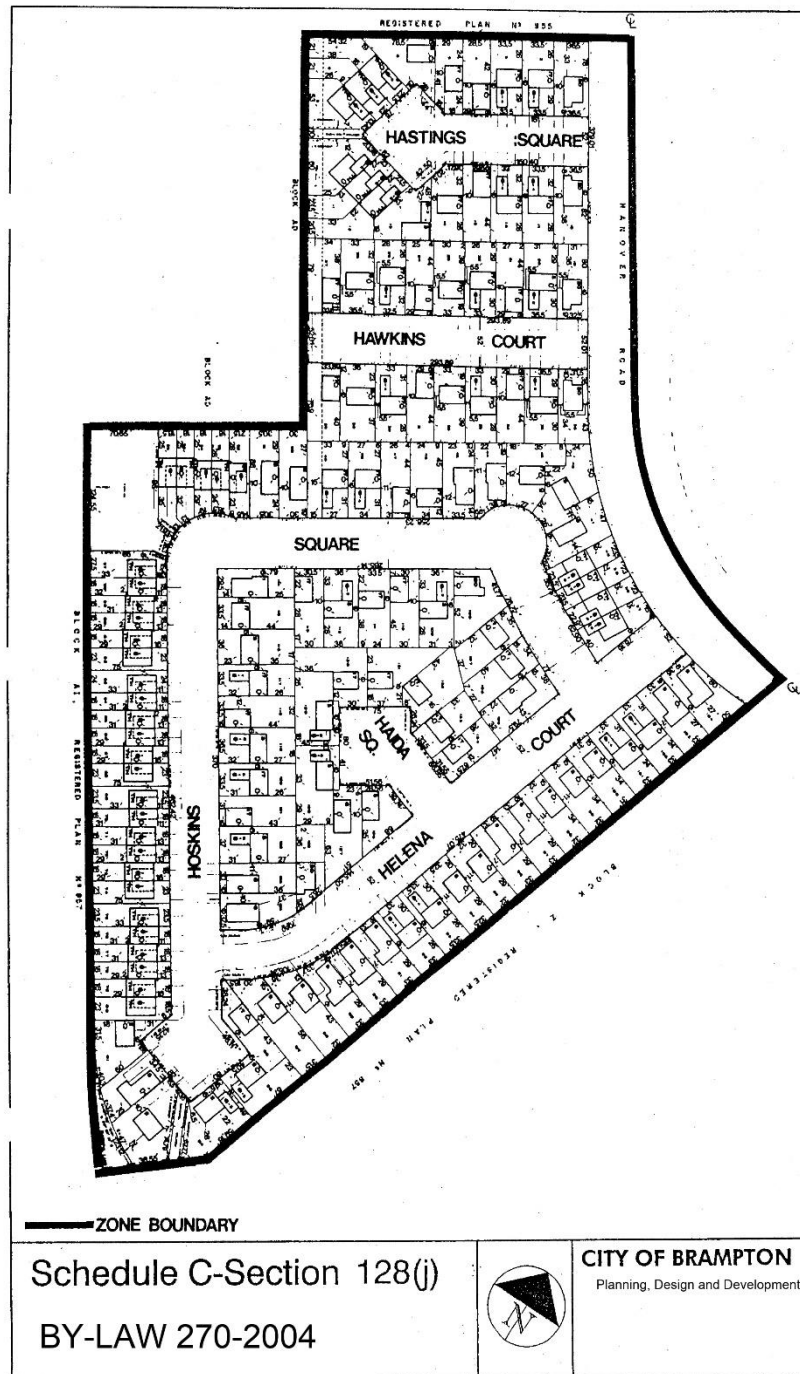


Figure 1 (j)

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## 12.129 Exception 129

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### **12.129.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a a single detached dwelling;
  - .b a group home; and,
  - .c an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted purposes.

### **12.129.2 The lands shall be subject to the following requirements and restrictions:**

- .1 shall be used in accordance with Figure 1 and also the following requirements and restrictions:
  - .a Maximum Number of Dwellings: 76
  - .b Maximum Lot Coverage: 50 percent
  - .c Garages shall be permitted in the locations identified on Figure 1
  - .d a minimum of two parking spaces shall be provided, one of which shall be in a garage and one at an off-street location
  - .e Minimum Driveway Width: 3.0 metres
  - .f Maximum Building Height: 7.6 metres
  - .g Minimum Distance between dwellings: 1.5 metres





### 12.130 Exception 130

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#### **12.130.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a single detached dwelling;
  - .b a townhouse dwelling;
  - .c a group home within a single detached dwelling; and,
  - .d an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted purposes.

#### **12.130.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Number of Dwellings: 29.6 units per hectare.
- .2 Minimum Driveway Width: 3.0 metres.
- .3 Maximum Building Height: 7.6 metres.
- .4 Minimum Distance between dwellings: 1.5 metres.
- .5 where two abutting garages are situated on adjacent lots, the following shall apply:
  - .a the garages for both lots shall be designed as one building; and,
  - .b a common wall shall divide the garages.

### 12.131 Exception 131

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#### **12.131.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in the R2 Zone.

#### **12.131.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Number of Dwelling Units: 37 units per hectare.
- .2 Minimum Number of Parking Spaces: 1.6 for each dwelling unit.
- .3 all buildings shall be located within the areas identified as BUILDING AREA on Figure 1 and Figure 2.
- .4 Landscaped Open Space shall be provided and maintained within the areas identified as LANDSCAPED OPEN SPACE on Figure 1 and Figure 2.
- .5 all parking areas and driveways shall be located within the areas identified as PARKING AND DRIVEWAY AREA on Figure 1 and Figure 2.







## 12.132 Exception 132

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### **12.132.1 The lands shall only be used for the following purposes:**

- .1 shall be used only for the purposes permitted in the R2 Zone.

### **12.132.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Number of Dwelling Units: 42 units per hectare.
- .2 Maximum Lot Coverage: 28 percent.
- .3 Minimum Number of Parking Spaces: 2.0 spaces for each dwelling unit, one of which shall be located in a garage.
- .4 Minimum Number of Visitor Parking Spaces: 1.0 spaces for every 5 dwelling units
- .5 no dwelling unit shall be located closer to the streetlines of Dixie Road and Clark Boulevard than 13.7 metres. A Landscaped Buffer Area with a minimum width of 6.0 metres shall be provided abutting Dixie Road at Clark Boulevard and shall not be considered in determining the maximum number of dwelling units per hectare.

### 12.133 Exception 133

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**12.133.1 The lands shall only be used for the following purposes:**

- .1 shall be used for the purposes permitted in the R1 Zone.

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

- .1 Minimum Lot Area: 555.0 square metres.
- .2 Minimum Lot Width: 18.2 metres.
- .3 Minimum Rear Yard Depth: 13.5 metres.

## 12.134 Exception 134

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### 12.134.1 The lands shall only be used for the following purposes:

- .1 Residential:
  - .a a single detached dwelling;
  - .b semi-detached dwellings;
  - .c a group home, within a single detached dwelling; and,
  - .d an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation, within a single detached dwelling; and,
  - .b purposes accessory to the other permitted purposes.

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

- .1 shall be subject to the following requirements and restrictions with respect to single detached dwellings:
  - .a Minimum Lot Width:
    - .i for an Interior Lot: 9.0 metres.
    - .ii for an Exterior Lot: 12.0 metres.
  - .b Minimum Lot Area: 270.0 square metres.
  - .c Minimum Side Yard Width: a side yard other than an exterior side yard may be reduced to zero metres, provided that:
    - .i the minimum distance between detached buildings shall not be less than 1.8 metres;
    - .ii the total width of side yards on any lot shall not be less than 1.8 metres; and,
    - .iii where the space between the exterior walls of two buildings is less than 2.4 metres in width, no door window below grade shall be permitted in any wall abutting that space.
- .2 shall be subject to the following requirements and restrictions with respect to semi-detached dwellings:
  - .a Minimum Lot Width:
    - .i for an Interior Lot: 9.0 metres.
    - .ii for a Corner Lot: 12.0 metres.
  - .b Minimum Lot Area:

- .i for an Interior Lot: 270.0 square metres.
  - .ii for a Corner Lot: 360.0 square metres.
  - .c Minimum Side Yard Width: 1.5 metres.
- .3 shall be subject to the following requirements and restrictions with respect to single detached and semi-detached dwellings:
- .a Minimum Lot Depth: 30.0 metres.
  - .b Minimum Front Yard Depth: 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of a garage and the front lot line.
  - .c Minimum Rear Yard Depth: 7.6 metres.
  - .d Minimum Exterior Side Yard Width: 3.0 metres.
  - .e Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
  - .f Maximum Building Height: 10.6 metres.
  - .g Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
  - .h Minimum Landscaped Open Space: 40 percent of the front yard area.

### 12.135 Exception 135

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**12.135.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in the R2 Zone.

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

- .1 Maximum Number of Dwelling Units: 37 units per hectare.
- .2 Maximum Lot Coverage: 28 percent.
- .3 Minimum Number of Parking Spaces: 2.0 spaces for each dwelling unit, one of which shall be located in a garage.
- .4 Minimum Number of Visitor Parking Spaces: 1.0 spaces for every 5 dwelling units or part thereof.
- .5 Minimum Street Line Setback from Williams Parkway for a dwelling: 13.7 metres.

### 12.136 Exception 136

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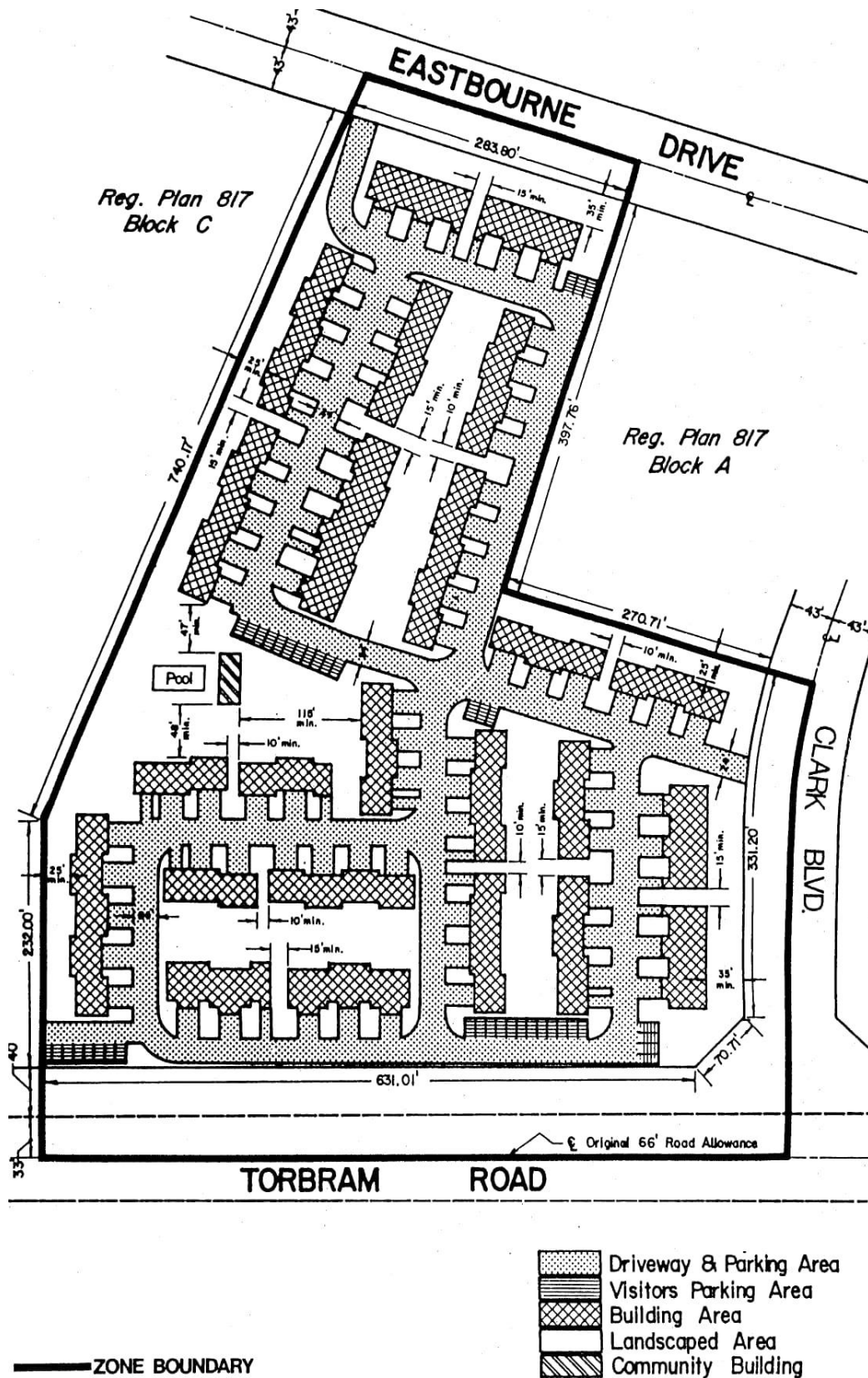
#### **12.136.1 The lands shall only be used for the following purposes:**

- .1 a townhouse dwelling;
- .2 a community building; and,
- .3 purposes accessory to the other permitted purposes.

#### **12.136.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Number of Dwelling Units: 164
- .2 Maximum Building Height: 10.6 metres
- .3 the community building shall not exceed 116.0 square metres of gross floor area.
- .4 Minimum Number of Visitor Parking Spaces: 41
- .5 the minimum front, side and rear yards, and the distance between buildings shall be determined in accordance with Figure 1;
- .6 Landscaped Open Space shall be provided and maintained in the locations outlined on Figure 1.

Figure 1





### 12.137 Exception 137

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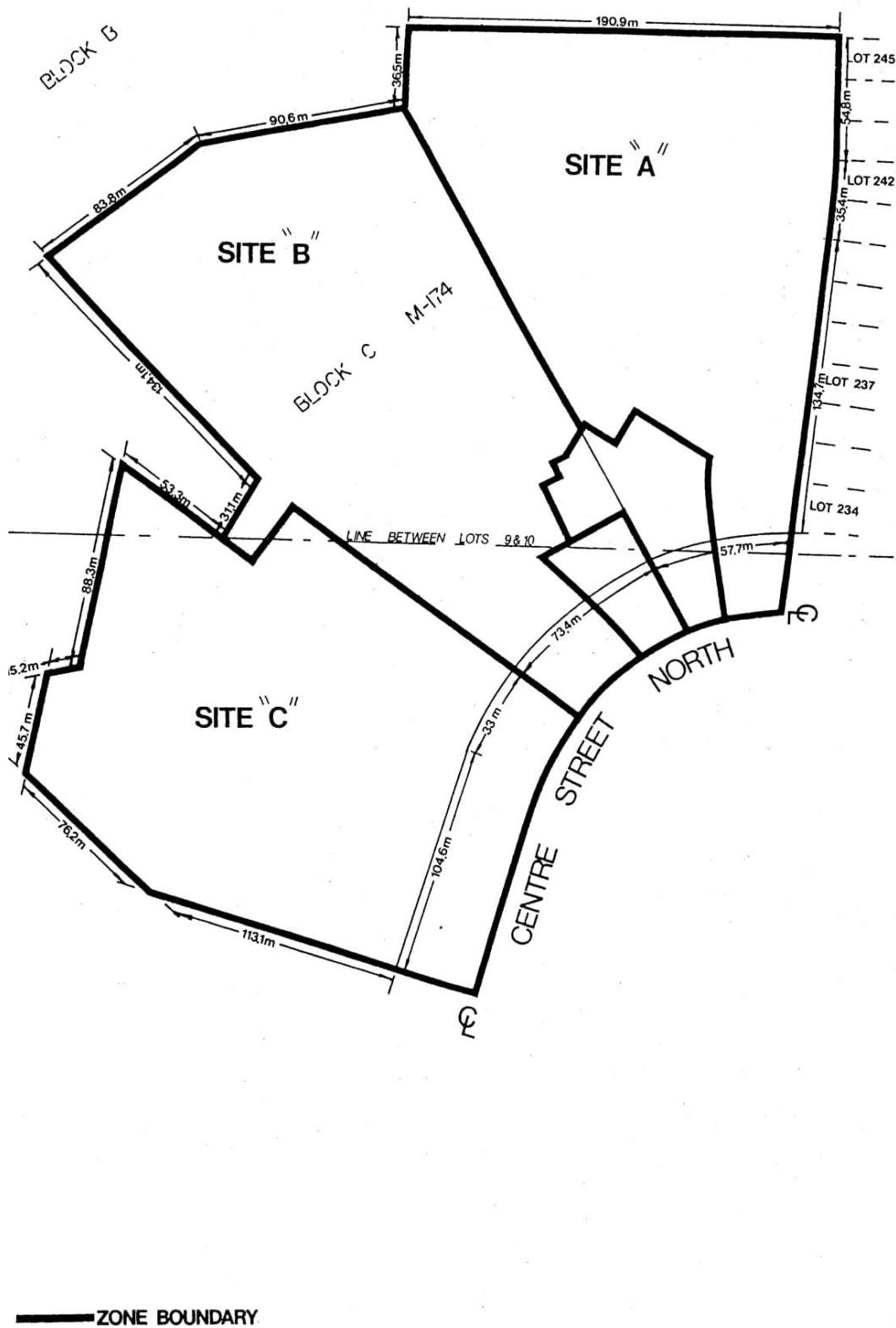
#### **12.137.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in an R2 Zone.

#### **12.137.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Number of Dwelling Units:
  - .a 122 dwelling units on Site A shown on Figure 1;
  - .b 119 dwelling units on Site B shown on Figure 1; and,
  - .c 106 dwelling units on Site C shown on Figure 1.
- .2 Maximum Lot Coverage: 28 percent for sites A, B and C shown on Figure 1.
- .3 Minimum Number of Parking Spaces: 2.0 spaces for each dwelling unit one of which shall be located in a garage or carport.
- .4 Minimum Number of Visitor Parking Spaces: 1.0 spaces for every 5 dwelling units or part thereof.

Figure 1



## 12.138 Exception 138

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### **12.138.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in the R2 Zone.

### **12.138.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Number of Dwelling Units: 39.5 units per hectare.
- .2 Minimum Number of Parking Spaces: 1.75 spaces for each dwelling unit or part thereof.
- .3 Minimum Number of Visitor Parking Spaces: 1.0 spaces for every 4 dwelling units or part thereof.

## 12.139 Exception 139

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### 12.139.1 The lands shall only be used for the following purposes:

- .1 Residential:
  - .a single detached dwelling;
  - .b semi-detached dwellings;
  - .c a group home, within a single detached dwelling; and,
  - .d an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation, within a single detached dwelling; and,
  - .b purposes accessory to the other permitted purposes.

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

- .1 shall be subject to the following requirements and restrictions with respect to single detached dwellings:
  - .a Minimum Lot Width:
    - .i for an Interior Lot: 7.6 metres.
    - .ii for a Corner Lot: 10.6 metres.
  - .b Minimum Lot Area: 225.0 square metres.
  - .c Minimum Side Yard Width: a side yard other than an exterior side yard may be reduced to zero metres, provided that:
    - .i the minimum distance between detached dwellings shall not be less than 1.8 metres;
    - .ii to total width of side yards on any lot shall not be less than 1.8 metres; and,
    - .iii where the space between the exterior walls of two buildings is less than 2.4 metres in width, no door or window below grade shall be permitted in any wall abutting that space.
- .2 shall be subject to the following requirements and restrictions with respect to semi-detached dwelling units:
  - .a Minimum Lot Width:
    - .i for an Interior Lot: 9.0 metres.
    - .ii for a Corner Lot: 12.0 metres.

- .b Minimum Lot Area:
  - .i for an Interior Lot: 270.0 square metres.
  - .ii for a Corner Lot: 360.0 square metres.

- .c Minimum Side Yard Width: 1.5 metres.

.3 shall be subject to the following requirements and restrictions with respect to single detached and semi-detached dwellings:

- .a Minimum Lot Depth: 30.0 metres.
- .b Minimum Front Yard Depth: 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of a garage and the front lot line.
- .c Minimum Rear Yard Depth: 7.6 metres.
- .d Minimum Exterior Side Yard Width: 3.0 metres.
- .e Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
- .f Maximum Building Height: 10.6 metres.
- .g Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
- .h Minimum Landscaped Open Space: 40 percent of the front yard area.

## 12.140 Exception 140

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### 12.140.1 The lands shall only be used for the following purposes:

- .1 Residential:
  - .a a single detached dwelling, subject to the requirements and restrictions of R1;
  - .b a semi-detached dwelling, subject to the requirements and restrictions of R1;
  - .c a townhouse dwelling, subject to the requirements and restrictions of Exception 140.2;
  - .d a group home, within a single detached dwelling; and,
  - .e an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation, within a single detached dwelling; and,
  - .b purposes accessory to the other permitted uses.

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

- .1 Minimum Exterior Side Yard Width: 3.0 metres
- .2 Minimum Rear Yard Depth: 4.5 metres provided that:
  - .a the centre of the rear wall of any dwelling unit shall not be closer than 13.5 metres from the rear lot line;
  - .b no part of any dwelling unit shall be closer than 22.9 metres to the widened limit of Highway Number 410; and,
  - .c a Landscaped Buffer Area with a minimum width of 6.0 metres shall be provided and maintained abutting Heart Lake Road and shall not be considered in determining the rear lot area.
- .3 shall also be subject to the following requirements and restrictions for corner lots:
  - .a Minimum Lot Area: 278.5 square metres
  - .b Minimum Landscaped Open Space: 60 percent of the front yard, and 80 percent of the exterior side yard

## 12.141 Exception 141

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### **12.141.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a a single detached dwellings;
  - .b semi-detached dwellings;
  - .c townhouse dwellings;
  - .d a group home, within a single detached dwelling; and,
  - .e an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation, within a single detached dwelling; and,
  - .b purposes accessory to the other permitted uses.

### **12.141.2 The lands shall be subject to the following requirements and restrictions:**

- .1 shall be subject to the following requirements and restrictions:
  - .a Minimum Rear Yard Depth: 13.5 metres
  - .b Minimum Lot Depth: 30.0 metres
- .2 shall, with respect to single detached dwellings, be subject to the following requirements and restrictions:
  - .a Minimum Lot Area:
    - .i for an Interior Lot: 270.0 square metres.
    - .ii for a Corner Lot: 360.0 square metres.
  - .b Minimum Lot Width:
    - .i for an Interior Lot: 9.0 metres.
    - .ii for an Exterior Lot: 12.0 metres.
  - .c Minimum Side Yard Width: a side yard other than a side yard flanking a street, or a public walkway may be reduced to zero metres, provided that:
    - .i the minimum distance between dwellings shall not be less than 1.8 metres; and,
    - .ii the total width of side yards on any lot shall not be less than 1.8 metres.

- .3 shall, with respect to semi-detached dwellings, be subject to the following requirements and restrictions:
- .a Minimum Lot Width:
    - .i for an Interior Lot: 18.0 metres.
    - .ii for a Corner Lot: 21.0 metres.
  - .b Minimum Lot Area:
    - .i for an Interior Lot: 540.0 square metres.
    - .ii for a Corner Lot: 630.0 square metres.
  - .c Minimum Side Yard Width: 1.5 metres.
- .4 shall, with respect to single detached and semi-detached dwellings, be subject to the following requirements and restrictions:
- .a Minimum Front Yard Depth: 6.0 metres.
  - .b Minimum Exterior Side Yard Width: 3.0 metres.
  - .c Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
  - .d Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
  - .e Minimum Front Yard Landscaped Open Space: 40 percent of the front yard area.
  - .f no windows below grade and no steps to a door from the established grade shall be located in a side yard less than 3.0 metres in width.
- .5 shall, with respect to townhouse dwellings, be subject to the following additional requirements and restrictions:
- .a Minimum Lot Area:
    - .i for a Corner Lot: 278.0 square metres.
    - .ii for an Interior Lot: 185.0 square metres.
  - .b Minimum Lot Width:
    - .i for a Corner Lot: 9.1 metres per dwelling unit
    - .ii for an Interior Lot: 6.0 metres per dwelling unit
  - .c Minimum Front Yard Depth: 4.5 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line.
  - .d Minimum Side Yard Width for End Units: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.



- .e Minimum Exterior Side Yard Width: 3.0 metres.
- .f Minimum Rear Yard Depth: 4.5 metres, but in no event shall the centre of the rear wall of any dwelling unit be closer than 7.6 metres to the rear lot line.
- .g no more than 6 townhouse dwelling units shall be attached.

## 12.142 Exception 142

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### **12.142.1 The lands shall only be used for the following purposes:**

- .1 the shall only be used for the purposes permitted in an R2 Zone.

### **12.142.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a for a Corner Lot: 278.5 square metres.
- .2 Minimum Lot Width:
  - .a for a Corner Lot: 9.0 metres per dwelling unit.
- .3 Minimum Exterior Side Yard Width: 3.0 metres
- .4 Minimum Landscaped Open Space:
  - .a for an Interior Lot: 50 percent of the required front yard depth.
  - .b for a Corner Lot: 60 percent of the required front yard depth; and, 80 percent of the required exterior side yard width.

### 12.143 Exception 143

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#### **12.143.1 The lands shall only be used for the following purposes:**

- .1 the purposes permitted in an R1 Zone; and,
- .2 a link house dwelling subject to the requirements and restrictions of Exception 143.2.

#### **12.143.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 278.5 square metres per dwelling unit.
- .2 Minimum Lot Width: 9.0 metres per dwelling unit.
- .3 Minimum Front: 6.0 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line.
- .4 Minimum Interior Side Yard Width: 1.2 metres for the first storey plus 0.6 metres for each additional storey or part thereof.
- .5 Minimum Exterior Side Yard Width: 3.0 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres provided that:
  - .a no dwelling unit shall be located closer than 13.7 metres to the streetline of Williams Parkway; and,
- .7 Maximum Building Height: 10.6 metres.
- .8 Maximum Lot Coverage: 50 percent.
- .9 Accessory Buildings:
  - .a Maximum Floor Area: 10 percent of lot area but not exceeding 11.0 square metres.
  - .b Maximum Building Height: 2.1 metres.

## 12.144 Exception 144

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### 12.144.1 The lands shall only be used for the following purposes:

- .1 Residential:
  - .a a single detached dwelling, subject to the requirements and restrictions of R1;
  - .b a semi-detached dwelling subject to the requirements and restrictions of Exception 144.2(1);
  - .c a townhouse dwelling containing street townhouse dwellings, subject to the requirements and restrictions of Exception 144.2(1);
  - .d a group home, within a single detached dwelling; and,
  - .e an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation, within a single detached dwelling; and,
  - .b purposes accessory to the other permitted uses.

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

- .1 shall be subject to the following requirements and restrictions with respect to semi-detached and townhouse dwellings permitted by Exception 144.1(1)(b) and 144.1(1)(c):
  - .a Minimum Lot Area: 185.8 square metres per dwelling unit.
  - .b Minimum Lot Width: 6.0 metres per dwelling unit.
  - .c Minimum Outdoor Living Area: 45.0 square metres for each dwelling unit. That portion of the roof of the garage which has a noise level low enough to be considered as, and is designed to be utilized as an outdoor living area may be considered as part of this requirement.
  - .d Minimum Side Yard for an end unit: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
  - .e Direct Access through dwelling unit: each townhouse dwelling unit must have a direct access at grade from the front yard to the rear yard without passing through any habitable room.
  - .f Maximum Building Height: 10.6 metres.
- .2 shall be subject to the following requirements and restrictions with respect to single detached dwelling units permitted by Exception 144.1(1)(a):
  - .a Minimum Lot Area: 270.0 square metres.

- .b Minimum Lot Width: 9.0 metres.
  - .c Minimum Outdoor Living Area: 55.0 square metres for each dwelling unit. That portion of the roof of the garage which has a noise level low enough to be considered and as and is designed to be utilized as an outdoor living area may be considered as part of this requirement.
  - .d Minimum Side Yard: a side yard other than a side yard flanking a road allowance or public walkway may be reduced to zero metres, provided that:
    - .i the minimum distance between detached buildings shall not be less than 1.8 metres; and,
    - .ii the total width of the side yards on any lot shall not be less than 2.1 metres.
  - .e Minimum Side Yard flanking a public walkway: 1.2 metres plus 0.6 metres for each additional storey above the first.
  - .f Maximum Building Height: 10.5 metres.
- .3 shall be subject to the following requirements and restrictions with respect to townhouse dwellings, semi-detached dwelling units and single detached units:
- .a Minimum Lot Depth: 30.0 metres.
  - .b Minimum Front Yard Depth: 6.0 metres.
  - .c Minimum Rear Yard Depth: 7.6 metres.
  - .d Minimum Exterior Side Yard Width: 3.0 metres.
  - .e Landscaped Buffer Area:
    - .i if the outdoor living area is to be provided in the rear yard and a noise attenuation barrier is placed in the vicinity of the rear lot line a landscaped buffer area need not be provided;
    - .ii if the outdoor living area is provided in the front yard and a noise attenuation barrier is placed in the vicinity of the rear lot line in order to be consistent with streetscape or noise attenuation barriers on an adjacent lot where the outdoor living area is provided in the rear yard, a landscaped buffer area need not be provided; and
    - .iii if the outdoor living area is provided in the front yard and a chain link fence is provided on the rear lot line a strip of land not less than 3.0 metres in width abutting the rear lot line shall be used for no purpose other than landscaped buffer area.
  - .f Corner Lot Measurements: where corner roundings or visibility triangles exist, width, depth and side yard requirements for a corner lot shall be measured from the point of intersection of the front and side lot lines
  - .g Driveway Location: no driveway on a corner lot shall be closer than 3.0 metres to the intersection of street lines as projected.

- .h Minimum Floor Area of Dwelling Units: 100.0 square metres.
- .i Fencing, other than a noise attenuation barrier:
  - .i maximum height of 1.9 metres except as indicated in (ii) below;
  - .ii along the rear lot line and along the side lot lines a distance of 6.0 metres from the rear lot line a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted unless a noise attenuation barrier approved by the City is provided adjacent to the rear lot line, in which case, any type of fencing may be provided along the side lot lines a distance of 6.0 metres from the rear lot line to a maximum height of the approved noise attenuation barrier; and
  - .iii in the front yard within 2.0 metres of the front lot line, a fence constructed of bricks shall be the only fencing permitted.

## 12.145 Exception 145

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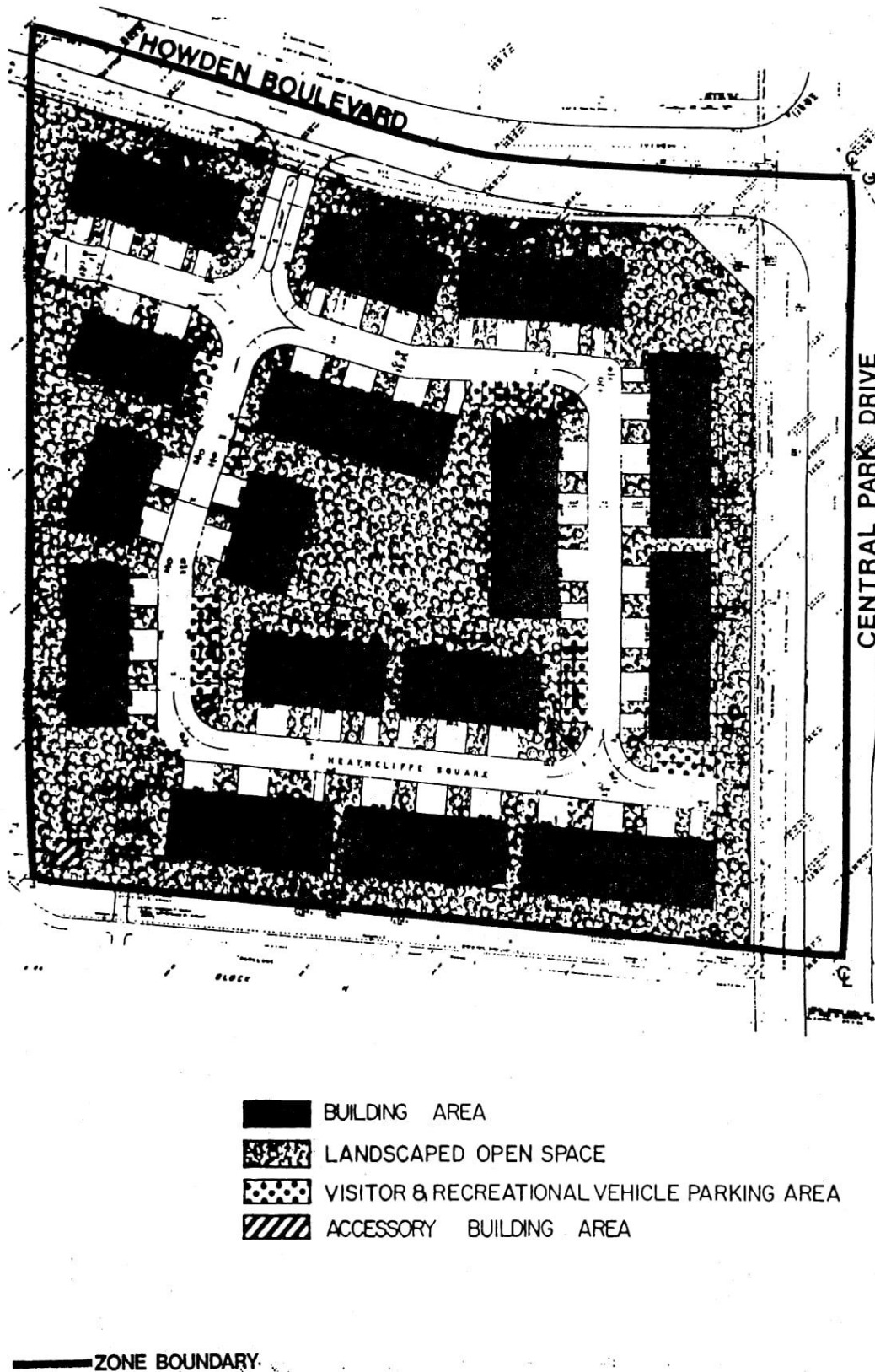
### **12.145.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in the R2 Zone;

### **12.145.2 The lands shall be subject to the following requirements and restrictions:**

- .1 all townhouse dwellings shall be located within the areas shown as BUILDING AREA on Figure 1;
- .2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1;
- .3 a cabana, having a maximum gross floor area of 57 square metres, shall be located within the area shown as ACCESSORY BUILDING AREA on Figure 1;
- .4 Visitor Parking Spaces and recreational vehicle parking spaces shall be located within the areas shown as VISITOR and RECREATIONAL VEHICLE PARKING AREA on Figure 1;
- .5 the Maximum Number of Townhouse Dwelling Units shall be 92;
- .6 the Maximum Height of any structure shall not exceed 8.0 metres;
- .7 the minimum distance between any structure and the property line on Central Park Drive and Howden Boulevard shall be 7.6 metres; and
- .8 the maximum number of dwelling units in a townhouse dwelling shall not exceed 8.

Figure 1





## 12.146 Exception 146

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### **12.146.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in the R3M Zone.

### **12.146.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Number of Dwelling Units: 152.
- .2 Maximum Gross Floor Area: 14,353.0 square metres.
- .3 Maximum Building Height: 38.0 metres.
- .4 no motor vehicle shall be parked closer to Clark Boulevard than a minimum distance of 3.0 metres.

## 12.147 Exception 147

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### **12.147.1 The lands shall only be used for the following purposes:**

- .1 Shall be used for purposes permitted in the OC- Exception 2027 zone.

### **12.147.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Shall be subject to the requirements and restrictions of the OC – Exception 2027 zone except that the following shall also apply, notwithstanding and in addition to any provision to the contrary set out in Exception 2027:
  - .a Despite any division of the lands, including a public street network, all lands zoned OC-147, R3H- 185, R3H- 169, R3M - 164 and R2 - 163 shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned OC - 147 shall be treated as one lot.
  - .b For the purposes of this section, the lot line abutting Mississauga Road shall be deemed to be the front yard, the lot line abutting Olivia Marie Road shall be deemed to be the flankage lot line, the lot line opposite Mississauga Road shall be deemed to be the rear lot line, and the lot line opposite Olivia Marie Road shall be deemed to be the interior side lot line.
  - .c Minimum Exterior Side Yard Width: 7.0 metres
  - .d Minimum Rear Yard Depth: 40 metres
  - .e Minimum Interior Side Yard Width: 23.0 metres
  - .f Minimum Building Setback to a Daylight Triangle: 0 metres
  - .g Minimum Building Height - 5 storeys to a minimum height of 17.5 metres
  - .h Maximum Building Height - 12 storeys to a maximum height of 42 metres.

### **12.147.3 for the purposes of Exception 147:**

- .1 All lands zoned OC-147 and the lands zoned OS to this By-law shall be permitted to share parking below grade.

## 12.148 Exception 148

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### 12.148.1 The lands shall only be used for the following purposes:

- .1 An apartment dwelling
- .2 Only in conjunction with an apartment dwelling, and located within an apartment dwelling, the following uses are permitted:
  - .a The uses permitted by the Local Commercial (LC) Zone;
  - .b A day nursery;
  - .c A commercial school;
  - .d Purposes accessory to other permitted purposes, except that a drive-through facility shall not be permitted.

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

- .1 All lands zoned R3H-Exception 148 shall be treated as one lot for Zoning purposes;
- .2 For the purpose of this section, the lot line abutting Steeles Avenue West shall be deemed the front lot line;
- .3 Maximum number of residential units: 2,400;
- .4 Minimum front yard setback: 3 metres to Steeles Avenue West and 0 metres to a daylight rounding or triangle;
- .5 Minimum rear yard setback: 3 metres;
- .6 Minimum easterly interior side yard setback: 9 metres;
- .7 Minimum westerly interior side yard setback:
  - .i 9 metres;
  - .ii 20 metres for any portion of a building greater than 25 metres in height but equal to or less than 30 metres in height;
  - .iii 35 metres for any portion of a building greater than 30 metres in height.
- .8 Balconies, stairs, and patios may encroach 3.0 metres into any minimum required yard;
- .9 Minimum setback to an underground parking garage: 0 metres;
- .10 Maximum Lot Coverage: 50%;
- .11 Maximum Building Height:
  - .a 22 metres for any portion of a building located within 12 metres of the easterly interior side lot line yard;

- .b 127 metres for any portion of a building located 12 metres or greater from the easterly interior side yard and 6 metres from the rear lot line;
- .c 25 metres for any portion of a building located within 25 metres of the westerly side lot line and within 25 metres of the front lot line;
- .d 50 metres for any portion of a building that is setback 35 metres or more from the westerly lot line, but less than 100 metres from the westerly side lot line;
- .e Maximum building height: 45 storeys (138 metres).
- .12 Mechanical equipment on the roof of a building shall be screened from view from the street;
- .13 Minimum Tower Separation Distance:
  - .a Those portions of all buildings greater than 30 metres in height shall be separated from each other a minimum of 19.5 metres;
  - .b Those portions of all buildings greater than 50 metres in height shall be separated from each other a minimum of 24 metres.
- .14 Maximum Floor Space Index (FSI): 4.2;
- .15 Maximum floor plate area for the portion of a building exceeding 50 metres in height: 800 square metres;
- .16 Minimum amenity area per dwelling unit: 4.0 square metres;
  - .a For the purpose of this section, amenity area shall be those areas used for amenity and open space purposes located at grade, on any rooftop/terrace, or within a building.
- .17 Minimum number of bicycle parking spaces: 0.5 spaces/unit.

## 12.149 Exception 149

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### 12.149.1 The lands shall only be used for the following purposes:

- .1 The uses permitted by the MM Zone, except for Residential Uses;
- .2 Medical Offices and related Medical Diagnostics Facilities;
- .3 Rehabilitation Facilities;
- .4 Pharmacy;
- .5 Day Nursery.

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

- .1 Maximum Gross Floor Area: 14,400 square metres.
- .2 Maximum Building Height: 34 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by section 3.5).
- .3 Minimum Building Height: 15 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by section 3.5).
- .4 Minimum Front Yard Depth along a Public Street (North Side): 3.0 metres
- .5 Minimum Interior Side Yard Width (West Side): 3.0 metres
- .6 Minimum Interior Side Yard Width (East Side): 7.5 metres
- .7 Minimum Rear Yard Depth (South Side): 3.0 metres
- .8 Minimum Setback Below Grade Parking Garage to a Lot Line: 0.0 metres.

### 12.149.3 The Holding (H)

- .1 shall only be used for the following purposes while the Holding (H) symbol is in place:
  - .a Purposes permitted in the MM- Exception 2778 zone subject to the requirements and restrictions of the MM- Exception 2778 zone.
- .2 That the Holding (H) symbol shall not be removed until such time as the following have been provided:
  - .a Confirmation that a Functional Servicing report has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
  - .b Confirmation that the Draft Plan of Subdivision (025-2023-00441 21T-230108) is registered to the satisfaction of the Commissioner of Planning, Building and Growth Management.

- .c Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report, that includes phasing and staging requirements for water and wastewater servicing has been received.
- .d Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactorily Waste collection and access plan been received.
- .e Confirmation that the Draft Plan of Subdivision (025-2023-00441 21T-230108) is registered to the satisfaction of the Commissioner of Planning, Building and Growth Management.

## 12.150 Exception 150

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### 12.150.1 The lands shall only be used for the following purposes:

- .1 The uses permitted by the MH Zone;
- .2 Apartment Dwelling;
- .3 Residential Care Home;
- .4 Student Residence;
- .5 Day Nursery.

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

- .1 The lands zoned MM – Exception 151 and MH - Exception 150 are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private roads, strata title arrangements, or other permissions, and any easements or registrations that are granted.
- .2 Maximum Gross Floor Area: 48,000 square metres for all uses
- .3 Minimum Gross Floor Area for all non-residential uses: 400 square metres.
- .4 Maximum Building Heights: 10 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by section 3.5).
- .5 Maximum Number of Dwellings: 800.
- .6 For the purpose of this zone, Queen Street East shall be deemed to be the front lot line.
- .7 Minimum Rear Yard Depth to a Public Street: 3.0 Meters;
- .8 Minimum Interior Side Yard Width (West Side): 3.0 Metres
- .9 Minimum Interior Side Yard Width (East Side): 6.0 Metres
- .10 Minimum tower separation distance: 25 metres
- .11 Minimum podium separation distance: 10 metres
- .12 Notwithstanding Section 4.6 of this By-law, loading spaces may be shared between retail commercial uses and office uses. A minimum of one loading space shall be provided for each building.
- .13 Notwithstanding any other sections of this By-law, parking spaces for visitor parking, retail commercial and office uses may be shared.
- .14 Minimum Setback for a Below Grade Parking Garage to a Lot Line:
  - .a 0.0 metres,

- .15 Minimum total Interior Amenity Space for each building: 300 square metres.
- .16 Minimum total Exterior Amenity Space for each building: 700 square metres.
- .17 Maximum Floor Space Index for all uses combined: Not Applicable

#### **12.150.3 for the purposes of Exception 150:**

- .1 Podium: Shall mean any of the various building elements that form the lower part of a building and does not include the tower.
- .2 Student Residence: Shall mean premises operated by a public school, private school, commercial school, post-secondary school or educational facility, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation.

#### **12.150.4 The Holding (H)**

- .1 shall only be used for the following purposes while the Holding (H) symbol is in place:
  - .a Purposes permitted in the MM- Exception 2778 zone subject to the requirements and restrictions of the MM- Exception 2778 zone.
- .2 That the Holding (H) symbol shall not be removed until such time as the following have been provided:
  - .a Confirmation that a Functional Servicing report has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
  - .b Confirmation that a satisfactory Noise Feasibility Study to designate the lands as a Class 4 Noise Area under Provincial Noise Guidelines (NPC-300) has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
  - .c Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report, that includes phasing and staging requirements for water and wastewater servicing has been received.
  - .d Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Waste collection and access plan been received.
  - .e Confirmation that the Draft Plan of Subdivision (025-2023-00441 21T-230108) is registered to the satisfaction of the Commissioner of Planning, Building and Growth Management.



## 12.151 Exception 151

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### 12.151.1 The lands shall only be used for the following purposes:

- .1 The uses permitted by the MM Zone;
- .2 Apartment Dwelling;
- .3 Residential Care Home;
- .4 Student Residence;
- .5 On the ground floor of an Apartment Dwelling, the following additional uses shall be permitted:
  - .a Medical offices and related medical diagnostics facilities;
  - .b Pharmacy.

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

- .1 The lands zoned MM – Exception 151 and MH – Exception 150 are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private roads, strata title arrangements, or other permissions, and any easements or registrations that are granted.
- .2 For the purpose of this zone, Queen Street East shall be deemed to be the front lot line.
- .3 Maximum Gross Floor Area: 48,000 square metres for all uses.
- .4 Minimum Gross Floor Area for all non-residential uses: 900 square metres.
- .5 Maximum Building Height: 110 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by Section 3.5).
- .6 Maximum Number of Dwellings: 800
- .7 Notwithstanding the maximum gross floor area, maximum building height and maximum number of dwelling units set out in 151.2(3), (5) and (6), if a 3-storey podium, having a minimum height of 10 metres, is provided, the following provisions shall apply:
  - .a The maximum building height may be increased to 120 metres;
  - .b The Maximum Gross Floor Area may be increased to 52,500 square metres; and
  - .c The Maximum Number of Dwellings: 850.
- .8 Minimum Front Yard Depth along Queen Street East: 3.0 Meters
- .9 Minimum Interior Side Yard Width (West Side): 3.0 Metres
- .10 Minimum Interior Side Yard Width (East Side): 6.0 Metres
- .11 Minimum Rear Yard Depth: Not Applicable

- .12 Minimum tower separation distance: 25 metres
- .13 Minimum podium separation distance: 13 metres
- .14 Notwithstanding Section 4.6 of this By-law, loading spaces may be shared between retail commercial uses and office uses. A minimum of one loading space shall be provided for each building.
- .15 Notwithstanding any other sections of this By-law, required parking spaces for visitor parking, retail commercial and office uses may be shared.
- .16 Minimum Setback for a Below Grade Parking Garage to a Lot Line:
  - .a 0.0 metres,
- .17 Minimum total Interior Amenity Space for each building: 300 square metres.
- .18 Minimum total Exterior Amenity Space for each building: 700 square metres.
- .19 Maximum Floor Space Index for all uses combined: Not Applicable

#### **12.151.3 for the purposes of Exception 151:**

- .1 Podium: Shall mean any of the various building elements that form the lower part of a building and does not include the tower.
- .2 Student Residence: Shall mean premises operated by a public school, private school, commercial school, post-secondary school or educational facility, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation.

#### **12. 151.4 The Holding (H)**

- .1 shall only be used for the following purposes while the Holding (H) symbol is in place:
  - .a Purposes permitted in the MM - Exception 2778 zone subject to the requirements and restrictions of the MM - Exception 2778 zone.
- .2 That the Holding (H) symbol shall not be removed until such time as the following have been provided:
  - .a Confirmation that a Functional Servicing report has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
  - .b Confirmation that a satisfactory Noise Feasibility Study to designate the lands as a Class 4 Noise Area under Provincial Noise Guidelines (NPC-300) has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
  - .c Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report, that includes phasing and staging requirements for water and wastewater servicing has been received.

- .d Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Waste collection and access plan been received.

## 12.152 Exception 152

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### **12.152.1 The lands shall only be used for the following purposes:**

- .1 the purposes permitted in an R1 Zone; and,
- .2 a semi-detached dwelling subject to the requirements and restrictions of Exception 152.2.

### **12.152.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 557.0 square metres and not less than 278.0 square metres per dwelling unit.
- .2 Minimum Lot Width: 18.0 metres and 9.0 metres per dwelling unit.
- .3 Minimum Front Yard Depth: 6.0 metres provided that the front of any garage or carport shall not be any closer than 7.0 metres to the front lot line.
- .4 Minimum Interior Side Yard Depth: 1.2 metres for the first storeys, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport in which case 2.4 metres shall be required.
- .5 Minimum Exterior Side Yard Width: 3.0 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres, provided that:
  - .a no part of any semi-detached dwelling shall be located closer than 13.7 metres to the streetline of Williams Parkway.
- .7 Maximum Building Height: 10.6 metres.
- .8 Maximum Lot Coverage: 55 percent.

### 12.153 Exception 153

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**12.153.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in the R1 Zone.

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

- .1 Minimum Rear Yard Depth: 7.6 metres, provided that:
  - .a no part of a single detached dwelling shall be situated closer than 13.5 metres to the streetline of Kennedy Road North and Williams Parkway.

## 12.154 Exception 154

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### 12.154.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in the PE Zone; and,
- .2 subject to all special wastes being treated on site the manufacture and assembly of products such as:
  - .a synthetic or organic textiles or fabrics or any products manufactured from them;
  - .b food processing (excluding meats, poultry or fish);
  - .c paper and allied products;
  - .d furniture and finished lumber products; and small goods and wares.

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

- .1 Minimum Lot Area: 1858 square metres.
- .2 Minimum Front Yard Depth: 18.0 metres.
- .3 Minimum Interior Side Yard: 7.6 metres, except for any lot having a width in excess of 76.2 metres, in which case the side yard shall be a minimum of 10 percent of lot width to a maximum of 15.0 metres.
- .4 Minimum Exterior Side Yard Width: 7.6 metres, except for any lot having a width in excess of 7.62 metres, in which case the side yard shall be a minimum of 10 percent of lot width to a maximum of 15.0 metres.
- .5 Minimum Rear Yard Depth: 12.0 metres.
- .6 Maximum Building Height:
  - .a 2 storeys for a manufacturing use; and,
  - .b 3 storeys for an office use.
- .7 Minimum Landscaped Open Space: 50 percent of the required front yard area.
- .8 Outdoor Storage:
  - .a no storage shall be permitted outside a building; and,
  - .b tanks for the storage of materials incidental to the manufacturing operation may be located outside the buildings provided that storage tanks are confined to the area enclosed by the rear face of the building, and the projection of the side lines of the building to the point where the same meet the rear lot line.

## 12.155 Exception 155

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### 12.155.1 The lands shall only be used for the following purposes:

- .1 purposes permitted in the GE Zone;
- .2 the manufacturing, filling, storing and distribution of the following industrial and medical gases:
  - .a oxygen;
  - .b nitrogen;
  - .c carbon dioxide;
  - .d helium;
  - .e acetylene;
  - .f argon;
  - .g freon;
  - .h mapp gas;
  - .i hydrogen;
  - .j krypton;
  - .k xeon;
  - .l nitrous oxide;
  - .m neon; and,
  - .n cyclopropane.
- .3 the manufacture, purchasing, storing and distribution of welding goods and equipment and of goods and equipment in connection with the purposes permitted in Exception 155.1(2).
- .4 an outdoor pond for the storage of calcium hydroxide by-products from acetylene manufacturing operations.

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

- .1 Minimum Front Yard Depth: 24.0 metres.
- .2 Minimum Lot Area: 27,870 square metres.
- .3 Minimum Rear Yard Depth: 15.0 metres, except where it abuts a rail line, in which case there is no minimum requirement.
- .4 Minimum Side Yard Width: 7.6 metres.

- .5 no buildings or structures shall be erected within 15.0 metres of any acetylene plant or map gas filling station or sludge pond.
- .6 Minimum Number of Parking Spaces: one (1) space per 55.74 square metres of gross floor area.
- .7 the part of the lot used for the purposes permitted by Exception 155.1(2), 155.1(3) and 155.1(4) shall be completely fenced by a 1.5 metre high chain link fence except in front of a building facing the street in which case the said fence shall be attached to the building. All sludge ponds shall be fenced with a 1.5 metre high chain link fence and shall carry at least one sign reading "Warning-Keep-Out."
- .8 Outdoor Storage: storage of incoming or outgoing materials shall be permitted outside buildings and permanent storage structures but not in the front yard, provided that such storage shall not be visible from the street or highway running by the frontage of the zoned lot. Notwithstanding anything herein contained, no loose materials of any description shall be stored in open stock piles so as to be disturbed by the action of the elements, save and except for calcium hydroxide by-products from acetylene manufacturing operations which shall be stored in sludge ponds.



## 12.156 Exception 156

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### **12.156.1 The lands shall only be used for the following purposes:**

- .1 the purposes permitted in the GE Zone; and,
- .2 business offices.

## 12.157 Exception 157

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### **12.157.1 The lands shall only be used for the following purposes:**

- .1 the uses permitted in the PE Zone;
- .2 the manufacturing, assembly, storage and distribution of semi-finished and finished products;
- .3 dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use;
- .4 dairy products plants and bakeries;
- .5 builders supply yard or yard including a repair and assembly shop but excluding any scrap metal storage or salvage yards; and,
- .6 any use accessory to the foregoing uses.

### **12.157.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth:
  - .a 15.0 metres for a building not exceeding 8.0 metres in height;
  - .b 18.0 metres for a building not exceeding 10.0 metres in height;
  - .c 21.0 metres for a building not exceeding 12.0 metres in height; and,
  - .d 24.0 metres for a building not exceeding 15.0 metres in height;
- .2 Minimum Lot Area: 2,000 square metres.
- .3 Minimum Rear Yard: 8.0 metres, except where the rear lot line abuts a rail line in which case no side yard shall be required;
- .4 Minimum Side Yard: 8.0 metres, except where the side lot lines abuts a rail line, in which case no side yard shall be required.
- .5 Maximum Building Height:
  - .a 4 storeys for a manufacturing use; and,
  - .b 5 storeys for the office use.
- .6 Minimum Landscaped Open Space: 50 percent of the required front yard area.
- .7 Outside Storage: outside storage is permitted subject to the following conditions:
  - .a the storage area is not located in the front yard or in any required side yard which abuts a street or on any portion of the lot required for parking, or closer to any side lot line, except in the rear yard, than the required setback for a building. Provided, however, that where the rear yard abuts a street, the storage shall not be located closer to any rear lot line than the required setback for a building;

- .b the storage area is enclosed by a fence or wall not less than 2.4 metres in height constructed of metal, wood or masonry and if constructed of wood or metal it is painted and maintained provided no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or spur line. Where the storage areas face a street or abut a zone other than any industrial zone, a landscaped strip 20.0 metres in width containing plant material with suitable screening characteristics shall be provided and maintained along the affected property line(s).
- .8 the provisions of Exception 12.157.2(7) shall not prevent the display in the open of new products produced or distributed by any of the permitted industrial purposes provided that:
  - .a the total area used does not exceed 5 percent of the lot area; and,
  - .b such area shall not be closer to any street line than the minimum distance required for buildings and structures.
- .9 at least one parking space for each 70 square metres of gross floor area shall be provided on the same lot, and such parking spaces shall be used only for the vehicles required in connection with the main use of the lot;
- .10 every building to be constructed on the lands designated Exception 157 for the purposes permitted by Exception 12.157.1 shall be set back a minimum of 55.0 metres from the boundary of any lot used for residential purposes at the time construction is to commence;
- .11 a Landscaped Buffer Area having a minimum width of 30.0 metres shall be provided and maintained between any building on the lands designated Exception 157 and lands being used for residential purposes. Such buffer areas shall be landscaped and bermed so as to screen the buildings from the lands used for residential purposes.

## 12.158 Exception 158

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### 12.158.1 The lands shall only be used for the following purposes:

- .1 Single Detached and Semi-Detached Dwellings fronting onto a Private Road.
- .2 Purposes accessory to other permitted uses.

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

- .1 Minimum Yard Setback for a Principle Building:
  - .a The front wall of a dwelling unit: 3.5 metres to a private road, 1.2 metres to a daylight rounding or common amenity area and 3.5 metres in all other situations.
  - .b 6 metres to a garage door;
  - .c The rear wall of a dwelling unit: 7 metres, and 3.35 metres to the lot line abutting Torbram road.
- .2 Maximum Building Height: 11 metres
- .3 Minimum Parking for Visitors: 6 Parking Spaces inclusive of Barrier Free Parking
- .4 The maximum height of a fence in a yard abutting Torbram Road shall be 1.2 metres.
- .5 Section 4.2.B.1 of the Zoning By-law shall not apply.

### 12.158.3 for the purposes of Exception 158:

- .1 Trans Canada Pipeline Easement Requirements:
  - .a A minimum setback of 7.0 m shall be required from any part of a principal building or structure from the edge of the TransCanada pipeline right-of-way.
  - .b A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline right-of-way.
  - .c With the exception of the cul-de-sac, a private road, six (6) on-street visitor parking spaces, and a noise wall; a minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline right-of-way shall apply to any parking area or loading area, including stacking spaces, bicycle parking spaces, and any associated aisle or driveway.
- .2 shall also be subject to the requirements and restrictions relating to the R2 zone and residential general provisions of this by-law which are not in conflict with those set out in Exception 158.2.

### 12.158.4 The Holding (H)

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - .a Confirmation that arrangements have been made amongst the owner and the City to purchase Part 9 on 43R-19607, or, that satisfactory alternative arrangements are made should Part 9 on 43R-19607 not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

## 12.159 Exception 159

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### 12.159.1 The lands shall only be used for the following purposes:

- .1 Residential Uses:
  - .a A townhouse dwelling;
  - .b A back-to-back stacked townhouse dwelling;
- .2 Non-residential Uses:
  - .a Purposes accessory to the other permitted purposes
  - .b Uses permitted in the OS Zone.

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

- .1 Despite any division of the lands, including a public street network, all lands zoned R2-159 and R3H-181, shall be treated as one lot for the purpose of providing required parking. For all other zoning purposes, the lands zoned R2-159 shall be treated as one lot.
- .2 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- .1 For the purposes of this section, the lot line abutting Financial Drive shall be deemed to be the front lot line, the curb of a private lane shall be deemed to be the flankage lot line, the lot line abutting lands zoned R2-1476 shall be deemed to be the interior side lot line, and the lot line opposite Financial Drive shall be deemed to be the rear lot line.
- .2 Minimum Lot Area - 70 square metres per dwelling unit
- .3 Minimum Lot Depth - No requirement
- .4 Minimum Rear Yard Depth: 6.0 metres
- .5 Minimum Lot Width - 4.5 metres
- .6 Maximum Building Height - 4 storeys, to a maximum height of 12 metres.
- .7 Minimum Building Height - 3 storeys, to a minimum height of 9 metres
- .8 Notwithstanding Exception 159.2 (6), maximum building height excludes any mechanical equipment and architectural features, including those listed in Section 3.5 of the by-law.
- .9 Minimum FSI - 1.1
- .10 Minimum Landscape Open Space - 30%
- .11 Maximum lot coverage – 65%

- .12 For the purposes of this section, the following requirements and restrictions shall apply for Townhouse Dwellings:
- .a Minimum dwelling unit width: 6.1 metres
  - .b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres
  - .c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres
  - .d Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway shall consist of landscape open space. The maximum cumulative garage door width shall be:
    - .i 2.5 metres if the lot width for the dwelling unit is less than 8.2 metres;
    - .ii 3.1 metres if the lot width for the dwelling unit is less than 9.2 metres but greater than or equal to 8.2 metres;
    - .iii 3.7 metres if the lot width for the dwelling unit is greater than or equal to 9.2 metres;
  - .e The maximum interior garage width shall be 0.6 metres wider than the permitted maximum cumulative garage door width.
  - .f The maximum driveway width shall not exceed the width of this garage;
  - .g A garage shall only be accessed by a Private Lane or Private Street.
- .13 For the purposes of this section, the following requirements and restrictions shall apply for Back-to- Back Stacked Townhouse Dwelling:
- .a Minimum dwelling unit width: 4.5 metres
  - .b Minimum setback from the front wall of a dwelling to the curb of private street or lane: 4.0 metres
  - .c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres
  - .d Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.10 of this By-law and the permitted driveway shall consist of landscape open space.
  - .e Parking shall be provided in a layby lane, a private lane or private street. Parking may also be provided in below grade parking structure. Parking shall not be permitted in an individual garage or driveway.
- .14 All lands described zoned R2-159 and the lands zoned OS, shall be permitted to share parking below grade.

**12.159.3 for the purposes of Exception 159:**

- .1 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R2-159 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.



## 12.160 Exception 160

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### **12.160.1 The lands shall only be used for the following purposes:**

- .1 the retailing and indoor and outdoor storage of building equipment and supplies.

## 12.161 Exception 161

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### **12.161.1 The lands shall only be used for the following purposes:**

- .1 the retailing and indoor and outdoor storage of nursery stock and garden equipment and supplies.

## 12.162 Exception 162

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### **12.162.1 The lands shall only be used for the following purposes:**

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

### **12.162.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Side Yard Width: 7.6 metres, except:
  - .a for any lot having a frontage in excess of 50.3 metres, the minimum side yard width shall be 15 percent of the lot width, up to a maximum of 30.5 metres; and,
  - .b where a side lot line abuts a railway right-of-way in which case no side yard shall be required.

## 12.163 Exception 163

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### 12.163.1 The lands shall only be used for the following purposes:

- .1 Residential Uses:
  - .a A townhouse dwelling;
  - .b A back-to-back stacked townhouse dwelling;
- .2 Non-residential Uses:
  - .a Purposes accessory to the other permitted purposes
  - .b Uses permitted in the Open Space (OS) Zone.

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

- .1 Despite any division of the lands, including a public street network, all lands zoned OC-147, R3H-185, R3H- 169, R3M-164 and R2-163 shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes the lands zoned R2-163 shall be treated as one lot.
- .2 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- .3 For the purposes of this section, the lot line abutting Olivia Marie Road shall be deemed to be the front lot line, the lot line abutting Financial Drive and the extensions of Sky Harbour Boulevard shall be deemed to be the flankage lot lines and the curb of a private lane opposite Olivia Marie Road or Financial Drive shall be deemed to be the rear lot line.
- .4 Minimum Lot Area - 70 square metres per dwelling unit
- .5 Minimum Exterior Side Yard Width to Financial Drive - 5.0 metres
- .6 Minimum Rear Yard Depth to the curb of a private lane - 6.0 metres
- .7 Minimum Exterior Side Yard Width to the extension of Sky Harbour Boulevard - 5.0 metres .
- .8 Minimum Building Setback to a Daylight Triangle or rounding - 0 metres
- .9 Minimum Building Height - 3 storeys, to a minimum height of 9 metres
- .10 Maximum Building Height - 4 storeys, to a maximum height of 12 metres
- .11 Maximum building height excludes any mechanical equipment and architectural features, including those listed in Section 3.5 of the by-law.
- .12 Minimum FSI - 1.5
- .13 Maximum lot coverage - 65%

- .14 Minimum Landscaped Open Space – 30% of the lot area
- .15 For the purposes of this section, the following requirements and restrictions shall apply for Townhouse Dwellings:
  - .a Minimum dwelling unit width: 6.1 metres
  - .b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres
  - .c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres
  - .d Minimum building separation distance: 9 metres
  - .e Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and shall consist of landscaped open space.
  - .f The maximum cumulative garage door width shall be:
    - .i 2.5 metres if the lot width for the dwelling unit is less than 8.2 metres;
    - .ii 3.1 metres if the lot width for the dwelling unit is less than 9.2 metres but greater than or equal to 8.2 metres;
    - .iii 3.7 metres if the lot width for the dwelling unit is greater than or equal to 9.2 metres;
  - .g The maximum interior garage width shall be 0.6 metres wider than the permitted maximum cumulative garage door width.
  - .h The maximum driveway width shall not exceed the width of the garage.
- .16 For the purposes of this section, the following requirements and restrictions shall apply for Back-to-Back Stacked Townhouse Dwelling
  - .a Minimum dwelling unit width: 4.5 metres
  - .b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres
  - .c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres
  - .d Minimum building separation distance: 9 metres
  - .e Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway shall consist of landscape open space.
  - .f Parking shall be provided in a layby lane, a private lane or private street. Parking may also be provided in below grade parking structure. Parking shall not be permitted in an individual garage or driveway.

- .17 All lands zoned R2-163 and OS shall be permitted to share parking below grade.

**12.163.3 for the purposes of Exception 163:**

- .1 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R2-163 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

## 12.164 Exception 164

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### 12.164.1 The lands shall only be used for the following purposes:

- .1 Residential Uses:
  - .a An apartment dwelling.
- .2 Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:
  - .a a retail establishment having no outside storage;
  - .b a personal service shop;
  - .c a bank, trust company and finance company;
  - .d a dry cleaning and laundry distribution station;
  - .e a parking lot;
  - .f a restaurant including dining room, convenience or take-out with or without an outdoor patio;
  - .g a commercial, technical or recreational school;
  - .h a community club;
  - .i an amusement arcade;
  - .j a place of commercial recreation but not including a billiard hall;
  - .k a health or fitness centre;
  - .l a tavern;
  - .m a custom workshop;
  - .n an animal hospital;
  - .o an office, including an office of a physician, dentist or drugless practitioner.
  - .p a day nursery;
  - .q purposes accessory to the other permitted uses; and,
  - .r Uses permitted in the Open Space (OS) Zone.

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

- .1 Despite any division of the lands, including a public street network, all lands zoned OC- Exception 147, R3H - Exception 185, R3H - Exception 169, R3M - Exception 164, and R2 - Exception 163

shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned R3M- Exception 164 shall be treated as one lot.

- .2 For the purposes of this Exception, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- .3 For the purposes of this Exception, the lot line abutting the OS Zone shall be deemed to be the front lot line, the lot lines adjacent to Financial Drive and the extension of Sky Harbour Boulevard shall be deemed to be the flankage lot lines and the curb of a private lane opposite the OS Zone shall be deemed to be the rear lot line.
- .4 Minimum Front Yard Depth to an Open Space (OS) Zone: 8.0 metres
- .5 Minimum Exterior Side Yard Width adjacent to Financial Drive 5.0 metres
- .6 Minimum Exterior Side Yard Width to Sky Harbour Boulevard extension: 2.5 metres
- .7 Minimum Rear Yard Depth to the curb of a private lane: 6.5 metres
- .8 Minimum Lot Width - no requirement
- .9 Minimum Building Height - 6 storeys to a minimum height of 21 metres
- .10 Maximum Building Height - 12 storeys to a maximum height of 42 metres
- .11 Notwithstanding Exception 164.2 (10), maximum building height excludes any mechanical equipment and architectural features, including those listed in Section 3.5.
- .12 Maximum tower floor plate area for buildings with a height of 12 storeys or less - 1 ,100 square metres
- .13 Minimum tower step back from the lower podium - 1.5 metres
- .14 For the purposes of this Exception, the tower portion of a building is any portion above 6 storeys in height.
- .15 Minimum Building Separation
  - .a Minimum separation distance between buildings for first six storeys - 20.0 metres
  - .b Minimum separation distance between buildings or portions thereof above the first six storeys - 25.0 metres
- .16 Maximum lot coverage – 65%
- .17 Minimum Density - 3.0 FSI
- .18 Minimum Landscape Open Space – 35% of the lot area
- .19 All lands zoned R3M- Exception 164 and the lands zoned OS shall be permitted to share parking below grade.



**12.164.3 for the purposes of Exception 164:**

- .1 Notwithstanding any Exception of the By-law, the erection or use of buildings or structures on lands zoned R3M- Exception 164 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

## 12.165 Exception 165

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### **12.165.1 The lands shall only be used for the following purposes:**

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

### **12.165.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Rear Yard Depth: 6.0 metres.
- .2 Maximum Gross Floor Area: 92.9 square metres.
- .3 Outdoor Storage: no storage shall be permitted outside a building

## 12.166 Exception 166

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### **12.166.1 The lands shall only be used for the following purposes:**

- .1 egg and poultry processions;
- .2 agricultural uses;
- .3 waste treatment facilities, including sewage ponds and lagoons, serving the egg and poultry processing operation;
- .4 a single residential dwelling for a caretaker; and,
- .5 purposes accessory to the other permitted purposes

### **12.166.2 The lands shall be subject to the following requirements and restrictions:**

- .1 only one single residential dwelling shall be permitted;
- .2 all buildings or structures shall be set back at least 32.0 metres from the centre line of Winston Churchill Boulevard.

## 12.167 Exception 167

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### **12.167.1 The lands shall only be used for the following purposes:**

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

### **12.167.2 The lands shall be subject to the following requirements and restrictions:**

- .1 no storage shall be permitted outside a building within 15.2 metres of the northerly limit of Orenda Road; and,
- .2 no storage shall be permitted outside a building except where such storage is totally enclosed with a solid fence screening having a minimum height of 3.0 metres. In cases where solid fence screening is required because of outside storage, the height of the outside storage shall not exceed the height of the solid fence screening.

## 12.168 Exception 168

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### **12.168.1 The lands shall only be used for the following purposes:**

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

### **12.168.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Side Yard Width: 7.6 metres, except where a side lot line abuts a railway right-of-way, in which case no side yard shall be required.

## 12.169 Exception 169

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### 12.169.1 The lands shall only be used for the following purposes:

- .1 Residential Uses:
  - .a An apartment dwelling.
- .2 Office/Commercial Uses:
  - .a All uses permitted in the OC- Exception 2027 zone.

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

- .1 Despite any division of the lands, including a public street network, all lands zoned OC- Exception 147, R3H- Exception 185, R3H- Exception 169, R3M- Exception 164, and R2- Exception 163 shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned R3H-Exception 169 shall be treated as one lot.
- .2 For the purposes of this Exception, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- .3 For the purposes of this Exception, the lot line abutting Steeles Avenue West shall be deemed to be the front lot line.
- .4 Minimum Front Yard Depth to Steeles Avenue West: 3.0 metres
- .5 Minimum Side Yard Width to lands zoned R3H- Exception 185: 10 metres
- .6 Minimum Side Yard Width to lands zoned GC:2 metres
- .7 Minimum Yard Depth to lands zoned OC- Exception 147: 7.5 metres
- .8 Minimum Rear Yard Depth to lands zoned R3H- Exception 185: 7.5 metres
- .9 Minimum Lot Width - no requirement
- .10 Minimum Building Height - 6 storeys, to a minimum height of 21 metres
- .11 Maximum Building Height - 25 storeys, to a maximum height of 85 metres
- .12 Notwithstanding Exception 169.2 (11), maximum building height excludes any mechanical equipment and architectural features including those listed in Section 3.5 of the by-law.
- .13 Maximum tower floor plate area for buildings with a height of 12 storeys or less - 1,100 square metres
- .14 Maximum tower floor plate area for buildings with a height of more than 12 storeys - 800 square metres
- .15 Minimum tower step back from the lower podium - 1.5 metres

- .16 For the purposes of this Exception, the tower portion of a building is any portion above 6 storeys in height.
- .17 Minimum Building Separation
  - .a Minimum separation distance between buildings for first six storeys - 20.0 metres
  - .b Minimum separation distance between buildings or portions thereof above the first six storeys - 25.0 metres
- .18 Maximum lot coverage - 65%
- .19 Minimum Density - 3.0 FSI
- .20 Minimum Landscape Open Space – 35% of the lot area
- .21 All lands described in Exception 169.2(1) and the lands zoned OS shall be permitted to share parking below grade.

**12.169.3 for the purposes of Exception 169:**

- .1 Notwithstanding any Exception of the By-law, the erection or use of buildings or structures on lands zoned R3H- Exception 169 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

## 12.171 Exception 171

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### **12.171.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a single detached dwellings;
  - .b a group home; and,
  - .c an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted purposes.

### **12.171.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width:
  - .a for Corner Lots: 18.2 metres.
- .2 Minimum Lot Area:
  - .a for an Interior Lot: 464.0 square metres.
  - .b for a Corner Lot: 557.0 square metres.
- .3 Minimum Front Yard Depth: 7.0 metres.



## 12.172 Exception 172

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### **12.172.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a a semi-detached dwelling; and,
  - .b an auxiliary group home.
- .2 Non-Residential
  - .a purposes accessory to the other permitted purposes.

### **12.172.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width:
  - .a for Corner Lots: 21.3 metres.
- .2 for Lots abutting Bovaird Drive or Kennedy Road:
  - .a a minimum outdoor living area of 46.5 square metres for each unit of the semi-detached dwelling shall be provided;

### 12.173 Exception 173

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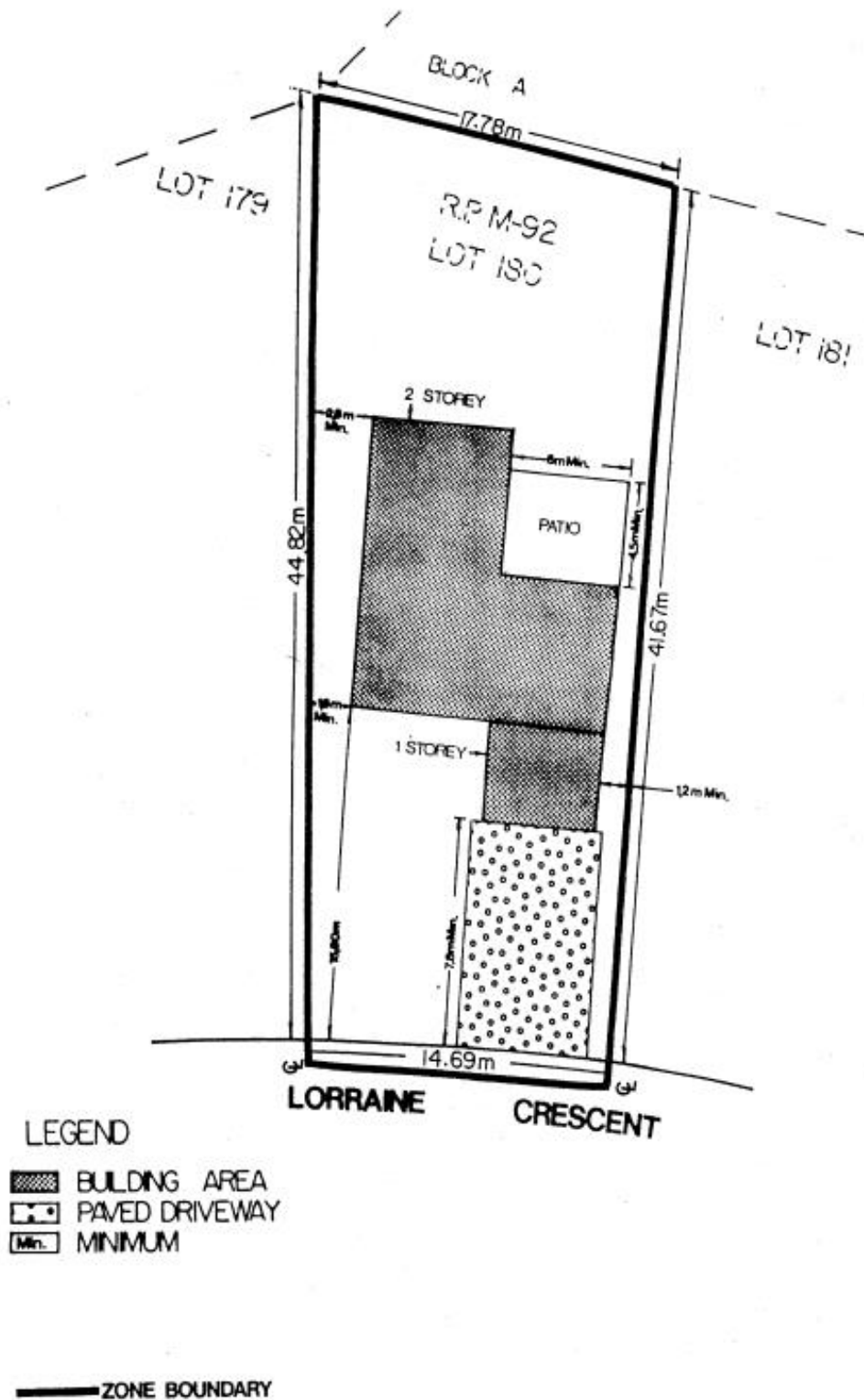
#### **12.173.1 The lands shall only be used for the following purposes:**

- .1 the purposes permitted in the R1 Zone; and,
- .2 a day nursery as a temporary use, but only as an accessory use to a single dwelling.

#### **12.173.2 The lands shall be subject to the following requirements and restrictions:**

- .1 a day nursery shall be located only within the BUILDING AREA as shown on Figure 1;
- .2 the minimum depth of the front and rear yards, and the minimum width of the side yards, shall be shown on Figure 1;
- .3 the Maximum Building Height shall be as shown on Figure 1;
- .4 at least 1 parking space shall be provided for every 20.0 square metres of floor area used for day nursery purposes, and shall be located only on the paved driveway shown on Figure 1; and,
- .5 the day nursery use shall no longer be permitted after June 21, 1990.

Figure 1



## 12.174 Exception 174

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### **12.174.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a a single detached dwelling; and,
  - .b a group home.
- .2 Non-Residential:
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted purposes.

### **12.174.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Setback to main wall of building: 3.0 metres
- .2 Maximum Front Yard Setback to main wall of building: 6.1 metres
- .3 Minimum Front Yard Setback to front of garage: 6.1 metres
- .4 Minimum Rear Yard Depth: 7.5 metres

## 12.175 Exception 175

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### **12.175.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a a single detached dwelling; and,
  - .b a group home.
- .2 Non-Residential:
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted purposes.

### **12.175.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Rear Yard Depth: 7.5 metres

## 12.177 Exception 177

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### **12.177.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a single detached dwellings;
  - .b a group home; and,
  - .c an auxiliary group home.
- .2 Non-Residential
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted purposes.

### **12.177.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 0.4 hectares.
- .2 Minimum Lot Width: 30.5 metres.
- .3 Minimum Front Yard Depth: 12.2 metres.
- .4 Minimum Interior Side Yard Width: 3.1 metres.
- .5 Minimum Exterior Side Yard Width: 4.6 metres.
- .6 Minimum Rear Yard Depth: 12.2 metres.

## 12.178 Exception 178

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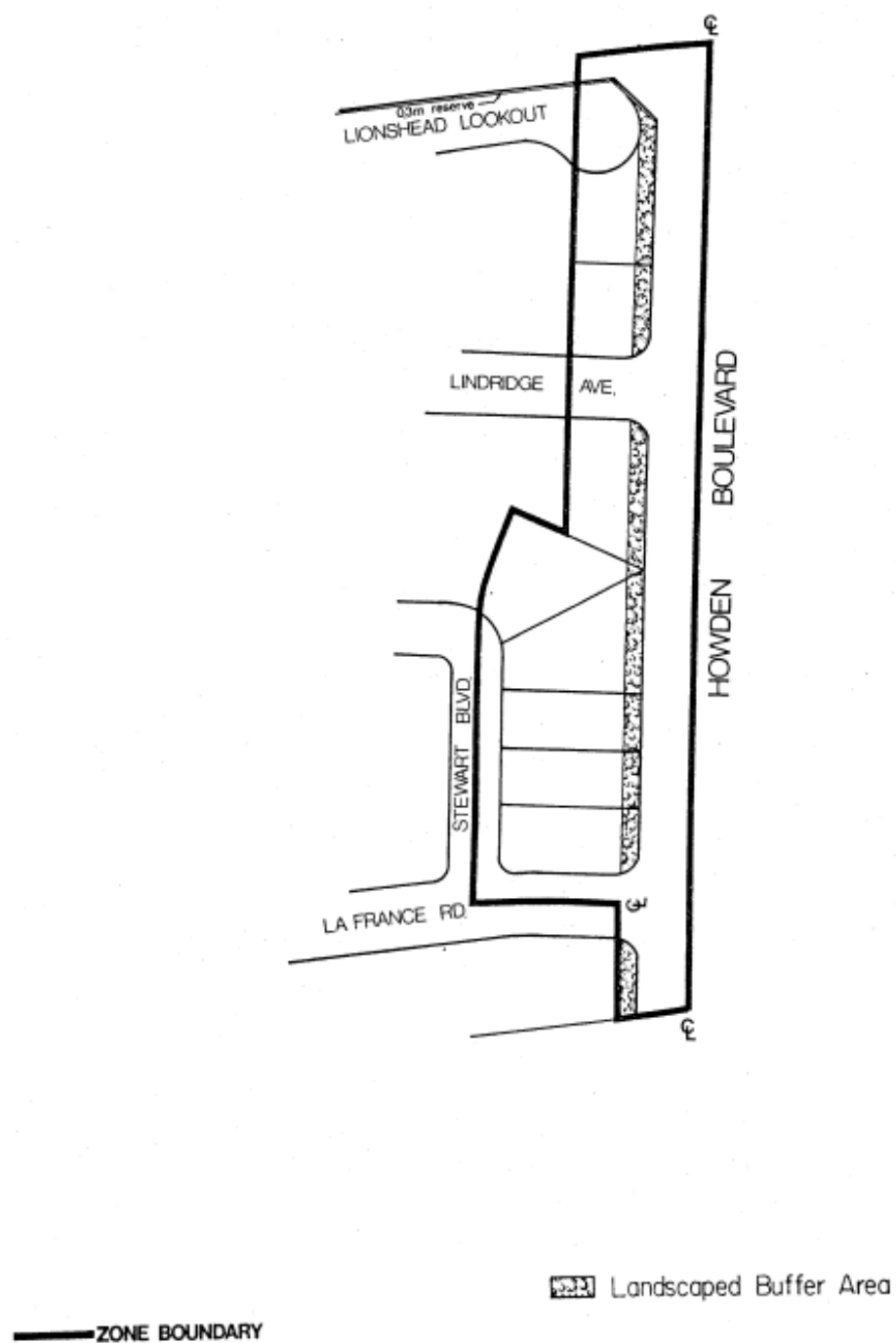
### **12.178.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a semi-detached dwellings;
  - .b purposes permitted in the R1 Zone.

### **12.178.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Landscaped Buffer Area:
  - .a a landscaped buffer area of not less than 3.0 metres in width abutting the 0.3 metre reserve and as shown on Figure 1 shall be provided on each lot.
  - .b a landscaped buffer area shall not be used for a vegetable garden or any buildings or structures.
- .2 Fencing: along these portions of lot lines which abut a landscaped buffer space, a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted.

Figure 1





## 12.179 Exception 179

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### **12.179.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a single detached dwelling units;
  - .b semi-detached dwelling units;
  - .c a townhouse dwelling containing street townhouse dwellings;
  - .d a group home, within a single detached dwelling; and,
  - .e an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation, within a single detached dwelling; and,
  - .b purposes accessory to the other permitted uses.

### **12.179.2 The lands shall be subject to the following requirements and restrictions:**

- .1 shall, in respect of single detached dwelling units, be subject to the requirements and restrictions relating to the R1 Zone.
- .2 shall, in respect of semi-detached dwelling units, be subject to the requirements and restrictions relating to R1 Zone;
- .3 shall, in respect of street townhouse dwelling units, be subject to the following requirements and restrictions:
  - .a Direct Access through dwellings: each street townhouse dwelling unit must have a direct access at grade from the front yard to the rear yard without passing through any habitable room.

## 12.180 Exception 180

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### **12.180.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a single detached dwellings;
  - .b a group home; and,
  - .c an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted purposes.

### **12.180.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 6.0 metres
- .2 Minimum Interior Side Yard Width:
  - .a in the case where there is an attached garage or carport, 1.2 metres for the first storey or part thereof plus 0.6 metres for each additional storey or part thereof; and,
  - .b in the case where there is no attached garage or carport, the minimum width of one side yard shall not be less than 3.0 metres, and the other side yard shall be in accordance with Exception 180.2(2)(a).

## 12.181 Exception 181

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### 12.181.1 The lands shall only be used for the following purposes:

- .1 Residential Uses:
  - .a An apartment dwelling.
- .2 Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:
  - .a a retail establishment having no outside storage;
  - .b a personal service shop;
  - .c a bank, trust company and finance company;
  - .d a dry cleaning and laundry distribution station;
  - .e a parking lot;
  - .f a restaurant including dining room, convenience or take-out with or without an outdoor patio;
  - .g a commercial, technical or recreational school;
  - .h a community club;
  - .i an amusement arcade;
  - .j a place of commercial recreation but not including a billiard hall;
  - .k a health or fitness centre;
  - .l a tavern;
  - .m a custom workshop;
  - .n an animal hospital;
  - .o an office, including an office of a physician, dentist or drugless practitioner.
  - .p a day nursery;
  - .q purposes accessory to the other permitted uses; and,
  - .r Uses permitted in the Open Space (OS) Zone.

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

- .1 Despite any division of the lands, including a public street network, all lands zoned R3H - Exception 181, and R2 - Exception 159 shall be treated as one lot for zoning purpose of providing

required parking. For all other zoning purposes, the lands zoned R3H - Exception 181 shall be treated as one lot.

- .2 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- .3 For the purposes of this section, the lot line abutting Steeles Avenue West shall be deemed to be the front lot line, the lot line abutting Financial Drive and the extension of Shediak Road shall be deemed to be the flankage lot lines, the lot line opposite Steeles Avenue West shall be deemed to be the rear lot line, and the lot line opposite Financial Drive shall be deemed to be the interior side lot line.
- .4 Minimum Front Yard Depth to Steeles Avenue: 2.5 metres
- .5 Minimum Exterior Side Yard Width to Financial Drive: 5.0 metres
- .6 Minimum Interior Side Yard Width: 5.5 metres
- .7 Minimum Rear Yard Depth: 10 metres
- .8 Minimum Building Setback to a Daylight Triangle: 0 metres
- .9 Minimum Lot Width - no requirement
- .10 Minimum Building Height - 6 storeys, to a minimum height of 21 metres.
- .11 Maximum Building Height - 25 storeys, to a maximum height of 85 metres
- .12 Notwithstanding Exception 181.2(12), maximum building height excludes any mechanical equipment and architectural features including those listed in Section 3.5 of the by-law.
- .13 Maximum tower floor plate area for buildings with a height of 12 storeys or less - 1,100 square metres
- .14 Maximum tower floor plate area for buildings with a height of more than 12 storeys - 800 square metres
- .15 Minimum tower step back from the lower podium - 1.5 metres
- .16 For the purposes of this Section, the tower portion of a building is any portion above 6 storeys in height.
- .17 Minimum Building Separation
  - .a Minimum separation distance between buildings for first six storeys - 20.0 metres
  - .b Minimum separation distance between buildings or portions thereof above the first six storeys - 25.0 metres
- .18 Maximum Lot Coverage - 45%
- .19 Minimum Density - 2.1 FSI

- .20 Minimum Landscaped Open Space - 35% of the lot area
- .21 Minimum Gross Commercial Floor Area for non-residential uses in the R3H - Exception 181 zone: 600 square metres
- .22 All lands described in 181.2(1) and the lands zoned OS, shall be permitted to share parking below grade.

**12.181.3 for the purposes of Exception181:**

- .1 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R3H-Exception 181 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

## 12.182 Exception 182

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### **12.182.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a single detached dwellings;
  - .b a group home; and,
  - .c an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted purposes.

### **12.182.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 6.0 metres
- .2 Minimum Side Yard Width:
  - .a in the case where there is an attached garage or carport, 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof; and,
  - .b in the case where there is no attached garage or carport, the minimum width of one side yard shall not be less than 3.0 metres and the other side yard shall be in accordance with Exception 182.2(2)(a).
- .3 Minimum Rear Yard Depth: 7.5 metres.
- .4 Driveways: driveways on corner lots shall not be located closer than 3.0 metres to the intersection of the street lines as projected.

## 12.183 Exception 183

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### 12.183.1 The lands shall only be used for the following purposes:

- .1 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;
- .2 a printing establishment;
- .3 a warehouse;
- .4 a radio or television broadcasting and transmission establishment;
- .5 a furniture and appliance store;
- .6 an associated educational use;
- .7 an associated office;
- .8 a retail outlet operated in connection with a particular purpose permitted by Exception 183.1(1), 183.1(2) and 183.1(3), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,
- .9 a retail outlet for new gardening equipment operated in connection with a gardening equipment repair and service operation provided that the total gross commercial floor area of the retail outlet when combined with the retail outlet permitted by Exception 183.1(8) is not more than 15 percent of the total gross industrial floor area of the repair and service operation or 28 square metres whichever is the greater, and
- .10 purposes accessory to the other permitted purposes.

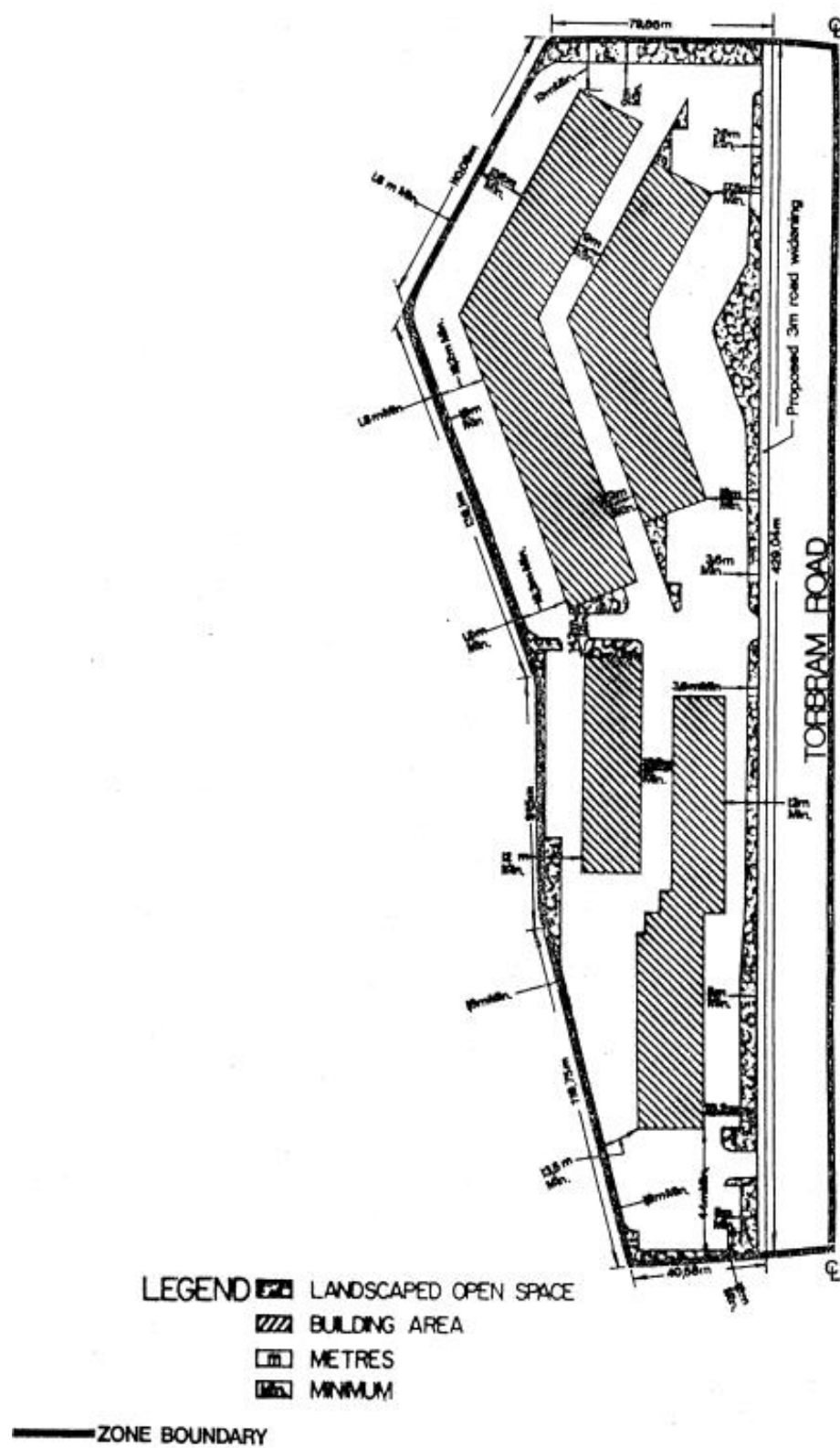
### 12.183.2 The lands shall be subject to the following requirements and restrictions:

- .1 all buildings shall be located within the areas shown as BUILDING AREA on Figure 1;
- .2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1;
- .3 the Gross Industrial Floor Area of all structures shall not exceed 12,740 square metres;
- .4 the Maximum Height of all structures shall not exceed 1 storey;
- .5 a minimum of 3 loading spaces shall be provided;
- .6 all garbage and refuse storage containers shall be located within the structures on the site;
- .7 obnoxious industrial uses shall not be permitted;
- .8 no storage or display of goods shall be permitted outside the buildings; and,

.9 the sale of farm equipment shall not be permitted.



### Figure 1



## 12.184 Exception 184

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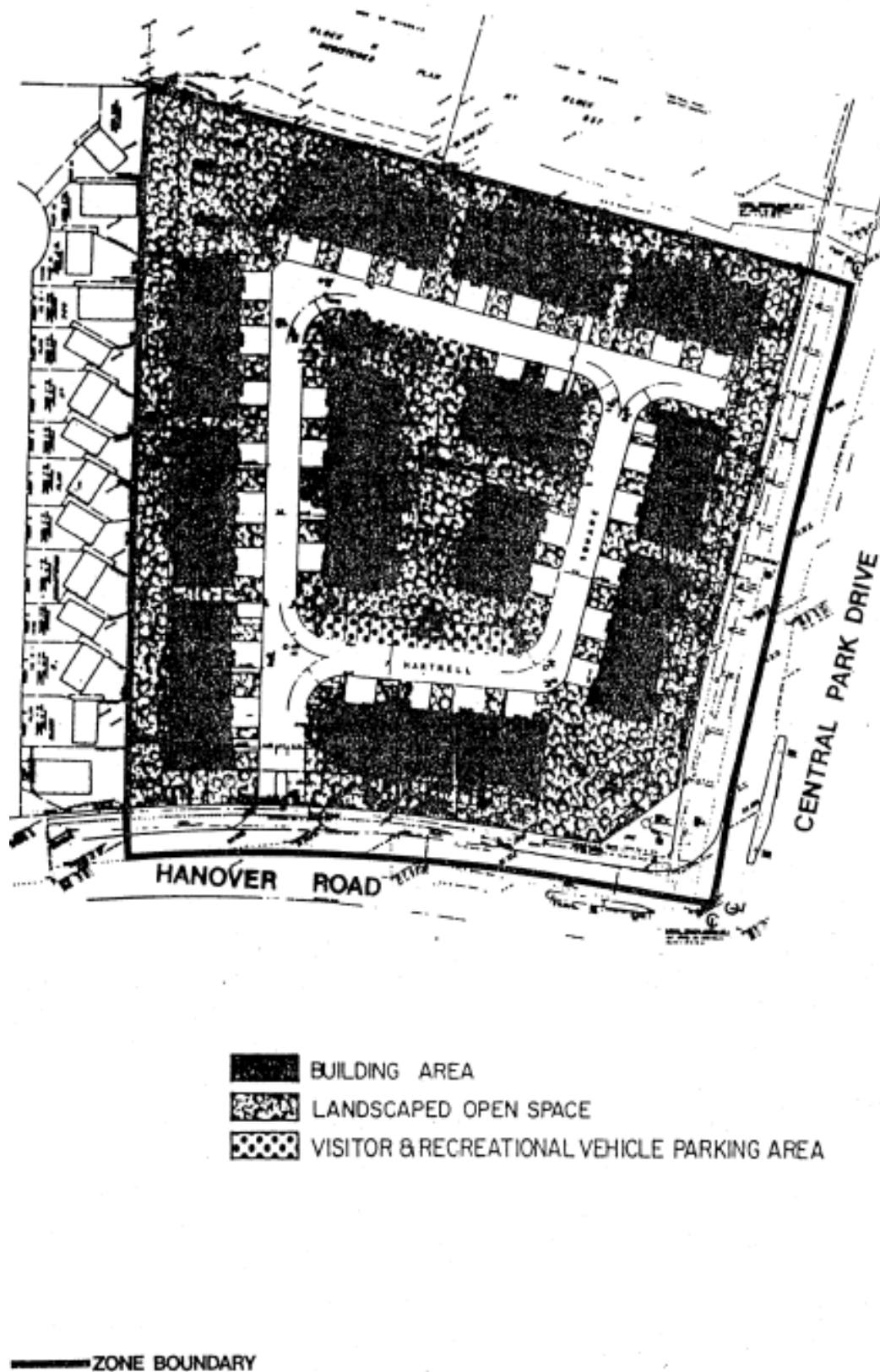
### **12.184.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in the R2 Zone.

### **12.184.2 The lands shall be subject to the following requirements and restrictions:**

- .1 all townhouse dwellings shall be located within the BUILDING AREA shown on Figure 1-Exception 184;
- .2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 184;
- .3 Visitor Parking Spaces and recreational vehicle parking spaces shall be located within the areas shown as VISITOR AND RECREATIONAL VEHICLE PARKING AREA on Figure 1-Exception 184;
- .4 the number of townhouse dwelling units shall not exceed 70;
- .5 the Maximum Height of any structure shall not exceed 8.0 metres;
- .6 the minimum distance between any structure and the property line on Central Park Drive and Hanover Road shall be 7.6 metres; and,
- .7 the maximum number of dwelling units in a townhouse dwelling shall not exceed 8.

Figure 1



## 12.185 Exception 185

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### 12.185.1 The lands shall only be used for the following purposes:

- .1 Residential Uses:
  - .a An apartment dwelling.
- .2 Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:
  - .a a retail establishment having no outside storage;
  - .b a personal service shop;
  - .c a bank, trust company and finance company;
  - .d a dry cleaning and laundry distribution station;
  - .e a parking lot;
  - .f a restaurant including dining room, convenience or take-out with or without an outdoor patio;
  - .g a commercial, technical or recreational school;
  - .h a community club;
  - .i an amusement arcade;
  - .j a place of commercial recreation but not including a billiard hall;
  - .k a health or fitness centre;
  - .l a tavern;
  - .m a custom workshop;
  - .n an animal hospital;
  - .o an office, including an office of a physician, dentist or drugless practitioner.
  - .p a day nursery;
  - .q purposes accessory to the other permitted uses; and,
  - .r Uses permitted in the Open Space (OS) Zone.

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

- .1 Despite any division of the lands, including a public street network, all lands zoned OC- Exception 147, R3H- Exception 185, R3H- Exception 169, R3M – Exception 164, and R2 – Exception 163

be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned R3H – Exception 185 shall be treated as one lot.

- .2 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- .3 For the purposes of this section, the lot line abutting Steeles Avenue West shall be deemed to be the front lot line, the lot line abutting Financial Drive shall be deemed to be the flankage lot line, the lot line abutting R3H – Exception 169 shall be the interior lot line, and the lot line abutting an Open Space and R3M – Exception 164 zone shall be deemed the rear lot line.
- .4 Minimum Lot Width - no requirement
- .5 Minimum Front Yard Depth to Steeles Avenue: 3.0 metres
- .6 Minimum Exterior Side Yard Width to Financial Drive: 5.0 metres
- .7 Minimum Interior Side Yard Width to an R3H- Exception 169 zone: 8.5 metres
- .8 Minimum Rear Yard Depth to an OS and R3M – Exception 164 zone: 5.0 metres.
- .9 Minimum Building Setback to a Daylight Triangle or Rounding: 0 metres
- .10 Minimum Building Height - 6 storeys, to a minimum height of 21 metres
- .11 Maximum Building Height - 25 storeys, to a maximum height of 85 metres
- .12 Notwithstanding Exception 185.1(2)(11), maximum building height excludes any mechanical equipment and architectural features including those listed in Section 3.5 of the by-law.
- .13 Maximum tower floor plate area for buildings with a height of 12 storeys or less - 1,100 square metres
- .14 Maximum tower floor plate area for buildings with a height of more than 12 storeys - 800 square metres
- .15 Minimum tower step back from the lower podium - 1.5 metres
- .16 For the purposes of this Section, the tower portion of a building is any portion above 6 storeys in height.
- .17 Minimum Building Separation
  - .a Minimum separation distance between buildings for first six storeys - 20.0 metres
  - .b Minimum separation distance between buildings or portions thereof above the first six storeys - 25.0 metres
- .18 Maximum Lot Coverage - 65%
- .19 Minimum Density - 4.0 FSI
- .20 Minimum Landscape Open Space - 35% of the lot area

- .21 Minimum Gross Commercial Floor Area for non-residential uses in the R3H - Exception 185 zone: 2,000 square metres
- .22 Parking shall be provided in a layby lane, surface parking or in below grade parking structure.

**12.185.3 for the purposes of Exception 185:**

- .1 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R3H- Exception 185 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

## 12.186 Exception 186

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### 12.186.1 The lands shall only be used for the following purposes:

- .1 the warehousing and storage of goods and products and materials within an enclosed building;
- .2 the manufacture and assembly of the following products:
  - .a clothing and finished textile or fabric products;
  - .b printing and bookbinding and lithographing;
  - .c die castings involving the use of plastics and light metals including aluminium and zinc; and
  - .d light manufacturing activities including the manufacturing of tubing, pipes, tools and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products.
- .3 shops for the repair or manufacturing of small goods and wares;
- .4 business, professional and administrative offices connected with another permitted use of the land;
- .5 exhibition and conference halls;
- .6 radio, television broadcasting and transmission facilities;
- .7 one dwelling unit as part of an industrial building for the use only of a caretaker or night watchman employed in connection therewith;
- .8 any public use of the same general character as the other permitted use: and,
- .9 any use accessory to any of the foregoing uses.

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

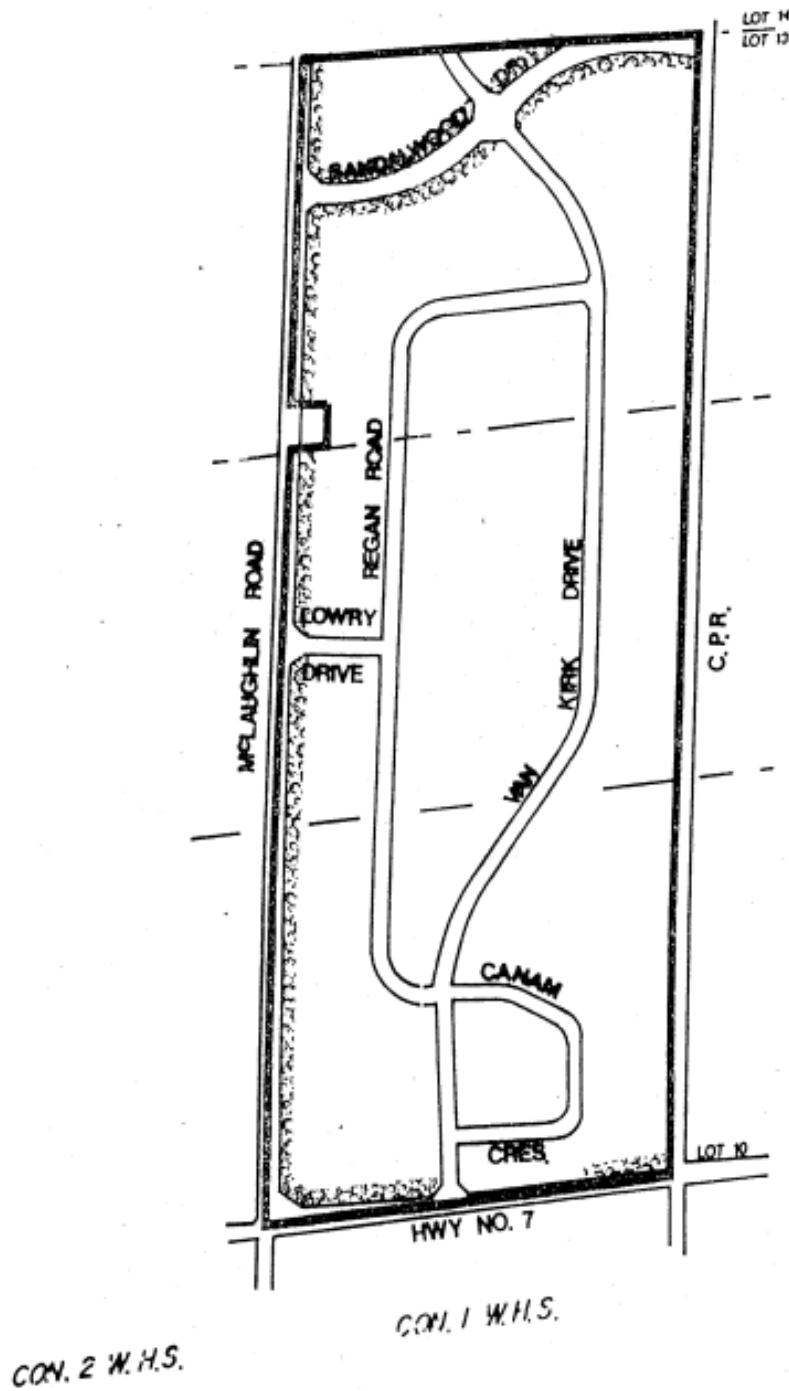
- .1 Minimum Front Yard Depth: 20.0 metres.
- .2 Minimum Lot Area: 2,000 square metres.
- .3 Minimum Side Yard Width: 8.0 metres, except for a lot having a width greater than 50.0 metres, the minimum side yard shall be 8.0 metres plus 12 percent of the lot width in excess of 50.0 metres to a maximum of 14.0 metres.
- .4 Maximum Lot Coverage: 50 percent of the lot area.
- .5 Minimum Rear Yard Depth: 20.0 metres.
- .6 Minimum Landscaped Open Space: all required front yard, and all required side yards from the front lot line, to the depth of the rear building line from the front lot line, shall be landscaped, such

landscaping being paving of driveways and parking areas, lawns and planting strips, provided however that paved areas shall not exceed 50 percent of the front yard area.

- .7 Truck Loading Facilities:
  - .a no outdoor truck loading facilities are permitted in the front yard;
  - .b if the building depth is less than 60.0 metres, no outdoor truck loading facilities are permitted within the front half of the building depth;
  - .c if the building depth is greater than 60.0 metres, no outdoor truck loading facilities are permitted within the first 30.0 metres of the building depth;
- .8 Minimum Number of Parking Spaces: one parking space for each 55.0 square metres of gross floor area.
- .9 Outside Storage: outside storage shall not be permitted.
- .10 Maximum Building Height:
  - .a two storeys in height for manufacturing uses; and,
  - .b five storeys in height for office space.
- .11 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1.



Figure 1



— ZONE BOUNDARY

LANDSCAPED OPEN SPACE 

## 12.187 Exception 187

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### **12.187.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in the R1 Zone.

### **12.187.1 The lands shall be subject to the following requirements and restrictions:**

- .1 shall be subject to the following requirements and restrictions with respect to single detached dwellings:
  - .a Minimum Lot Width:
    - .i for an Interior Lot: 9.0 metres.
    - .ii for a Corner Lot: 12.0 metres.
  - .b Minimum Lot Area:
    - .i for an Interior Lot: 261.0 square metres.
    - .ii for a Corner Lot: 348.0 square metres.
  - .c Minimum Side Yard Width: a side yard other than an exterior side yard, may be reduced to zero, provided that:
    - .i the minimum distance between detached dwellings shall not be less than 1.8 metres; and,
    - .ii the total width of side yards on any lot shall not be less than 1.8 metres.
- .2 shall be subject to the following requirements and restrictions with respect to single detached dwellings:
  - .a Minimum Lot Width:
    - .i for an Interior Lot: 9.0 metres.
    - .ii for a Corner Lot: 12.0 metres.
  - .b Minimum Lot Area:
    - .i for an Interior Lot: 261.0 square metres.
    - .ii for a Corner Lot: 348.0 square metres.
  - .c Minimum Side Yard Width: 1.5 metres.
- .3 shall be subject to the following requirements and restrictions with respect to single detached and semi-detached dwellings:
  - .a Minimum Lot Depth: 29.0 metres.

- .b Minimum Front Yard Depth: 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of a garage and the front lot line.
- .c Minimum Rear Yard Depth: 7.5 metres.
- .d Minimum Landscaped Open Space: 50 percent of the front yard area.
- .e no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

## 12.188 Exception 188

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### 12.188.1 The lands shall only be used for the following purposes:

- .1 Industrial:
  - .a A warehouse;
  - .b the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;
  - .c A printing establishment.
- .2 Non-Industrial:
  - .a An office;
  - .b One restaurant (dining room restaurant or convenience restaurant or take-out) having a maximum floor area of 300 square metres;
  - .c Only in conjunction with industrial uses permitted in Exception 188.1(1)(a), (b), (c) to a maximum of 15 percent of the total gross floor area of the building gross, the following uses shall be permitted:
    - .i a bank, trust company or financial institution;
    - .ii a retail establishment;
    - .iii a convenience store;
    - .iv a dry cleaning and laundry establishment;
    - .v a service shop;
    - .vi a personal service shop, but excluding a massage or body rub parlour;
    - .vii a commercial school;
    - .viii a community club;
    - .ix a health and fitness centre; and,
    - .x a day nursery;
  - .d Purposes accessory to other permitted purposes

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

- .1 Minimum Landscape Open Space:
  - .a Except at approved driveway locations, a minimum 3.0 metre wide strip shall be provided along the lot line abutting a street.

- .b a minimum 3.0 metre wide strip is required along a lot line that abuts a Residential or Natural System zone.
- .c 0 metre wide strip is required along a lot line that abuts an Industrial zone.
- .2 Building setbacks to utility uses including gas meter, hydro transformer and generator shall not apply;
- .3 Except for restaurant waste, which shall be contained in a climate controlled area within a building, garbage and refuse storage for other commercial and industrial uses shall be only permitted in the rear yard and shall be located within a fenced enclosure and screened.
- .4 No loading spaces shall be required.

## 12.190 Exception 190

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### **12.190.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in the R3M Zone.

### **12.190.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Density: 86.5 units per net hectare.

## 12.191 Exception 191

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### 12.191.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the R1 Zone.

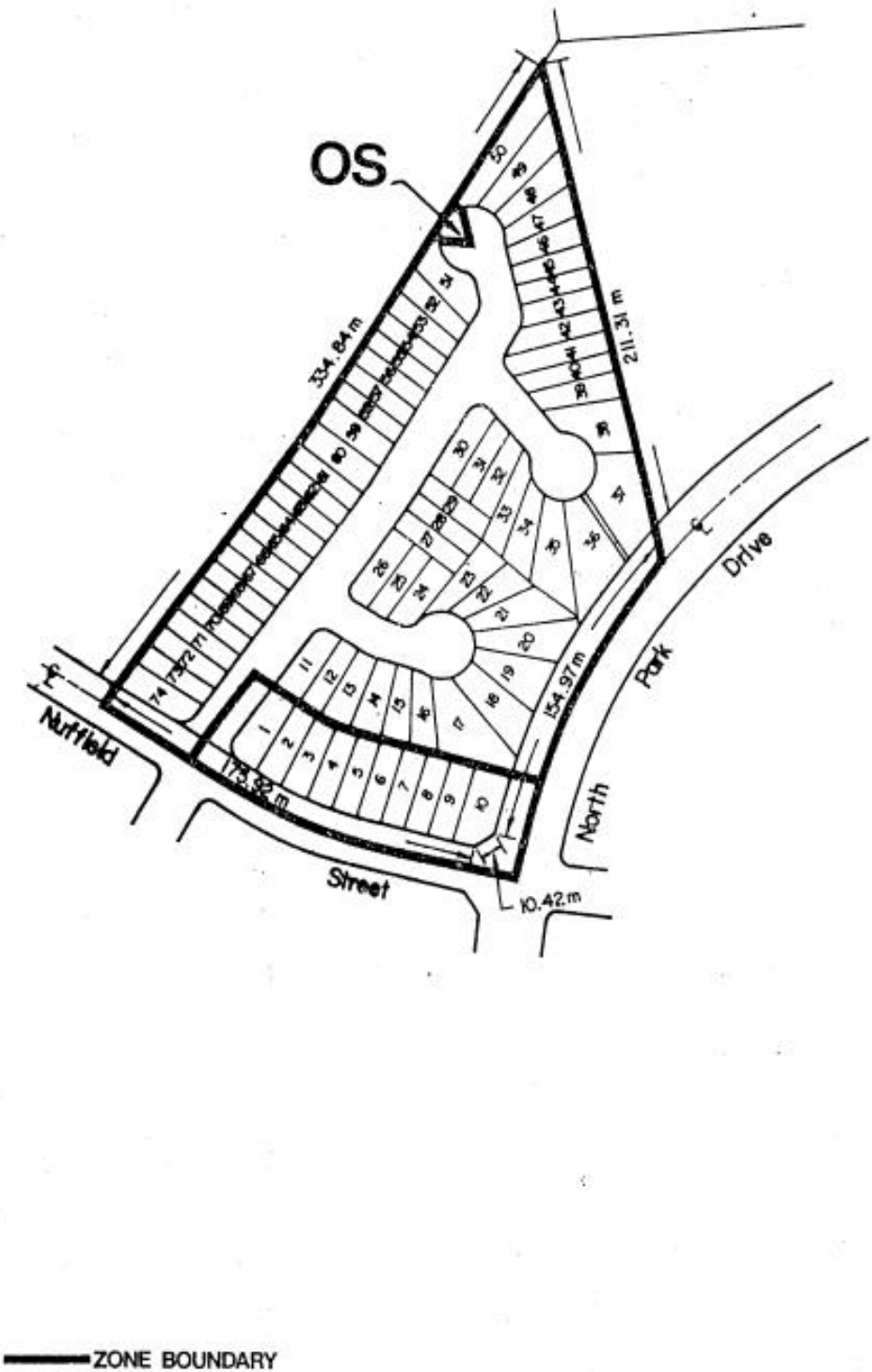
### 12.191.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot: 288.0 square metres.
  - .b Corner Lot: 384.0 square metres.
- .2 Minimum Lot Frontage:
  - .a Interior Lot: 9.0 metres.
  - .b Corner Lot: 12.0 metres.
- .3 Minimum Lot Depth:
  - .a for Lots 37 and 38, as shown on Figure 1 to this by-law: 26.0 metres.
  - .b for all other lots: 32.0 metres.
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres.
  - .b to the front of a garage or carport: 6.0 metres.
- .5 Minimum Side Yard Width:
  - .a for an exterior side yard:
    - .i 3.0 metres where a dwelling unit and garage both face the front lot line; and,
    - .ii 3.0 metres for the dwelling unit, and 6.0 metres of the garage, where the garage faces a side lot line.
  - .b for a side yard flanking a public walkway or lands zoned OS or NS: 1.2 metres, plus 0.6 metres for each additional storey above the first.
  - .c zero metres for all other side yards, provided that:
    - .i the distance between the walls of two dwellings is not less than 1.8 metres;
    - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
    - .iii the total width of the side yards on any lot is not less than 1.8 metres.

- .6 Minimum Rear Yard Depth: 7.6 metres.
- .7 Maximum Building Height: 2 storeys.
- .8 Minimum Landscaped Open Space:
  - .a 40 percent of the front yard area of an interior lot;
  - .b 50 percent of the front yard area of a corner lot; and,
  - .c 30 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.



Figure 1



## 12.192 Exception 192

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### 12.192.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by the R1 Zone.

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 352.0 square metres.
  - .b Corner Lot: 448.0 square metres.
- .2 Minimum Lot Frontage:
  - .a Interior Lot: 11.0 metres.
  - .b Corner Lot: 14.0 metres.
- .3 Minimum Lot Depth: 32.0 metres.
- .4 Minimum Front Yard Depth:
  - .a 4.5 metres to the main wall of the building; and,
  - .b 6.0 metres to the front of a garage or carport.
    - .i for a side yard flanking a road allowance:
      - .1 3.0 metres where the dwelling unit and garage both face the front lot line; and,
      - .2 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
    - .ii for a side yard flanking a public walkway or lands zoned OS or NS: 1.2 metres, plus 0.6 metres for each additional storey above the first.
    - .iii zero metres for all other side yards provided that:
      - .1 the distance between the walls of two dwellings is not less than 1.8 metres;
      - .2 where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
      - .3 the total width of the side yards or any lot is not less than 1.8 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres.
- .6 Maximum Building Height: 2 storeys.
- .7 Minimum Landscaped Open Spaces:

- .a 40 percent of the front yard area of an interior lot;
- .b 50 percent of the front yard area of a corner lot; and,
- .c 30 percent of the front yard area of a lot where the side lot lines converge towards the front lot line.

### 12.193 Exception 193

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**12.193.1 The lands shall only be used for the following purposes:**

- .1 the purposes permitted in the HC Zone;
- .2 an office;
- .3 a personal service shop;
- .4 a bowling alley, billiard or pool room; and,
- .5 purposes accessory to the other permitted purposes.

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

- .1 Minimum Number of Parking Spaces: 1 parking spaces for every 23.0 square metres of gross floor area.

## 12.194 Exception 194

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### **12.194.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in the R1 Zone.

### **12.194.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 555.0 square metres.
- .2 Minimum Lot Width: 18.2 metres.

## 12.195 Exception 195

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### **12.195.1 The lands shall only be used for the following purposes:**

- .1 semi-detached dwellings; and,
- .2 purposes permitted in the R1 Zone.

### **12.195.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard: 6.0 metres.

## 12.196 Exception 196

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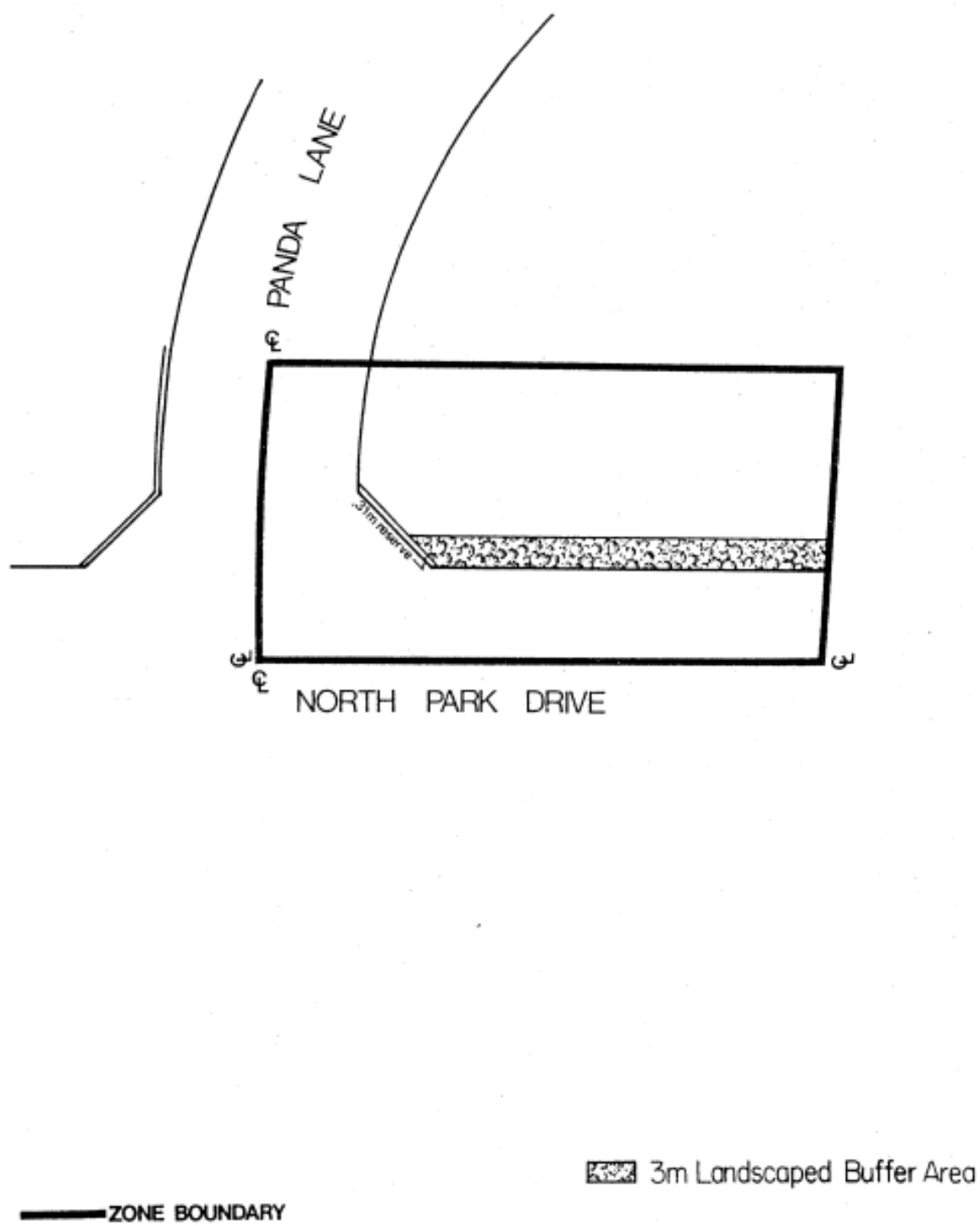
### **12.196.1 The lands shall only be used for the following purposes:**

- .1 semi-detached dwellings; and,
- .2 purposes permitted in a R1 Zone.

### **12.196.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Landscaped Buffer Area:
  - .a a landscaped buffer area of not less than 3.0 metres in width abutting the 0.3 metre reserve and as shown on Figure 1, shall be provided and maintained on each lot.
  - .b a landscaped buffer area shall not be used for a vegetable garden or any buildings or structures.
- .2 Fencing: along those portions of lot lines which abut a landscaped buffer space, a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted.
- .3 Minimum Front Yard: 6.0 metres.

Figure 1





## 12.197 Exception 197

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### **12.197.1 The lands shall only be used for the following purposes:**

- .1 Commercial:
  - .a a retail establishment having no outside storage;
  - .b a convenience store;
  - .c a personal service shop;
  - .d a bank, trust company, finance company;
  - .e an office;
  - .f a dry cleaning and laundry distribution station;
  - .g an animal hospital;
  - .h purposes accessory to the other permitted purposes.
- .2 Non-Commercial:
  - .a two apartment dwelling units.

### **12.197.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width: 31.0 metres;
- .2 Minimum Lot Area: 1200 square metres;
- .3 Minimum Front Yard Depth: 5.5 metres;
- .4 Minimum Interior Side Yard Width: 7.0 metres;
- .5 Minimum Exterior Side Yard Width: 1.0 metres;
- .6 Minimum Rear Yard Depth: 14.0 metres.

## 12.198 Exception 198

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### 12.198.1 The lands shall only be used for the following purposes:

- .1 Residential:
  - .a single detached dwelling units;
  - .b semi-detached dwelling units;
  - .c a group home, within a single detached dwelling; and,
  - .d an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted uses.

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

- .1 Minimum Lot Area: 223.2 square metres.
- .2 Minimum Lot Width: 7.6 metres.
- .3 Minimum Lot Depth: 29.0 metres.
- .4 Minimum Front Yard: 6.0 metres.
- .5 Minimum Rear Yard: 7.6 metres.
- .6 Minimum Side Yard:
  - .a an interior side yard may be reduced to zero metres provided that:
    - .i the minimum distance between detached dwellings shall not be less than 1.8 metres; and,
    - .ii the total width of side yards on any lot shall not be less than 1.5 metres.
  - .b Minimum Exterior Side Yard Width: 3.0 metres.
  - .c Minimum Side Yard Width flanking a public walkway: 1.0 metres.
- .7 Maximum Building Height: 8.0 metres.
- .8 Minimum Floor Area of each dwelling unit: 95.0 square metres.
- .9 where the space between the walls of two buildings is less than 3.6 metres in width, no window below grade shall be permitted in any wall facing that space.
- .10 no driveway shall be located within 3.0 metres of the intersection of two streets.

## 12.199 Exception 199

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### 12.199.1 The lands shall only be used for the following purposes:

- .1 a cinema;
- .2 a retail establishment having no outside storage;
- .3 a retail warehouse;
- .4 a garden centre only in conjunction with a retail warehouse;
- .5 a building supplies outlet;
- .6 a dining room restaurant, a take-out restaurant, a convenience restaurant;
- .7 a convenience store;
- .8 a personal service shop;
- .9 an office;
- .10 a bank, trust company and finance company;
- .11 a hotel;
- .12 a motel;
- .13 a dry cleaning and laundry distribution station;
- .14 a place of commercial recreation but not including a billiard hall;
- .15 a service shop;
- .16 a printing or copying establishment;
- .17 purposes accessory to the other permitted purposes.

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

- .1 Minimum setback to Regional Road 107: 9 metres;
- .2 Minimum setback to Gateway Boulevard and Summerlea Road: 3 metres;
- .3 Maximum building height: no restrictions;
- .4 Minimum landscaped open space, except at approved access locations, shall be provided as follows:
  - .a 9 metres abutting Regional Road 107; and,
  - .b 3 metres abutting Gateway Boulevard and Summerlea Road.

- .5 An outside garden centre associated with a retail warehouse shall not be located within 50 metres of Regional Road 107;
- .6 An outside garden centre associated with a retail warehouse shall not exceed an area of 20 percent of the gross leasable commercial floor area of the retail warehouse;
- .7 Outside storage of goods, materials or machinery is prohibited except those associated with the permitted garden centre;
- .8 An adult video store or adult bookstore shall not be permitted;
- .9 All garbage and refuse storage areas, including any containers for recycling materials, shall be screened from public roads;
- .10 All restaurant refuse storage shall be enclosed in a climate controlled area within the building;

**12.199.3 for the purposes of Exception 199:**

- .1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user, where the principal use is the sale of products displayed and stored in a warehouse format.