

## 12.1001 Exception 1001

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### **12.1001.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in a GC zone.

### **12.1001.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Setback to Highway No. 7: 13.7 metres;
- .2 except at approved access locations, landscaped open space areas shall be provided as follows: a minimum 6.0 metre wide strip abutting Highway No. 7 and a minimum 3.0 metre wide strip abutting all other roads;
- .3 refuse storage for restaurant purposes shall be contained in a climate controlled area within a building; and,
- .4 all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed;

## 12.1002 Exception 1002

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### **12.1002.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for agricultural purposes.

### **12.1002.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 0.2 hectares
- .2 Except at approved access locations, landscaped open space areas shall be provided as follows: a minimum 6.0 metre wide strip abutting Highway No. 7 and a minimum 3.0 metre wide strip abutting all other roads;
- .3 No buildings or structures shall be permitted

### 12.1003 Exception 1003

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#### **12.1003.1 The lands shall only be used for the following purposes:**

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

#### **12.1003.2 The lands shall be subject to the following requirements and restrictions:**

- .1 no dwelling or structures shall be located within 13.7 metres of the Highway No. 7 right-of-way;
- .2 no dwelling or structures shall be located within 30.0 metres of the Canadian National Railway right-of-way;
- .3 Minimum Lot Area: 168 square metres per dwelling unit;
- .4 Minimum Lot Width:
  - .a Interior Lot: 16.8 metres per lot and 5.6 metres per dwelling unit;
  - .b Corner Lot: 18.6 metres and 7.4 metres for the dwelling unit closest to the flankage lot line;
- .5 Minimum Lot Depth: 30 metres;
- .6 Minimum front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- .8 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- .9 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .10 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .11 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- .12 no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater;
- .13 Maximum Lot Coverage: none;

.14 Maximum Garage Door Width:

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

## 12.1004 Exception 1004

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### 12.1004.1 The lands shall only be used for the following purposes:

- .1 Either
  - .a Commercial:
    - .i those uses permitted by the LC Zone;
    - .ii a banquet hall
    - .iii a motor vehicle sales establishment;
    - .iv a motor vehicle washing establishment;
    - .v a retail warehouse;
    - .vi a recreational facility;
    - .vii a commercial and technical school;
    - .viii a service station; and
    - .ix purposes accessory to the permitted commercial uses;
- .2 Or
  - .a Industrial:
    - .i those uses permitted in a PE Zone, but not including a motor vehicle body shop;
- .3 but not both Exception 1004.1.1 and Exception 1004.1.2 on any one lot, or any combination of Exception 1004.1.1 and Exception 1004.1.2 on any one lot.

### 12.1004.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 14,400 square metres;
- .2 no building shall be located closer than 6.0 metres to Clarence Street;
- .3 no building shall be located closer than 9.0 metres to Rutherford Road;
- .4 Minimum Landscaped Open Space:
  - .a 3.0 metres abutting Clarence Street; and
  - .b 3.0 metres abutting Rutherford Road, except for that portion abutting Rutherford Road north of Clarence Street;
- .5 for the lot north of Clarence Street, no building shall be located closer than 15 metres to the rear lot line; and

- .6 for the lot north of Clarence Street, no building shall be located closer than 24 metres to the point where the rear lot line and the east side lot line intersect.

**12.1004.3 for the purposes of Exception 1004:**

- .1 the commercial uses in Exception 1004.1.1 shall also be subject to the requirements and restrictions of the LC Zone and the general provisions of this by-law which are not in conflict with those in Exception 1004.2.
- .2 the industrial uses in Exception 1004.1.2 shall also be subject to the requirements and restrictions of the PE Zone and general provisions of this by-law which are not in conflict with those in Exception 1004.2.
- .3 for the purpose of this section, a Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format.

## 12.1005 Exception 1005

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### 12.1005.1 The lands shall only be used for the following purposes:

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

### 12.1005.2 The lands shall be subject to the following requirements and restrictions:

- .1 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.
- .2 Minimum Lot Area: 328 square metres;
- .3 Minimum Lot Width:
  - .a Interior Lot: 13.7 metres;
  - .b Corner Lot: 15.5 metres;
- .4 Minimum Lot Depth: 24 metres;
- .5 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .8 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 metres on the other side;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .9 Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .10 Minimum Setback to a Garage Door: 5.4 metres;
- .11 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- .12 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

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

.13 Maximum Building Height:

- .a 2 storeys on a street having a road right-of-way width less than 17 metres;
- .b 10.6 metres on a street having a road right-of-way width greater than or equal to 17 metres.



## 12.1006 Exception 1006

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### 12.1006.1 The lands shall only be used for the following purposes:

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

### 12.1006.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 366 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.2 metres;
  - .b Corner Lot: 14.0 metres;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 metres on the other side;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space: 40% of the front yard area and
- .9 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .10 Minimum Setback to a Garage Door: 5.4 metres;
- .11 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- .12 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

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

## 12.1007 Exception 1007

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### 12.1007.1 The lands shall only be used for the following purposes:

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

### 12.1007.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 312 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 10.4 metres;
  - .b Corner Lot: 12.2 metres;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .6 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 metres on the other side;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .7 Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .8 Minimum Setback to a Garage Door:
  - .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- .9 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- .10 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 4.0 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

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

## 12.1008 Exception 1008

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### 12.1008.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in an R1 zone  
and/or:
- .2 those purposes permitted in Exception 1009, subject to the requirements and restrictions as set out in Exception 1009

### 12.1008.2 The lands shall be subject to the following requirements and restrictions:

- .1 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.
- .2 Minimum Lot Area: 218 square metres;
- .3 Minimum Lot Width:
  - .a Interior Lot: 9.1 metres;
  - .b Corner Lot: 10.9 metres;
- .4 Minimum Lot Depth: 24 metres;
- .5 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .8 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 metres on the other side;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .9 Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .10 Minimum Setback to a Garage Door:
  - .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

- .11 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- .12 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 3.10 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .13 Maximum Building Height: 2 storeys

## 12.1009 Exception 1009

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### 12.1009.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in an R1 zone  
and/or:
- .2 those purposes permitted in an Exception 1008 zone, subject to the requirements and restrictions as set out in an Exception 1008 zone

### 12.1009.2 The lands shall be subject to the following requirements and restrictions:

- .1 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.
- .2 Minimum Lot Area: 218 square metres per dwelling unit;
- .3 Minimum Lot Width:
  - .a Interior Lot: 18.2 metres per lot and 9.1 metres per dwelling unit;
  - .b Corner Lot: 20 metres per lot and 10.9 metres per dwelling unit;
- .4 Minimum Lot Depth: 24 metres;
- .5 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling;
- .6 Minimum Exterior Side Yard Depth: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- .8 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.
- .9 Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .10 Minimum Setback to a Garage Door:
  - .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- .11 the following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be 3.7 metres;

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



## 12.1010 Exception 1010

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### 12.1010.1 The lands shall only be used for the following purposes:

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

### 12.1010.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 220 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 14.7 metres per lot and 7.35 metres per dwelling unit;
  - .b Corner Lot: 16.5 metres per lot and 9.15 metres per dwelling unit;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling;
- .5 Minimum Exterior Side Yard Depth: 3.0 metres to the side wall of a dwelling;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- .7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.
- .8 Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 Minimum Setback to a Garage Door:
  - .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- .10 the following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be 3.1 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

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

## 12.1011 Exception 1011

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### 12.1011.1 The lands shall only be used for the following purposes:

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

### 12.1011.2 The lands shall be subject to the following requirements and restrictions:

- .1 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.
- .2 Minimum Lot Area: 180 square metres per dwelling unit;
- .3 Minimum Lot Width:
  - .a Interior Lot: 22.5 metres per lot and 7.5 metres per dwelling unit;
  - .b Corner Lot: 24.3 metres per lot and 9.3 metres per dwelling unit;
- .4 Minimum Lot Depth: 24 metres;
- .5 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling;
- .6 Minimum Exterior Side Yard Depth: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- .8 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.
- .9 Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .10 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- .11 no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater;
- .12 Maximum Lot Coverage: none;
- .13 Minimum Setback to a Garage Door:
  - .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

- .14 the following provisions shall apply to garages:
- .a the maximum garage door width per dwelling unit shall be 3.1 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

## 12.1012 Exception 1012

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### **12.1012.1 The lands shall only be used for the following purposes:**

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

### **12.1012.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Interior Side Yard Width: 7.5 metres;
- .2 Minimum Landscaped Open Space: 40 percent of the lot area including a
- .3 minimum 3 metre strip along McLaughlin Road except at the location of the driveway;
- .4 a maximum of 8 dwelling units shall be attached;
- .5 a maximum of 24 dwelling units shall be permitted;
- .6 no building or structure, including swimming pools decks, patios or tennis courts, shall be located within 5.0 metres of any lands zoned OS or NS; and,
- .7 the Minimum Distance between buildings shall be 12 metres.

## 12.1013 Exception 1013

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### 12.1013.1 The lands shall only be used for the following purposes:

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

### 12.1013.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Semi-Detached Dwelling
    - .i Interior Lot: 390 square metres per lot and 195 square metres per dwelling unit;
    - .ii Corner Lot: 498 square metres per lot and 294 square metres for the dwelling unit closest to the flankage lot line;
- .2 Minimum Lot Width:
  - .a Semi-Detached Dwelling
    - .i Interior Lot: 13.6 metres and 6.8 metres per dwelling unit;
    - .ii Corner Lot: 16.6 metres and 9.8 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Front Yard Depth: 4.5 metres;
- .4 Minimum Interior Side Yard Width:
  - .a Semi-Detached Dwelling: 1.2 metres except where the common wall of the semi-detached dwelling units coincides with a side lot line, the side yard may be 0 metres;
- .5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- .6 a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres;
- .7 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard;
- .8 the width of a garage door shall not exceed 50% of the lot width for each dwelling unit; and,
- .9 no building shall be located closer than 14.0 metres to Chinguacousy Road.

### 12.1013.3 for the purposes of Exception 1013:

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

- .a where such lot lines are not parallel, the lot width shall be the straight line distance between points on the side lot lines measured on a line 6.0 metres back from the front lot line; or,
- .b in the case of a corner lot having a street line rounding at the corner of a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.

## 12.1015 Exception 1015

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### **12.1015.1 The lands shall only be used for the following purposes:**

- .1 the purposes permitted in an I1 zone

### **12.1015.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Interior Side Yard Width: 1.7 metres;
- .2 Minimum Rear Yard Depth: 3.0 metres.



## 12.1018 Exception 1018

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### **12.1018.1 The lands shall only be used for the following purposes:**

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

### **12.1018.2 The lands shall be subject to the following requirements and restrictions:**

- .1 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.
- .2 Minimum Lot Area: 227 square metres;
- .3 Minimum Lot Width:
  - .a Interior Lot: 9.1 metres;
  - .b Corner Lot: 10.9 metres;
- .4 Minimum Lot Depth: 25 metres;
- .5 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .8 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .10 Minimum Setback to a Garage Door:
  - .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- .11 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- .12 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 3.10 metres;

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

.13 Maximum Building Height: 2 storeys

**12.1018.3 for the purposes of Exception 1018:**

- .14 for the purpose of this Exception, for lots adjacent to a daylight corner where the daylight corner exceeds 10 metres by 10 metres, the lots abutting the daylight corner shall not be considered a corner lot and the minimum setback to the daylight corner shall be 3 metres.

## 12.1019 Exception 1019

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### 12.1019.1 The lands shall only be used for the following purposes:

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

### 12.1019.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 275 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres;
  - .b Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 25 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 Minimum Setback to a Garage Door:
  - .a 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - .b 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- .10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- .11 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

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

.12 Maximum Building Height: 2 storeys

**12.1019.3 for the purposes of Exception 1019:**

- .13 For lots adjacent to a daylight corner where the daylight corner exceeds 10 metres by 10 metres, the lots abutting the daylight corner shall not be considered a corner lot and the minimum setback to the daylight corner shall be 3 metres.

## 12.1020 Exception 1020

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### **12.1020.1 The lands shall only be used for the following purposes:**

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

### **12.1020.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 275 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.5 metres;
  - .b Corner Lot: 14.3 metres;
- .3 Minimum Lot Depth: 25 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 Minimum Setback to a Garage Door: 5.4 metres
- .10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- .11 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

- .12 Maximum Building Height:
  - .a 2 storeys on a street having a 15.2 metre wide road right-of-way;
  - .b 10.6 metres on a street having a 17.0 metre wide road right-of-way.

**12.1020.3 for the purposes of Exception 1020:**

- .13 For lots adjacent to a daylight corner where the daylight corner exceeds 10 metres by 10 metres, the lots abutting the daylight corner shall not be considered a corner lot and the minimum setback to the daylight corner shall be 3 metres.

## 12.1021 Exception 1021

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### 12.1021.1 The lands shall only be used for the following purposes:

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

### 12.1021.2 The lands shall be subject to the following requirements and restrictions:

- .1 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.
- .2 Minimum Lot Area: 342 square metres;
- .3 Minimum Lot Width:
  - .a Interior Lot: 13.7 metres;
  - .b Corner Lot: 15.5 metres;
- .4 Minimum Lot Depth: 25 metres;
- .5 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .8 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .10 Minimum Setback to a Garage Door: 5.4 metres
- .11 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- .12 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

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

.13 Maximum Building Height:

- .a 2 storeys on a street having a 15.2 metre wide road right-of-way;
- .b 10.6 metres on a street having a 17.0 metre wide or greater road right-of-way.

**12.1021.3 for the purposes of Exception 1021:**

- .1 for the purpose of this Exception, for lots adjacent to a daylight corner where the daylight corner exceeds 10 metres by 10 metres, the lots abutting the daylight corner shall not be considered a corner lot and the minimum setback to the daylight corner shall be 3 metres.



## 12.1022 Exception 1022

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### 12.1022.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an R2 zone and in an R1 zone.

### 12.1022.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a for those purposes permitted in an R1 zone, 175 square metres per dwelling unit;
  - .b for those purposes permitted in an R2 zone, 161 square metres per dwelling unit,
- .2 Minimum Lot Width:
  - .a Interior Lot: for those purposes permitted in an R1 zone, 14.0 metres per lot and 7.0 metres per dwelling unit; for those purposes permitted in an R2 zone, 18.6 metres and 6.3 metres per dwelling unit;
  - .b Corner Lot: for those purposes permitted in an R1 zone, 15.8 metres per lot and 8.8 metres per dwelling unit; for those purposes permitted in an R2 zone, 20.4 metres and 8.0 metres per dwelling unit;
- .3 Minimum Lot Depth: 25 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Exterior Side Yard Depth: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- .7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 each townhouse dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- .10 no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater;

- .11 Maximum Lot Coverage: none;
- .12 the following provisions shall apply to garages:
  - .a the maximum garage door width per semi detached dwelling unit shall be shall be 3.1 metres and the maximum garage door width per street townhouse dwelling unit shall be 2.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**12.1022.3 for the purposes of Exception 1022:**

- .1 for the purposes of Exceptions 1018 to 1022 inclusive, for lots adjacent to a daylight corner where the daylight corner exceeds 10 metres by 10 metres, the lots abutting the daylight corner shall not be considered a corner lot and the minimum setback to the daylight corner shall be 3 metres.

## 12.1023 Exception 1023

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### 12.1023.1 The lands shall only be used for the following purposes:

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

### 12.1023.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 264 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres
  - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- .6 Minimum Setback to a Garage Door:
  - .a 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
  - .b 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
  - .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater.
- .7 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.
- .8 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .9 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- .10 Minimum Interior Side Yard Width:

- .a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .11 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.
- .12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

## 12.1024 Exception 1024

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### 12.1024.1 The lands shall only be used for the following purposes:

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

### 12.1024.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area 189.6 square metres per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.8 metres per lot and 7.9 metres per dwelling unit
  - .b Corner Lot: 17.6 metres per lot and 9.7 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit
- .7 Minimum Interior Side Yard Width: 1.2 metres except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 3.1 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line

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

## 12.1025 Exception 1025

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### **12.1025.1 The lands shall only be used for the following purposes:**

- .1 a retail establishment having no outside storage;
- .2 a service shop;
- .3 a personal service shop;
- .4 a bank, trust company, finance company;
- .5 an office;
- .6 a dry cleaning and laundry distribution station;
- .7 a laundromat;
- .8 a parking lot;
- .9 a dining room restaurant, a convenience restaurant and a take-out restaurant;
- .10 a printing or copying establishment;
- .11 a commercial school;
- .12 a community club;
- .13 a health centre;
- .14 a custom workshop;
- .15 an animal hospital; and,
- .16 purposes accessory to the other permitted purposes.

### **12.1025.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Rear Yard Depth: 6.0 metres;
- .2 Maximum Building Height: 2 storeys;
- .3 a 3.0 metre wide landscaped open space area shall be provided along the front lot line except at approved access locations;
- .4 a 1.8 metre high opaque wood fence shall be provided along the south and east property line;
- .5 refuse storage for restaurant uses shall be contained in a climate controlled area within a building;
- .6 all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed within a building;

- .7 an adult video store, an adult entertainment parlour, a billiard hall or an amusement arcade shall not be permitted;
- .8 a maximum of fifty (50) percent of gross floor area shall be permitted for any one, or a combination of, a pharmacy, a medical retail establishment, a medical laboratory, a health centre or a physician's, dentist's or drugless practitioner's office;

**12.1025.3 for the purposes of Exception 1025:**

- .1 Pharmacy shall mean a building or place where the primary business is the filling of prescriptions for drugs and medicines and where non-prescription medicines are sold or kept for sale to the general public.



## 12.1026 Exception 1026

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### **12.1026.1 The lands shall only be used for the following purposes:**

- .1 the purposes permitted by Exception 186.1;
- .2 a religious institution; and,
- .3 purposes accessory to the other permitted purposes.

### **12.1026.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Interior Side Yard Width: 9.0 metres;
- .2 Minimum Rear Yard Depth: 12.0 metres;
- .3 Minimum Number of Parking Spaces: for a religious institution shall be 1 parking space for every 6 fixed seats or 3.0 metres of open bench space or portion thereof.

### **12.1026.3 for the purposes of Exception 1026:**

- .1 shall also be subject to the requirements and restrictions relating to the PE – Exception 186 zone, and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1026.2.

## 12.1027 Exception 1027

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### 12.1027.1 The lands shall only be used for the following purposes:

- .1 shall only be used for those purposes permitted in a R1 zone;

### 12.1027.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 500.0 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 16.5 metres
  - .b Corner Lot: 18.3 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Minimum Interior Side Yard Width:
  - .a For a 1 storey dwelling: 1.2 metres
  - .b For a dwelling 2 storeys or more: 1.5 metres
- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 Maximum Building Height: 10.6 metres
- .9 Minimum Landscaped Open Space: 60% of the minimum front yard area of an interior lot; 70% of the minimum front yard area of a corner lot; and, 50% of the minimum front yard area of a lot where the side lot lines converge towards the front yard.
- .10 The following provisions apply to garages:
  - .a the maximum garage door width shall be 5.5 metres, except where the lot width exceeds 16.0 metres, in which case there is no restriction
  - .b the maximum interior garage width shall not exceed 50% of the dwelling's width;
  - .c a garage shall not be permitted facing the exterior side yard lot line;
  - .d the maximum garage projection beyond the front wall of a dwelling shall be of 1.5 metres

**12.1027.3 for the purposes of Exception 1027:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1027.2.

## 12.1028 Exception 1028

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### **12.1028.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for those purposes permitted in a R1 zone;

### **12.1028.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 450.0 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.9 metres
  - .b Corner Lot: 15.7 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Minimum Interior Side Yard Width:
  - .a For a 1 storey dwelling: 1.2 metres
  - .b For a dwelling 2 storeys or more: 1.5 metres
- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 Maximum Building Height: 10.6 metres
- .9 Minimum Landscaped Open Space: 60% of the minimum front yard area of an interior lot; 70% of the minimum front yard area of a corner lot; and, 50% of the minimum front yard area of a lot where the side lot lines converge towards the front yard.
- .10 The following provisions apply to garages:
  - .a the maximum garage door width shall be 5.5 metres, except where the lot width exceeds 16.0 metres, in which case there is no restriction
  - .b the interior of the garage shall have a maximum width of 6.1 metres, except where the lot width exceeds 16.0 metres, in which case the maximum interior garage width shall not exceed 50% of the dwelling's width;
  - .c a garage shall not be permitted facing the exterior side yard lot line;
  - .d the maximum garage projection beyond the front wall of a dwelling shall be of 1.5 metres

**12.1028.3 for the purposes of Exception 1028:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1028.2.

## 12.1029 Exception 1029

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### **12.1029.1 The lands shall only be used for the following purposes:**

- .1 a golf course;
- .2 a driving range; and,
- .3 purposes accessory to the only permitted purposes.

## 12.1030 Exception 1030

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### 12.1030.1 The lands shall only be used for the following purposes:

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

### 12.1030.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot: 411.0 square metres per lot, and 205 square metres per dwelling unit; and,
  - .b Corner Lot: 465.0 square metres per lot, and 259.0 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.7 metres and 6.85 metres per dwelling unit; and,
  - .b Corner Lot: 15.5 metres and 8.65 metres for the dwelling closest to the flankage lot line.
- .3 Minimum Front Yard Depth: 4.5 metres;
- .4 Minimum Interior Side Yard Width: 1.2 metres, except where a common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be zero.
- .5 Minimum Rear Yard Depth: 7.5 metres;
- .6 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line, except where the common wall of a semi-detached garage coincides with a side lot line, then the side yard may be 0 metres.
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 2.5 metres, except where the lot width is 7.0 metres, or greater, in which case the maximum garage door width shall be 3.1 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
- .d the interior garage width, as calculated 3.0 metres from the garage opening shall not exceed 0.6 metres over the garage door width.



## 12.1031 Exception 1031

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### **12.1031.1 The lands shall only be used for the following purposes:**

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

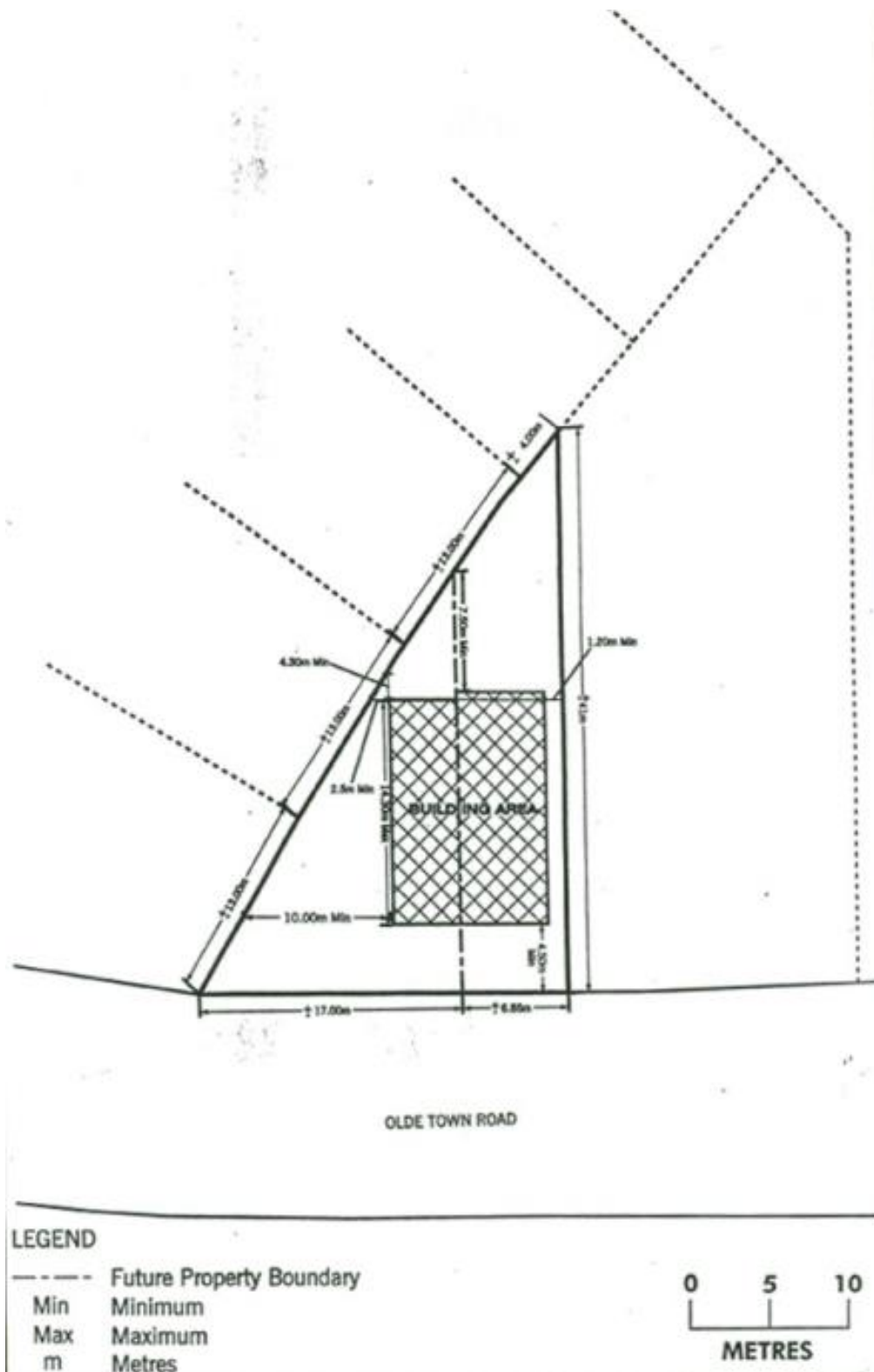
### **12.1031.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot and Building Envelope Dimensions for each dwelling unit within a semi-detached dwelling shall be as shown on Figure 1; and,
- .2 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

### **12.1031.3 for the purposes of Exception 1031:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1031.2.

Figure 1



## 12.1032 Exception 1032

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### **12.1032.1 The lands shall only be used for the following purposes:**

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

### **12.1032.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 264 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres
  - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- .6 Minimum Setback to a Garage Door:
  - .a 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
  - .b 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
  - .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater.
- .7 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .8 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restrictions does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- .9 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

- .10 Minimum Interior Side Yard Width:
  - .a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .11 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

### 12.1033 Exception 1033

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#### **12.1033.1 The lands shall only be used for the following purposes:**

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

#### **12.1033.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 288 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.0 metres
  - .b Corner Lot: 13.8 metres
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- .6 Minimum Setback to a Garage Door: 5.4 metres
- .7 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .8 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- .9 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .10 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

- .11 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area and
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

## 12.1034 Exception 1034

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### **12.1034.1 The lands shall only be used for the following purposes:**

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

### **12.1034.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 328.8 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.7 metres
  - .b Corner Lot: 15.5metres
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- .6 Minimum Setback to a Garage Door: 5.4 metres
- .7 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .8 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door with permitted on the lot.
- .9 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .10 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

- .11 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area and
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.



## 12.1035 Exception 1035

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### **12.1035.1 The lands shall only be used for the following purposes:**

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

### **12.1035.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 219.6 square metres per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.3 metres per lot and 9.15 metres per dwelling unit
  - .b Corner Lot: 20.1 metres per lot and 10.95 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area and
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 3.7 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

- .c the garage door width restrictions does not apply to the garage door facing a flankage lot line
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .10 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

## 12.1036 Exception 1036

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### **12.1036.1 The lands shall only be used for the following purposes:**

- .1 The lands designated Exception 1036 shall be subject to the requirements and restrictions of the R2 zone except that more than one accessory building shall be permitted provided that such accessory buildings are used for lot maintenance purposes.

## 12.1037 Exception 1037

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### **12.1037.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for those purposes permitted in a R1 zone.

### **12.1037.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior lot: 330 square metres
  - .b Corner lot: 384 square metres
- .2 Minimum Lot Width:
  - .a Interior lot: 11 metres
  - .b Corner lot: 12.8 metres
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

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

## 12.1038 Exception 1038

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### **12.1038.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for those purposes permitted in a R1 zone.

### **12.1038.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior lot: 391 square metres
- .2 Minimum Lot Width: 17 metres
- .3 Minimum Lot Depth: 23 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

## 12.1039 Exception 1039

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### 12.1039.1 The lands shall only be used for the following purposes:

#### .1 Industrial:

- .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- .b a printing establishment;
- .c a warehouse; and
- .d a parking lot.

#### .2 Non-Industrial:

- .a a radio or television broadcasting and transmission establishment;
- .b a recreational facility or structure;
- .c a furniture and appliance store;
- .d a community club;
- .e an animal hospital;
- .f a dining room restaurant, a takeout restaurant;
- .g a personal service shop, not including a massage parlour;
- .h a service shop;
- .i an office;
- .j a bank, trust company and finance company;
- .k a copying establishment;
- .l a custom workshop;
- .m a convenience store;
- .n a place of commercial recreation;
- .o a commercial school;
- .p a laundromat;
- .q a dry cleaning and laundry distribution station.

#### .3 Accessory:

- .a an associated educational use;

- .b an associated office;
- .c accessory retail sales; only one of the following shall be permitted:
  - .i the retail sale of food and food related goods, operated in connection with a particular purpose permitted by the Industrial uses outlined above, provided that the total gross commercial floor devoted to retailing is not more than 30% of the total gross industrial floor area of the particular industrial uses to a maximum of 703 square metres, whichever is less and provided the floor area devoted to retailing is physically separated from the primary industrial use; or,
  - .ii the retail sale of non-food related goods, operated in connection with a particular purpose by the Industrial uses, provided that the total gross commercial floor devoted to retailing is not more than 45% of the total gross industrial floor area of the particular industrial use to a maximum of 703 square metres, whichever is less and provided the floor area devoted to retailing is physically separated from the primary industrial use;
- .d purposes accessory to the other permitted purposes.

**12.1039.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the Maximum Gross Floor Area of all buildings and structures shall not exceed 5,525 square metres;
- .2 Minimum Lot Area: 1.1 hectares.
- .3 Minimum Front Yard Depth: 15 metres.
- .4 Minimum Interior Side Yard:
  - .a East Side Yard: 7.6 metres.
  - .b West Side Yard: 12 metres.
- .5 Maximum Building Height: 2 storeys.
- .6 Minimum Landscaped Open Space:
  - .a Front Yard: a minimum 4.8 metre wide landscaped open space area, except at approved driveway locations, shall be provided in the front yard.
  - .b Side Yard: none required
- .7 Minimum Parking Spaces: 165 spaces
- .8 drive-through facilities shall not be permitted.
- .9 restaurant uses shall be limited to a maximum gross floor area of 929 square metres.
- .10 office uses shall be limited to a maximum gross floor area of 1190 square metres.
- .11 a maximum of one (1) convenience store shall be permitted.



- .12 adult entertainment establishments shall not be permitted.
- .13 commercial school uses shall be limited to a maximum floor area of 150 square metres.
- .14 the maximum number of restaurants shall not exceed six.

## 12.1040 Exception 1040

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### 12.1040.1 The lands shall only be used for the following purposes:

- .1 shall only be used for those purposes permitted in a R1 zone.

### 12.1040.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 264 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres
  - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone.
- .7 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- .8 Minimum Setback to a Garage Door:
  - .a 6.0 metres on the sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres;
  - .b 5.5 metres on the non-sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres;
  - .c 5.5 metres on a street having a 20.0 metre wide right-of-way or greater; and
  - .d 5.4 metres for lots on a street having a right-of-way width less than 17.0 metres.
- .9 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .10 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres for lots on a street having a right-of-way width greater than or equal to 17.0 metres, and 4.0 metres for lots less than 12.0 metres in width on a street having a right-of-way width less than 17.0 metres;

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

.11 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.12 Minimum Distance between driveway and street intersection: the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

## 12.1041 Exception 1041

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### 12.1041.1 The lands shall only be used for the following purposes:

- .1 shall only be used for those purposes permitted in a R1 zone.

### 12.1041.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 288 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.0 metres
  - .b Corner Lot: 13.8 metres
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone.
- .7 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .8 Maximum Building Height: 2 storeys
- .9 Minimum Setback to a Garage Door: 5.4 metres
- .10 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .12 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .13 Minimum Distance between driveway and street intersection: the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

## 12.1042 Exception 1042

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### **12.1042.1 The lands shall only be used for the following purposes:**

- .1 a semi-detached dwelling;
- .2 an auxiliary group home; and
- .3 purposes accessory to the other permitted purposes.

### **12.1042.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 360 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.0 metres and 7.5 metres per dwelling unit
  - .b Corner Lot: 16.8 metres and 9.3 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 24.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 3.1 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and

- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

## 12.1043 Exception 1043

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### **12.1043.1 The lands shall only be used for the following purposes:**

- .1 Residential
  - .a a townhouse dwelling containing street townhouse dwellings; and,
  - .b an auxiliary group home
- .2 Non-Residential
  - .a purposes accessory to the other permitted purposes

### **12.1043.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Number of Units: 3
- .2 Minimum Lot Area:
  - .a Interior Lot: 181 square metres;
  - .b Corner Lot: 230 square metres;
- .3 Minimum Lot Width per Dwelling Unit:
  - .a Interior Lot: 7.3 metres;
  - .b Corner Lot: 9.6 metres;
- .4 Minimum Lot Depth: 24 metres;
- .5 Minimum Front Yard Depth: 4.5 metres, provided that the front of garage or carport shall not be closer than 5.3 metres to the front lot line;
- .6 Minimum Interior Side Yard Width: 1.8 metres;
- .7 Minimum Rear Yard Depth: 6.9 metres;
- .8 a garage shall have a minimum width of 2.75 metres and a maximum width of 3.0 metres;
- .9 each dwelling unit shall have a direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room; and,
- .10 for the purposes of this by-law:
  - .a the front lot line shall be the line that divides the lot from Chapel Street; and,
  - .b the flankage lot line shall be the line that divides the lot from John Street.
- .11 Minimum Exterior Side Yard Setback: 2.4 metres



## 12.1044 Exception 1044

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### 12.1044.1 The lands shall only be used for the following purposes:

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

### 12.1044.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 144 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.0 metres and 6.0 metres per dwelling unit
  - .b Corner Lot: 19.8 metres and 7.8 metres per dwelling unit
- .3 Minimum Lot Depth: 24.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 2.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and
  - .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

- .10 Front to Rear Access: each townhouse dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without passing through a habitable room.
- .11 Townhouse Width: no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.
- .12 Maximum Lot Coverage: none.

**12.1044.3 for the purposes of Exception 1044:**

- .1 for the purposes of this Exception, for lots adjacent to a daylight corner exceeding 10 metres by 10 metres, the lot abutting the daylight corner shall not be considered a corner lot and the minimum rear and side yard setback to the daylight corner shall be 3.0 metres.

## 12.1045 Exception 1045

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### **12.1045.1 The lands shall only be used for the following purposes:**

- .1 All purposes permitted within the R3L zone.
- .2 Only in conjunction with an apartment dwelling building, a daycare facility may be permitted.
- .3 Purposes accessory to other permitted purposes.

### **12.1045.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For the purpose of this by-law, McLaughlin Road shall be deemed to be the front lot line.
- .2 The yard setbacks are measured from the property line to the nearest main wall of any building or structure above grade.
- .3 Minimum setback to the lot line abutting McLaughlin Road: 3.0 metres
- .4 Minimum setback to the lot line abutting Marycroft Court: 7.5 metres
- .5 Minimum setback to lands zoned Residential: 7.5 metres
- .6 Minimum setback to lands zoned Floodplain: 0.0 metres
- .7 An underground parking structure may be setback 0.0 metres to any lot line.
- .8 Balcony and entrance canopy may encroach a maximum 1.5 metres into the required front yard setback.
- .9 Notwithstanding Exception 12.1045.2 (1), (2) and (3), a hydro transformer may be setback a minimum 1.5 m to any lot line.
- .10 Maximum Lot Coverage: 65%
- .11 Minimum Landscaped Open Space:
  - .a 20% of the lot area;
  - .b A 1.5 metres wide landscape open space strip along the lot line abutting McLaughlin Road;
  - .c A 3.0 metres wide landscaped open space strip along the lot lines abutting lands zoned residential;
- .12 Maximum Floor Space Index: 5.0
- .13 A solid privacy screen having a minimum height of 1.8 m shall be provided along any portion of a balcony or a rooftop amenity area located along the south facing walls of the building running perpendicular to the lot line abutting McLaughlin Road.
- .14 Minimum Parking Requirements:
  - .a 1.0 residential parking space per residential unit;

.b 0.2 visitor parking spaces per residential unit.

.15 Maximum Building Height:

.a 12 Storey, and

.b All portions of a building must be located within the height limits set by a line that extends upwards at a 45 degree angle from a height of 10.5 metres above the residential setback from the rear lot lines located to the south of the subject property.

## 12.1046 Exception 1046

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### 12.1046.1 The lands shall only be used for the following purposes:

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

### 12.1046.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 450 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.0 metres and 6.0 metres per dwelling unit
  - .b Corner Lot: 19.8 metres and 7.8 metres per dwelling unit
- .3 Minimum Lot Depth: 10.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Rear Yard Depth: 4.5 metres
- .6 Minimum Interior Side Yard Width: 4.5 metres, except along the common wall lot line where the setback may be 0.0 metres.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 2.5 metres,
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and
  - .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

- .10 Front to Rear Access: each townhouse dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without passing through a habitable room.
- .11 Townhouse Width: no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.
- .12 Maximum Lot Coverage: none.

## 12.1048 Exception 1048

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### **12.1048.1 The lands shall only be used for the following purposes:**

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

### **12.1048.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Depth: 31.3 metres
- .2 Minimum Rear Yard Depth: 10.5 metres

## 12.1049 Exception 1049

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### **12.1049.1 The lands shall only be used for the following purposes:**

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

### **12.1049.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 367 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.3 metres
  - .b Corner Lot: 17.1 metres
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .7 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- .8 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .9 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .10 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,



- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .11 no permanent building, structure or excavation shall be located closer than 10 metres to a NS zone.

## 12.1050 Exception 1050

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### 12.1050.1 The lands shall only be used for the following purposes:

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

### 12.1050.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 356 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.7 metres
  - .b Corner Lot: 15.5 metres
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .7 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- .8 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .9 Minimum Interior Side Yard Width:
  - .a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

- .10 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .11 no permanent building, structure or excavation shall be located closer than 10 metres to a NS zone.

## 12.1051 Exception 1051

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### 12.1051.1 The lands shall only be used for the following purposes:

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

### 12.1051.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 259 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 10.8 metres
  - .b Corner Lot: 12.6 metres
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- .7 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 4.12 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .8 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .9 Minimum Interior Side Yard Width:
  - .a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .10 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .11 no permanent building, structure or excavation shall be located closer than 10 metres to a Natural System (NS) zone.

## 12.1052 Exception 1052

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### **12.1052.1 The lands shall only be used for the following purposes:**

- .1 a community club; and,
- .2 purposes accessory to the other permitted purposes.

### **12.1052.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Landscaping: 3.0 metres wide where the site abuts a road, except at approved access locations.
- .2 Maximum Permitted Ground Floor Area: 355 square metres
- .3 Maximum Building Height: 1 storey

## 12.1053 Exception 1053

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### **12.1053.1 The lands shall only be used for the following purposes:**

- .1 flood and erosion control;
- .2 conservation area or purpose; and,
- .3 purposes accessory to the other permitted purposes.

### **12.1053.2 The lands shall be subject to the following requirements and restrictions:**

- .1 shall be subject to the requirements and restrictions of the NS zone.

## 12.1054 Exception 1054

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### **12.1054.1 The lands shall only be used for the following purposes:**

- .1 nursing home;
- .2 a day care; and,
- .3 purposes accessory to the permitted purposes.

### **12.1054.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Lot Coverage: 50 percent;
- .2 Maximum Building Height: 4 storeys;
- .3 Minimum Front, Rear and Side Yard Depth: 6 metres or ½ building height, whichever is greater;
- .4 a maximum of 162 beds;
- .5 Parking: a minimum of 0.33 parking spaces per bed shall be provided;
- .6 a minimum 3.0 metre wide landscaped open space area shall be provided, except at approved driveway locations;.



## 12.1055 Exception 1055

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### **12.1055.1 The lands shall only be used for the following purposes:**

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

### **12.1055.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Depth: 33.0 metres
- .2 Minimum Rear Yard Depth: 10.5 metres

## 12.1056 Exception 1056

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### 12.1056.1 The lands shall only be used for the following purposes:

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

### 12.1056.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 332 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.8 metres
  - .b Corner Lot: 14.6 metres
- .3 Minimum Lot Depth: 26 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- .7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

- .10 Maximum Building Height: 10.6 metres provided that no dwelling units shall contain any habitable area higher than 6.75 metres above grade.
- .11 Maximum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170 metres shall be maintained between the boundary of the nearest residentially zoned property and the western property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the northern property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

## 12.1057 Exception 1057

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### 12.1057.1 The lands shall only be used for the following purposes:

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

### 12.1057.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 332 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.8 metres
  - .b Corner Lot: 14.6 metres
- .3 Minimum Lot Depth: 26 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- .7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .10 Maximum Building Height: 10.6 metres provided that no dwelling units shall contain any habitable area higher than 6.75 metres above grade.

- .11 in order to shield houses to the north and west from the noises that might be created by nearby industries, no part of any windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south, east and west facades. No habitable area greater than 6.75 metres in height above grade shall be permitted.
- .12 Minimum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170 metres shall be maintained between the boundary of the nearest residentially zoned property and the western property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the northern property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

**12.1057.3 for the purposes of Exception 1057:**

- .1 Openings shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;
- .2 South Façade shall mean the exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit;
- .3 Southerly Site Limit shall mean the lands parallel to North Park Drive, such outline abutting the Har Tikvah Synagogue lands, McKinlay Transport lands and the industrial lands adjacent to North Park Drive.
- .4 East Façade shall mean the exterior wall or face of a building or structure which is at an angle of 45 degrees or less to the easterly site limit and where the exterior wall or face of a building or structure is oriented such that it is defined as being both easterly and northerly facing, then the definition which shall apply be the easterly;
- .5 Easterly Site Limit shall mean the outline of the lands parallel to Torbram Road, abutting the McKinlay Transport lands and the Bramport Shopping Centre lands;
- .6 West Façade shall mean the exterior wall or face of a building or structure which is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both westerly and northerly facing, then the definition which shall apply shall be the westerly;
- .7 Westerly Site Limit shall mean the lands abutting Torbram Road.

## 12.1058 Exception 1058

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### **12.1058.1 The lands shall only be used for the following purposes:**

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

### **12.1058.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 312 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 10.4 metres
  - .b Corner Lot: 12.2 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages
  - .a the maximum garage door width shall be 4.12 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .10 Maximum Building Height: 10.6 metres provided that no dwelling units shall contain any habitable area (inclusive of ceilings) higher than 6.75 metres above grade.
- .11 in order to shield houses to the north and west from the noises that might be created by nearby industries, no part of any windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south, east and west facades. No habitable area greater than 6.75 metres in height above grade shall be permitted.
- .12 Minimum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170 metres shall be maintained between the boundary of the nearest residentially zoned property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the north property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

## **12. 1058.3 for the purposes of Exception 1058:**

- .1 Openings shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;
- .2 South Façade shall mean the exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit;
- .3 Southerly Site Limit shall mean the lands parallel to North Park Drive, such outline abutting the Har Tikvah Synagogue lands, McKinlay Transport lands and the industrial lands adjacent to North Park Drive.
- .4 East Façade shall mean the exterior wall or face of a building or structure which is at an angle of 45 degrees or less to the easterly site limit and where the exterior wall or face of a building or structure is oriented such that it is defined as being both easterly and northerly facing, then the definition which shall apply be the easterly;
- .5 Easterly Site Limit shall mean the outline of the lands parallel to Torbram Road, abutting the McKinlay Transport lands and the Bramport Shopping Centre lands;
- .6 West Façade shall mean the exterior wall or face of a building or structure which is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both westerly and northerly facing, then the definition which shall apply shall be the westerly;
- .7 Westerly Site Limit shall mean the lands abutting Torbram Road.

## 12.1059 Exception 1059

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### 12.1059.1 The lands shall only be used for the following purposes:

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

### 12.1059.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 312 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 10.4 metres
  - .b Corner Lot: 12.2 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area
- .7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 4.12 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .10 Maximum Building Height: 10.6 metres provided that no dwelling units shall contain any habitable area (inclusive of ceilings) higher than 6.75 metres above grade.



- .11 Minimum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170 metres shall be maintained between the boundary of the nearest residentially zoned property and the western property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the northern property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

## 12.1060 Exception 1060

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### 12.1060.1 The lands shall only be used for the following purposes:

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

### 12.1060.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 207 square metres per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.8 metres per lot and 6.9 metres per dwelling unit
  - .b Corner Lot: 15.6 metres per lot and 8.7 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- .7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be 2.5 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line

- .d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .10 Maximum Building Height: 10.6 metres provided that no dwelling units shall contain any habitable room higher than 6.75 metres above grade.
- .11 Minimum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170 metres shall be maintained between the boundary of the nearest residentially zoned property and the western property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the northern property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

## 12.1061 Exception 1061

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### 12.1061.1 The lands shall only be used for the following purposes:

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

### 12.1061.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 175 square metres per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.8 metres per lot and 6.9 metres per dwelling unit
  - .b Corner Lot: 15.6 metres per lot and 8.7 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 26 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- .7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be 2.5 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line

- .d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .10 Maximum Building Height: 10.6 metres provided that no dwelling unit shall contain any habitable are (inclusive of ceilings) higher than 6.75 metres above grade.
- .11 Minimum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170 metres shall be maintained between the boundary of the nearest residentially zoned property and the western property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the northern property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

## 12.1062 Exception 1062

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### 12.1062.1 The lands shall only be used for the following purposes:

- .1 a public park or an acoustical barrier with associated landscaping under public or private ownership.
- .2 no buildings or structures shall be permitted to be erected, nor shall the placing or removal of fill be permitted, except for purposes of an acoustic barrier.
- .3 the height of any acoustical barrier is measured from the grade measured at the midpoint of the closest residential façade on the perpendicular to the line of the acoustical barrier. The height of each required acoustical barrier shall taper downward at each end beyond its required minimum length in accordance with generally accepted structural, grading and municipal engineering practices.

### 12.1062.2 for the purposes of Exception 1062:

- .1 Acoustic Barrier shall mean an earthen berm, acoustical fence, or combination berm/fence of solid construction, with no cracks or gaps; and having a minimum face weight of 19 kg/sq.m (4 lbs/sq.ft.).
- .2 Grade shall mean the finished surface elevation of the ground at the mid-point of the outside wall of any residential building, for any outside wall on a façade with a direct or partial (oblique) view of the Daimler Chrysler Canada property or plant.

## 12.1064 Exception 1064

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### 12.1064.1 The lands shall only be used for the following purposes:

- .1 a retail establishment without the outside storage and display of goods and materials;
- .2 a service shop;
- .3 a personal service shop;
- .4 a bank, trust company and finance company;
- .5 an office, including medical offices;
- .6 a laundry distribution station;
- .7 a dining room restaurant, a convenience restaurant; a take-out restaurant, without a drive-through facility;
- .8 purposes accessory to the other permitted purposes.

### 12.1064.2 The lands shall be subject to the following requirements and restrictions:

- .1 the following purposes shall not be permitted:
  - .a adult entertainment parlour;
  - .b adult video store;
  - .c pool halls;
  - .d amusement arcades;
  - .e temporary open air markets;
  - .f no storage of goods and materials outside a building
- .2 Maximum Gross Commercial Floor Area: 1,000 square metres;
- .3 Minimum Front Yard Depth: 15 metres
- .4 Minimum Rear Yard Depth: 9.0 metres;
- .5 Minimum Setback from the Southerly Property Line: 4.0 metres
- .6 Minimum Setback from the Northerly Property Line: 30 metres;
- .7 Landscaped Open Space:
  - .a a 3.0 metre wide landscaped open space area shall be provided along the front lot line, except at approved access locations; and,
  - .b a 3.0 metre wide landscaped open space area shall be provided along the rear lot line.

- .8 Maximum Building Height: 2 storeys;
- .9 refuse storage for restaurant uses shall be contained in climate-controlled areas within a building;
- .10 Minimum Lot Area: 0.3 hectares; and,
- .11 any building on a lot zoned LC - Exception 1064 shall have a pitched roof design and all roof top mechanical equipment shall be screened from view.



## 12.1065 Exception 1065

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### **12.1065.1 The lands shall only be used for the following purposes:**

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

### **12.1065.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 261 square metres;
- .2 Minimum Lot Width: 9.0 metres
- .3 Minimum Lot Depth: 29 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front garage and 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .6 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .7 Maximum Building Height: 2 storeys;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions shall apply to garages;
  - .a the maximum garage door width shall be 3.10 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the interior garage width, as calculated 3.0 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

## 12.1066 Exception 1066

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### **12.1066.1 The lands shall only be used for the following purposes:**

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

### **12.1066.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 210 square metres;
- .2 Minimum Lot Width: 14.0 metres per lot and 7.0 metres per dwelling unit;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front garage and 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .6 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .7 Maximum Building Height: 2 storeys;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 3.10 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the interior garage width, as calculated 3.0 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

## 12.1067 Exception 1067

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### **12.1067.1 The lands shall only be used for the following purposes:**

- .1 a retail establishment, including a wine, liquor or beer outlet, having no outside storage;
- .2 a supermarket;
- .3 a service shop;
- .4 a personal service shop;
- .5 a bank, trust company and finance company, with or without a drive through facility;
- .6 an office;
- .7 a dry cleaning and laundry distribution station;
- .8 a laundromat;
- .9 a parking lot;
- .10 a dining room restaurant, a take out restaurant, and a convenience restaurant, with or without a drive through facility;
- .11 a printing or copying establishment;
- .12 a commercial school;
- .13 a garden centre sales establishment;
- .14 a fitness centre;
- .15 a health centre;
- .16 a tavern;
- .17 a custom workshop;
- .18 a convenience store;
- .19 a library;
- .20 a day nursery; and,
- .21 purposes accessory to the other permitted purposes.

### **12.1067.2 The following uses are specifically prohibited:**

- .1 a place of commercial recreation, adult entertainment parlours, billiard parlours, pool halls, amusement arcades, adult video rental stores and temporary open air markets shall not be permitted.

**12.1067.3 The lands shall be subject to the following requirements and restrictions:**

- .1 the Maximum Gross Leasable Commercial Floor Area of all buildings and structures shall not exceed 8,547 square metres;
- .2 the Maximum Gross Leasable Commercial Floor Area for a supermarket shall not exceed 5,518.0 square metres;
- .3 Minimum Interior Side Yard Width: 9.0 metres;
- .4 Minimum Rear Yard Depth: 9.0 metres;
- .5 Minimum Front Yard Depth: 3.0 metres, including adjacent to a daylight triangle.
- .6 Minimum Exterior Side Yard Width: 4.5 metres;
- .7 Maximum Building Height: 1 storey, including a mezzanine;
- .8 restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .9 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building;
- .10 except for driveway locations, landscaped open space shall be provided as follows:
  - .a a minimum 3.0 metre wide strip along the south and east property boundaries;
  - .b a minimum 1.5 metre wide strip along the north and west property boundaries not abutting Queen Street West or Chinguacousy Road;
  - .c a minimum 4.5 metre wide strip abutting Queen Street West; and,
  - .d a minimum 3.0 metre wide strip abutting Chinguacousy Road.
- .11 One parking space per each 19 square metres of gross commercial floor area shall be provided

## 12.1068 Exception 1068

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### **12.1068.1 The lands shall only be used for the following purposes:**

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

### **12.1068.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 300 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.5 metres
  - .b Corner Lot: 14.3 metres;
- .3 Minimum Lot Depth: 24 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

- .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

## 12.1069 Exception 1069

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### **12.1069.1 The lands shall only be used for the following purposes:**

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

### **12.1069.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 225 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.0 metres per lot, and 7.5 metres per dwelling unit;
  - .b Corner Lot: 16.8 metres per lot, and 9.3 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions shall apply to garages;
  - .a the maximum garage door width shall be 3.1 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

- .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door wide



## 12.1070 Exception 1070

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### **12.1070.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in an I1 zone;

### **12.1070.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum no portable classroom structures shall be located within 63 metres of Larkspur Road.

## 12.1071 Exception 1071

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### **12.1071.1 The lands shall only be used for the following purposes:**

- .1 those uses permitted in a GC Zone except a parking lot, a service station, and a taxi or bus station.
- .2 a convenience restaurant; and
- .3 purposes accessory to the other permitted uses.

### **12.1071.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Yards:
  - .a abutting Mayfield Road: 3 metres;
  - .b abutting Hurontario Street: 3 metres
  - .c abutting Colonel Bertram Road: 4.5 metres;
  - .d abutting lands zoned Residential: 4.5 metres; and
  - .e abutting lands zoned Commercial: 1.5 metres.
- .2 Maximum Building Height: 1 storey;
- .3 Minimum Landscaped Open Space:
  - .a 3 metres abutting Hurontario Street and Mayfield Road, except at approved access locations;
  - .b 4.5 metres abutting Colonel Bertram Road, except at approved access locations;
  - .c 4.5 metres abutting lands zoned Residential
  - .d 1.5 metres abutting lands zoned Commercial.
- .4 no loading space, including loading doors, shall be located within 50 metres of the Colonel Bertram Road street line;
- .5 a stacking lane for a convenience restaurant with a drive through facility shall not be located closer than 3.0 metres to the Hurontario Street and Mayfield Road street lines and 50 metres to the Colonel Bertram Road street line, and the entrance to a stacking lane shall be a minimum of 6.0 metres from an approved access driveway.
- .6 a convenience restaurant and a take-out restaurant shall not be permitted within 50 metres of the Colonel Bertram Street line.

## 12.1072 Exception 1072

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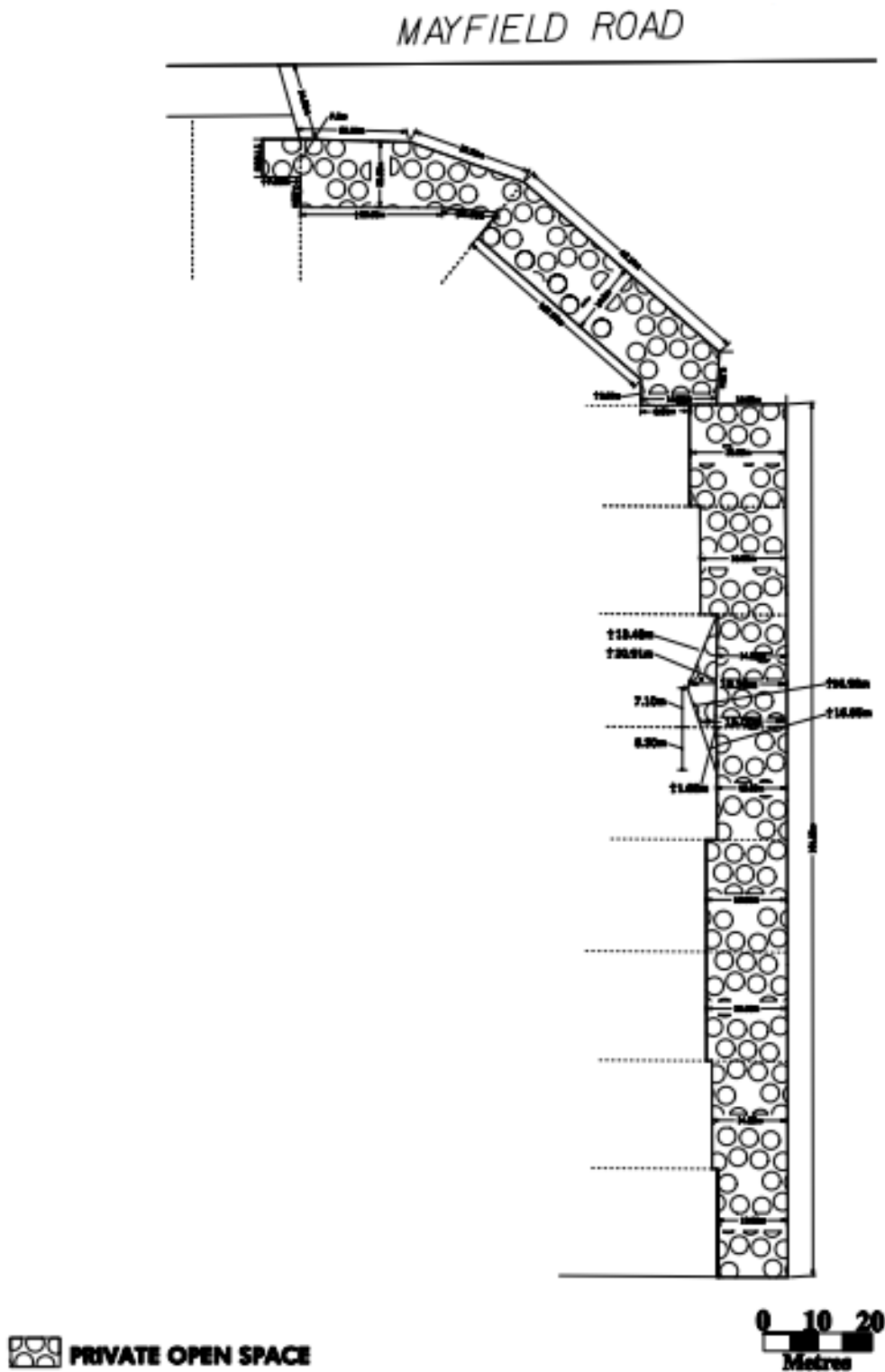
### **12.1072.1 The lands shall only be used for the following purposes:**

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

### **12.1072.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 612 square metres
- .2 Minimum Lot Width
  - .a Interior Lot: 18 metres
  - .b Corner Lot: 19.8 metres
- .3 Minimum Lot Depth: 34 metres
- .4 Minimum Gross Floor Area of a dwelling: 167 square metres
- .5 the lands shown outlined as “Private Open Space” on Figure 1 shall only be used for private open space purposes wherein the erection of any buildings and structures, including swimming pools, decks and patios or part thereof is prohibited.

Figure 1



## 12.1073 Exception 1073

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### 12.1073.1 The lands shall only be used for the following purposes:

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

### 12.1073.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 218.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 9.1 metres;
  - .b Corner Lot: 10.9 metres;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 Minimum Setback to a Garage Door:
  - .a 6.0 metres on the sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres;
  - .b 5.5 metres on the non-sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres; right-of-way;; and,
  - .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 3.1 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- .12 Maximum Building Height: 2 storeys;

## 12.1074 Exception 1074

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### **12.1074.1 The lands shall only be used for the following purposes:**

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

### **12.1074.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 268 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.2 metres;
  - .b Corner Lot: 13.0 metres
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .10 Minimum Setback to a Garage Door: 5.4 metres;
- .11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .12 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;

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



## 12.1075 Exception 1075

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### **12.1075.1 The lands shall only be used for the following purposes:**

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

### **12.1075.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 288.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.0 metres;
  - .b Corner Lot: 13.8 metres;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .10 Minimum Setback to a Garage Door: 5.4 metres
- .11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .12 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;

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

## 12.1076 Exception 1076

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### **12.1076.1 The lands shall only be used for the following purposes:**

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

### **12.1076.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 328.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.7 metres;
  - .b Corner Lot: 15.5 metres
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .10 Minimum Setback to a Garage Door: 5.4 metres;
- .11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .12 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;

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

## 12.1077 Exception 1077

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### 12.1077.1 The lands shall only be used for the following purposes:

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

### 12.1077.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 336 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 14.0 metres;
  - .b Corner Lot: 15.8 metres;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 Minimum Setback to a Garage Door: 5.4 metres;
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

- .d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

## 12.1078 Exception 1078

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### **12.1078.1 The lands shall only be used for the following purposes:**

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

### **12.1078.2 The lands shall be subject to the following requirements and restrictions:**

- .1 no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way
- .2 no dwelling unit shall be located closer than 10 metres to a NS zone
- .3 Minimum Lot Area: 397.8 square metres
- .4 Minimum Lot Width:
  - .a Interior Lot: 15.3 metres
  - .b Corner Lot: 17.1 metres
- .5 Minimum Lot Depth: 26 metres
- .6 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- .7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .8 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .9 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .10 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .11 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;

- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.



## 12.1079 Exception 1079

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### **12.1079.1 The lands shall only be used for the following purposes:**

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

### **12.1079.2 The lands shall be subject to the following requirements and restrictions:**

- .1 no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;
- .2 no dwelling unit shall be located closer than 10 metres to a NS zone.
- .3 Minimum Lot Area: 356.2 square metres;
- .4 Minimum Lot Width:
  - .a Interior Lot: 13.7 metres
  - .b Corner Lot: 15.5 metres
- .5 Minimum Lot Depth: 26 metres
- .6 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- .7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .8 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .9 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .10 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .11 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;

- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.

## 12.1080 Exception 1080

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### 12.1080.1 The lands shall only be used for the following purposes:

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

### 12.1080.2 The lands shall be subject to the following requirements and restrictions:

- .1 no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;
- .2 Minimum Lot Area: 280.8 square metres
- .3 Minimum Lot Width:
  - .a Interior Lot: 10.8 metres
  - .b Corner Lot: 12.6 metres
- .4 Minimum Lot Depth: 26 metres
- .5 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .7 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .8 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .10 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 4.12 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

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

## 12.1081 Exception 1081

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### 12.1081.1 The lands shall only be used for the following purposes:

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

### 12.1081.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 191.1 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 14.7 metres per lot and 7.35 metres per dwelling unit;
  - .b Corner Lot: 16.5 metres per lot and 9.15 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 26 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be 3.1 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than
- .e the maximum garage door width permitted on the lot.

## 12.1082 Exception 1082

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### 12.1082.1 The lands shall only be used for the following purposes:

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

### 12.1082.2 The lands shall be subject to the following requirements and restrictions:

- .1 no dwelling unit shall be located closer than 10 metres to a Natural System (NS) zone.
- .2 Minimum Lot Area: 180 square metres per dwelling unit;
- .3 Minimum Lot Width:
  - .a Interior Lot: 18 metres per lot and 6 metres per dwelling unit;
  - .b Corner Lot: 19.8 metres per lot and 7.8 metres for the dwelling unit closest to the flankage lot line;
- .4 Minimum Lot Depth: 30 metres
- .5 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area of the particular unit.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .8 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres;
- .9 Minimum Landscaped Open Space: 40% of the minimum front yard area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .10 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- .11 no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater.
- .12 Maximum Lot Coverage: none
- .13 the following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be 2.5 metres;

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



## 12.1083 Exception 1083

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### **12.1083.1 The lands shall only be used for the following purposes:**

- .1 the purposes of the I2 zone;
- .2 a public or private school; and
- .3 a gas regulator facility.

### **12.1083.2 The lands shall be subject to the following requirements and restrictions:**

- .1 No permanent building, structure or excavation shall be located closer than 10 metres to the TransCanada Pipeline right-of-way, except for those uses permitted in Exception 1083.1(3) in which case there is no setback requirement;
- .2 No permanent building, structure or excavation shall be located closer than 10 metres to a Natural System zone, except for those uses permitted in Exception 1083.1(3) in which case the minimum setback requirement shall be 5.0 metres;
- .3 Uses permitted in Exception 1083.1(3) shall have a maximum ground floor area size of 1000 square metres;
- .4 Uses permitted in Exception 1083.1(3) shall not be located within 300.0 metres from Torbram Road, and shall not be located within 150.0 metres from Sandalwood Parkway East;
- .5 Notwithstanding any other provision of this by-law, the uses permitted in Exception 1083.1(3) shall not be required to front upon a street;

### **12.1083.3 for the purposes of Exception 1083:**

- .1 shall also be subject to the requirements and restrictions relating to the I2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1083.2.

## 12.1084 Exception 1084

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### **12.1084.1 The lands shall only be used for the following purposes:**

- .1 flood and erosion control;
- .2 conservation area or purpose; and,
- .3 purposes accessory to the other permitted purposes.

### **12.1084.2 The lands shall be subject to the following requirements and restrictions:**

- .1 no person shall erect, alter or use any building or structure for any purpose except that of flood and erosion control.

## 12.1085 Exception 1085

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### **12.1085.1 The lands shall only be used for the following purposes:**

- .1 a service station;
- .2 a gas bar;
- .3 a motor vehicle washing establishment;
- .4 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .5 a banquet hall;
- .6 a community club;
- .7 a tool and equipment rental establishment within an enclosed building;
- .8 a retail establishment having no outside storage;
- .9 a convenience store;
- .10 a personal service shop;
- .11 a dry cleaning and laundry distribution station;
- .12 a bank, trust company or finance company;
- .13 an office;
- .14 an animal hospital; and,
- .15 purposes accessory to the other permitted purposes.

### **12.1085.2 The lands shall be subject to the following requirements and restrictions:**

- .1 no building shall be located closer than 10 metres to a Natural System (NS) zone;
- .2 no drive through facility shall be located within 30 metres of Sandalwood Parkway East or within 35 metres of Airport Road;
- .3 Minimum Lot Area: 0.4 hectares
- .4 Minimum Lot Width: 40.0 metres
- .5 Minimum Lot Depth: 60.0 metres
- .6 Maximum Building Height: 2 storeys
- .7 Minimum Landscaped Open Space: a 6.0 metre wide landscaped open space strip shall be provided along Airport Road and Sandalwood Parkway East except at approved access locations
- .8 no open storage or display of goods in the open shall be permitted.

## 12.1086 Exception 1086

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### **12.1086.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in a LC zone.

### **12.1086.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Interior Side Yard Width: 6.0 metres except where the interior side yard abuts a commercial zone, the minimum interior side yard width shall be 0.0 metres.

### **12.1086.3 for the purposes of Exception 1086:**

- .1 shall also be subject to the requirements and restrictions of the LC zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1086.2.

## 12.1087 Exception 1087

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### **12.1087.1 The lands shall only be used for the following purposes:**

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

### **12.1087.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 330.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres;
  - .b Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 30.0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .10 Minimum Setback to a Garage Door:
  - .a 6.0 metres on the sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres;
  - .b 5.5 metres on the non-sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres; and,
  - .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

- .11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .12 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restrictions does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

## 12.1088 Exception 1088

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### 12.1088.1 The lands shall only be used for the following purposes:

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

### 12.1088.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 264.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres;
  - .b Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 24.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 Minimum Setback to a Garage Door:
  - .a 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
  - .b 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
  - .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- .12 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;



## 12.1089 Exception 1089

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### 12.1089.1 The lands shall only be used for the following purposes:

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

### 12.1089.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 330.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres;
  - .b Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 30.0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .10 Minimum Setback to a Garage Door:
  - .a 6.0 metres on the sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres;
  - .b 5.5 metres on the non-sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres; and,
  - .c 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

- .11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .12 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

## 12.1090 Exception 1090

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### **12.1090.1 The lands shall only be used for the following purposes:**

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

### **12.1090.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 366.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.2 metres;
  - .b Corner Lot: 14.0 metres;
- .3 Minimum Lot Depth: 30.0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .10 Minimum Setback to a Garage Door: 5.4 metres;
- .11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .12 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;

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

## 12.1091 Exception 1091

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### 12.1091.1 The lands shall only be used for the following purposes:

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

### 12.1091.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 366.0 metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.2 metres;
  - .b Corner Lot: 14.0 metres;
- .3 Minimum Lot Depth: 30.0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .10 Minimum Setback to a Garage Door: 5.4 metres;
- .11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .12 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;

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

## 12.1092 Exception 1092

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### **12.1092.1 The lands shall only be used for the following purposes:**

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

### **12.1092.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 205.0 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.7 metres per lot, and 6.85 metres per dwelling unit;
  - .b Corner Lot: 15.5 metres per lot, and 8.65 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 30.0 metres;
- .4 Minimum front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- .8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .10 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 2.5 metres;

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



## 12.1093 Exception 1093

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### 12.1093.1 The lands shall only be used for the following purposes:

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

### 12.1093.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 144.0 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.0 metres per lot and 6.0 metres per dwelling unit;
  - .b Corner Lot: 19.8 metres per lot and 7.8 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- .6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .10 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- .11 no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater;
- .12 Maximum Lot Coverage: none;

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

## 12.1094 Exception 1094

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### **12.1094.1 The lands shall only be used for the following purposes:**

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

### **12.1094.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area per dwelling unit: Interior Lot: 180 square metres Corner Lot: 265 square metres
- .2 Minimum Lot Width per dwelling unit: Interior Lot: 6 metres Corner Lot: 9 metres
- .3 where a garage faces a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;
- .4 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room; and,
- .5 a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.

## 12.1095 Exception 1095

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### **12.1095.1 The lands shall only be used for the following purposes:**

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

### **12.1095.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 420.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 14.0 metres;
  - .b Corner Lot: 15.8 metres;
- .3 Minimum Lot Depth: 30.0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot line extended beyond the front lot line is greater than 25 degrees.
- .10 Minimum Setback to garage door: 5.4 metres
- .11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .12 The following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;

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

## 12.1096 Exception 1096

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### 12.1096.1 The lands shall only be used for the following purposes:

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

### 12.1096.2 The lands shall be subject to the following requirements and restrictions:

- .1 no permanent building, structure or excavation shall be located closer than 10 metres to a NS zone
- .2 Minimum Lot Area: 356.2 square metres
- .3 Minimum Lot Width:
  - .a Interior Lot: 13.7 metres
  - .b Corner Lot: 15.5 metres
- .4 Minimum Lot Depth: 26 metres
- .5 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .7 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .8 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .10 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.
- .11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.1097 Exception 1097

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### **12.1097.1 The lands shall only be used for the following purposes:**

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

### **12.1097.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 280.8 square metres
- .2 Minimum Lot Width
  - .a Interior Lot: 10.8 metres
  - .b Corner Lot: 12.6 metres
- .3 Minimum Lot Depth: 26 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be:
    - .i 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
    - .ii 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres.



- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch of front wall of a dwelling.

## 12.1098 Exception 1098

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### **12.1098.1 The lands shall only be used for the following purposes:**

- .1 either:
  - .a those purposes permitted in the PE zone, or,
  - .b a motel, and only in conjunction with a motel, a dining room restaurant and an office;
- .2 but not both, and;
  - .a purposes accessory to the other permitted purposes.

### **12.1098.2 The lands shall be subject to the following requirements and restrictions:**

- .1 for the purposes permitted by Exception 1098.1(1)(b), the following shall apply:
  - .a Maximum Number of Motel Rooms: 94;
  - .b Minimum Setback from a Property Line: 11.0 metres, except the setback from Airport road shall be a minimum of 15 metres;
  - .c Landscaped Open Space: except at approved driveway locations, landscaped open space strips shall have a minimum width of 12 metres abutting Airport Road, and, 4.5 metres abutting Coventry Drive;
  - .d Maximum Building Height: 3 storeys;
  - .e restaurant refuse storage shall be enclosed in a climate controlled area within a building; and,
  - .f no outside storage of goods, materials or machinery shall be permitted.

## 12.1099 Exception 1099

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### **12.1099.1 The lands shall only be used for the following purposes:**

- .1 the purposes permitted in the R1 zone.

### **12.1099.2 The lands shall be subject to the following requirements and restrictions:**

- .1 no building shall be located closer than 13 metres to the Canadian National Railway property line;
- .2 Minimum Lot Depth: 45 metres
- .3 Minimum Rear Yard Depth: 22.5 metres.