

12.1200 Exception 1200

12.1200.1 The lands shall only be used for the following purposes:

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

12.1200.1 The lands shall be subject to the following requirements and restrictions:

- .1 Front Yard Depth: 4 metres
- .2 Exterior Side Yard Width: 4 metres
- .3 Minimum Interior Side Yard Width: 3.0 metres, except that where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard width shall be 6.0 metres.
- .4 Minimum Rear Yard Depth: 6.0 metres, except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard depth shall be 9.0 metres.
- .5 Minimum Lot Width: 38 metres
- .6 Maximum Building Height: 2 storeys
- .7 Minimum Landscaped Open Space:
 - .a Front Yard: 4 metres abutting the front lot line except at driveway locations.
 - .b Exterior Side Yard: 4 metres abutting the exterior side lot line except at driveway locations.
- .8 a drive-thru shall not be permitted in association with any use within this zone.

12.1201 Exception 1201

12.1201.1 The lands shall only be used for the following purposes:

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

12.1201.2 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: 10.0 metres
 - .b Corner Lot: 11.8 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 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 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
 - .ii 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

- .iii 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 or front wall of a dwelling.

12.1202 Exception 1202

12.1202.1 The lands shall only be used for the following purposes:

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

12.1202.1 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: 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: 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 0.9 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 or front wall of a dwelling.

12.1203 Exception 1203

12.1203.1 The lands shall only be used for the following purposes:

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

12.1203.2 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: 12.0 metres
 - .b Corner Lot: 13.8 metres
- .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 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 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 0.9 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 or front wall of a dwelling.

12.1204 Exception 1204

12.1204.1 The lands shall only be used for the following purposes:

- .1 shall only be used for those purposes permitted in the PE zone and the following uses are not permitted:
 - .a a motor vehicle repair shop;
 - .b a bingo hall;
 - .c a dance hall;
 - .d a roller skating rink; or,
 - .e a bowling alley.

12.1205 Exception 1205

12.1205.1 The lands shall only be used for the following purposes:

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

12.1205.2 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 great than 25 degrees
- .9 Minimum Setback to a Garage Door:
 - .a for an 11.0 metres wide lot:
 - .i 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
 - .ii 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
 - .iii 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metre but greater than or equal to 17.0 metres;

- .iv 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,
 - .v 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater
- .b for a lot having a lot width greater than 11.0 metres: 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:
 - .i for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:
 1. 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;
 2. 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres;
 - .ii for a lot having a lot width greater than or equal to 12.0 metres: 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

12.1206 Exception 1206

12.1206.1 The lands shall only be used for the following purposes:

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

12.1206.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 300.0 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.5 metres
 - .b Corner Lot: 14.3 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 great 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

12.1207 Exception 1207

12.1207.1 The lands shall only be used for the following purposes:

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

12.1207.2 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: 15.5 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 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 great 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

12.1208 Exception 1208

12.1208.1 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

12.1208.2 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: 24.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front wall 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 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 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 great than 25 degrees
- .9 the following provisions shall apply to garages:
 - .a the maximum garage door width per dwelling unit shall be:
 - .i 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres; and,
 - .ii 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater

- .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;
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

12.1208.3 for the purposes of Exception 1208:

- .1 shall also be subject to the requirements and restrictions of the R1 zone and all the general provisions of this by-law which are not in conflict with those in Exception 1208.2.

12.1209 Exception 1209

12.1209.1 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

12.1209.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 208.8 square metres per dwelling unit
- .2 Minimum Lot Width:
 - .a Interior Lot: 17.4 metres per lot, and 8.7 metres per dwelling unit;
 - .b Corner Lot: 19.2 metres per lot, and 10.5 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 wall 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 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 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 great than 25 degrees
- .9 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:
 - .i for a dwelling having a lot width of less than 11.0 metres for the particular unit, 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;
 - .ii for a dwelling having a lot width equal to or greater than 11.0 metres for the particular unit, 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;
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

12.1210 Exception 1210

12.1210.1 The lands shall only be used for the following purposes:

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

12.1210.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 328 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: 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 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 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.

12.1211 Exception 1211

12.1211.1 The lands shall only be used for the following purposes:

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

12.1211.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 264 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres
 - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 24.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum 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 for an 11.0 metre wide lot:
 - .i 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
 - .ii 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
 - .iii 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;

- .iv 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,
 - .v 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater.
 - .b for a lot having a lot width greater than 11.0 metres: 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 the 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.

12.1212 Exception 1212

12.1212.1 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

12.1212.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 180 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: 24.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front wall 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 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 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 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- .10 the following provisions shall apply to garages:
 - .a the maximum garage door width per dwelling unit shall be:
 - .i 3.1 metres if the lot width for a particular unit is less than 8.0 metres; and,

- .ii 3.7 metres if the lot width for a particular unit is 8.0 metres or greater
- .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.

12.1214 Exception 1214

12.1214.1 The lands shall only be used for the following purposes:

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

12.1214.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 325 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12 metres
 - .b Corner Lot: 13.8 metres
- .3 Minimum Lot Depth: 26.0 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, except where a garage faces the exterior side lot line the minimum setback to the front wall 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:
 - .i 3.1 metres if the lot width of a particular unit is less than 10 metres;
 - .ii 4.0 metres if the lot width for a par unit is less than 10.36 metres but greater than or equal to 10 metres;
 - .iii 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;
 - .iv 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 0.9 metres over the maximum garage door width permitted on the lot.

- .8 Minimum Rear Yard Depth:
 - .a Interior Lot: 6.5 metres
 - .b Corner Lot: 6.0 metres
- .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.

12.1215 Exception 1215

12.1215.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an R1 zone, the following uses shall also be permitted:
 - .a pedestrian walkway.

12.1215.2 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: 13.0 metres;
 - .b Corner Lot: 14.8 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 Minimum Rear Yard Depth: 7.0 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 no garage shall project into the front yard 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 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 0.9 metres more than the maximum garage door width permitted on the lot.
- .11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- .12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- .13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
- .14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.1216 Exception 1216

12.1216.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an R1 zone, the following uses shall also be permitted:
 - .a pedestrian walkway.

12.1216.2 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 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 Minimum Rear Yard Depth: 7.0 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 no garage shall project into the front yard 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 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 0.9 metres more than the maximum garage door width permitted on the lot.
- .11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
 - .12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
 - .13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
 - .14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.1217 Exception 1217

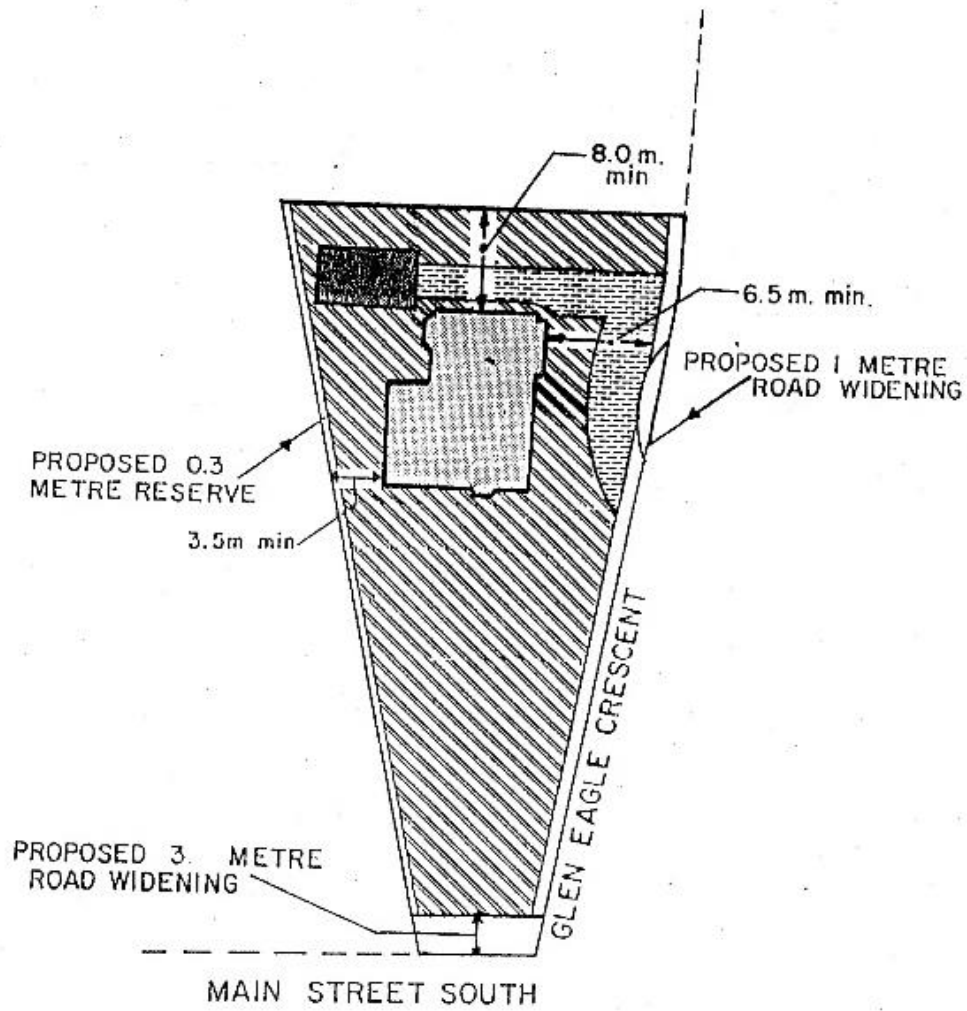
12.1217.1 The lands shall only be used for the following purposes:

- .1 shall only be used for one or the other of the following purposes, but not both:
 - .a either
 - .i offices accessory to a funeral home as a temporary use until June 9, 2000; and,
 - .ii purposes accessory to the other permitted purpose.
 - .b or:
 - .i purposes permitted in a R1 zone.





12.1217.2 The lands shall be subject to the following requirements and restrictions:

- .1 all buildings shall be located within the areas shown as BUILDING AREA A and BUILDING AREA B on Figure 1 - Exception 1217 to this by-law;
- .2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 1217 to this by-law;
- .3 all Parking Spaces shall be provided in the area shown as PARKING AREA on Figure 1 - Exception 1217 to this by-law;
- .4 Parking on the site shall be provided in accordance with the following provisions:
 - .a Minimum parking
 - .i office accessory to a funeral home: 1 parking space for every 31 square metres of gross commercial floor area or portion thereof;
- .5 one parking space shall be provided in the area identified as BUILDING AREA B on Figure 1 - Exception 1217 to this by-law;
- .6 garbage and refuse storage facilities shall be self-contained within a building on the site;
- .7 no floodlighting shall be permitted on the site;
- .8 the Maximum Height of all buildings on the site shall not exceed 1 storey;
- .9 the Maximum Gross Floor Area to be used as offices accessory to a funeral home shall not exceed 124 square metres;
- .10 the buildings located on the site shall be residential type buildings in appearance and shall be compatible with the residential buildings in the surrounding area; and,
- .11 the offices accessory to a funeral home as a temporary use shall no longer be permitted after June 9, 2000.

Figure 1



LEGEND

-  BUILDING AREA A.
-  BUILDING AREA B.
-  LANDSCAPED OPEN SPACE
-  PARKING AREA

12.1219 Exception 1219

12.1219.1 The lands shall only be used for the following purposes:

- .1 in addition to the uses permitted in an R1 zone, the following uses shall also be permitted:
 - .a pedestrian walkway.

12.1219.2 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: 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 Minimum Rear Yard Depth: 7.0 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 no garage shall project into the front yard 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 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 0.9 metres more than the maximum garage door width permitted on the lot.
- .11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
 - .12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
 - .13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
 - .14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.1220 Exception 1220

12.1220.1 The lands shall only be used for the following purposes:

- .1 in addition to the uses permitted in an R1 zone, the following uses shall also be permitted:
 - .a pedestrian walkway.

12.1220.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 219 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.15 metres;
 - .b Corner Lot: 10.95 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 Minimum Rear Yard Depth: 7.0 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 no garage shall project into the front yard 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 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 be 0.9 metres more than the maximum garage door width permitted on the lot.
- .11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- .12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metres;
- .13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
- .14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.1221 Exception 1221

12.1221.1 The lands shall only be used for the following purposes:

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

12.1221.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 204 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit;
 - .b Corner Lot: 15.4 metres per lot and 8.6 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 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 Minimum Rear Yard Depth: 7.0 metres;
- .7 Minimum Interior Side Yard Width: 1.2 metre, 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 Maximum Lot Coverage: none;
- .10 the following provisions shall apply to garages:
 - .a the maximum garage door width per dwelling unit shall be:
 - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres;
 - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres; and,
 - .iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 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 no garage shall project into the front yard ore than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.
 - .12 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
 - .13 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
 - .14 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
 - .15 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.
 - .16 no portion of any dwelling shall be closer than 14.0 metres from the Highway Number 410 right-of-way.

12.1222 Exception 1222

12.1222.1 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.

12.1222.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 205 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: 16.7 metres per lot and 9.85 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- .4 Minimum Rear Yard Depth:
 - .a 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; and
 - .b where the rear lot line abuts a OS zone, the minimum setback shall be 14.0 metres;
- .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 Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- .7 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;
- .8 the following provisions shall apply to garages:
 - .a the maximum garage door width per dwelling unit shall be:
 - .i 2.5 metres if the lot width for a particular unit is less than 7 metres

- .ii 3.1 meters if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
 - .iii 3.7 metres if the lot width for a particular unit is greater than 8 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 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for a particular unit.

12.1223 Exception 1223

12.1223.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a R2 zone.
 - .a a semi-detached dwelling;
 - .b an auxiliary group home; and,
 - .c purposes accessory to the other permitted purposes.

12.1223.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 180 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 18 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: 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 Rear Yard Depth: 15.0 metres
- .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 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.
- .8 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
- .9 no more than 8 dwelling units shall be attached
- .10 Maximum Lot Coverage: none
- .11 the following provisions shall apply to garages:
 - .a the maximum garage door width per dwelling unit shall be:
 - .i 2.5 metres if the lot width for a particular unit is less than 7 metres

- .ii 3.1 meters if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
 - .iii 3.7 metres if the lot width for a particular unit is greater than 8 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 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.
- .13 no dwelling unit shall be located within 30.0 metres of a rail right-of-way.

12.1225 Exception 1225

12.1225.1 The lands shall only be used for the following purposes:

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

12.1225.2 The lands shall be subject to the following requirements and restrictions:

- .1 no buildings or structures, including swimming pools, shall be located closer than 7.5 metres to any lands zoned OS or NS - Exception 937.

12.1226 Exception 1226

12.1226.1 The lands shall only be used for the following purposes:

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

12.1226.2 The lands shall be subject to the following requirements and restrictions:

- .1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;
- .2 the Maximum Number of Dwelling Units which may be attached shall not exceed 8;
- .3 the Minimum Lot Area per dwelling unit shall be:
 - .a Interior Lot: 185 square metres; and,
 - .b Corner Lot: 275 square metres.
- .4 the Minimum Lot Width per dwelling unit shall be:
 - .a Interior Lot: 6 metres; and,
 - .b Corner Lot: 9 metres.
- .5 no building shall be located closer than 14 metres to Chinguacousy Road.

12.1227 Exception 1227

12.1227.1 The lands shall only be used for the following purposes:

- .1 Commercial:
 - .a a hotel or motel;
 - .b a service station;
 - .c a motor vehicle washing establishment;
 - .d a dining room restaurant, a convenience restaurant, a take-out restaurant including a drive-through;
 - .e only in conjunction with a service station, a retail establishment having no outside storage; a convenience store, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company;
- .2 Other:
 - .a a group home Type 2;
 - .b a lodging house;
 - .c purposes accessory to the other permitted purposes.

12.1227.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 6.0 metres
- .2 Minimum Rear Yard Depth: 3.0 metres
- .3 Minimum Exterior Side Yard Width: 4.5 metres
- .4 Minimum Interior Side Yard Width: 6.0 metres
- .5 Minimum Landscaped Open Space:
 - .a 3.0 metres along any property line adjacent to a residential zone;
 - .b 6.0 metres along the frontage of Chinguacousy Road, except at approved access locations;
 - .c notwithstanding the general provisions of the Highway Commercial One zone for 3.0 metres along the daylight triangle, 9.0 metres along a daylight triangle shall be provided;
 - .d 4.5 metres along the frontage of Bovaird Drive (Regional Road 107), except at approved access locations;
 - .e 3.0 metres along any other property line.
- .6 a driveway lane for a drive through facility shall be located no closer than 14 metres to a residential zone.

- .7 all garbage and refuse storage, (except restaurant refuse), including any containers for the storage of recyclable materials, shall be enclosed within a building.
- .8 notwithstanding any other provision of the zoning by-law to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

12.1227.3 for the purposes of Exception 1227:

- .1 that for the purposes of this section “in conjunction with” shall mean that the uses may occur in freestanding buildings, however only when a service station exists and is in operation on the subject lands.
- .2 shall also be subject to the requirements and restrictions of the Highway Commercial (HC) zone and all the general provisions of this by-law which are not in conflict with those in Exception 1227.2 and 1227.3(1)

12.1228 Exception 1228

12.1228.1 The lands shall only be used for the following purposes:

- .1 a waste transfer station, a waste processing station, including a reusable goods depot, all operated by a public authority;
- .2 an administrative office of a public authority only in conjunction with a waste transfer station or a waste processing station operated by a public authority;
- .3 a retail establishment devoted only to the sale of reusable goods, only in conjunction with a waste transfer station or a waste processing station operated by a public authority; and,
- .4 purposes accessory to the other permitted purposes.

12.1228.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Width of Landscaped Open Space:
 - .a Front Yard: 6 metres, except at approved access locations
 - .b Rear Yard: 3 metres
 - .c Interior Side Yard: 3 metres
- .2 Outside Storage:
 - .a no storage shall be permitted outside a building, except where such storage is confined to the rear and side yards, and is screened from the streets and any abutting lots used for residential and institutional purposes;
 - .b no outside storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space; and,
 - .c all goods and materials stored outside shall be in bins or containers.

12.1229 Exception 1229

12.1229.1 The lands shall only be used for the following purposes:

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

12.1229.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 342 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.7 metres
 - .b Corner Lot: 15.5 metres
- .3 Minimum Lot Depth: 25 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 more than 0.9 metres greater 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.

12.1230 Exception 1230

12.1230.1 The lands shall only be used for the following purposes:

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

12.1230.2 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: 12.5 metres
 - .b Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: 25 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 more than 0.9 metres greater 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.

12.1231 Exception 1231

12.1231.1 The lands shall only be used for the following purposes:

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

12.1231.2 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: 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 more than 0.9 metres greater 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 provide 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.

12.1232 Exception 1232

12.1232.1 The lands shall only be used for the following purposes:

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

12.1232.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 225 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.0 metres
 - .b Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: 25 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:
 - .i 3.1 metres if the lot width for a particular unit is less than 10 metres;
 - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
 - .iii 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;
 - .iv 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 be more than 0.9 metres greater 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 great than 25 degrees.

12.1233 Exception 1233

12.1233.1 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.

12.1233.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 187 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: 25 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:
 - .i 2.5 metres if the lot width for a particular unit is less than 7 metres;
 - .ii 3.1 metres if the lot width of a particular unit is less than 8 metres but greater than or equal to 7 metres;
 - .iii 3.7 metres if the lot width for a particular unit is greater than 8 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 more than 0.9 metres greater 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: 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 great than 25 degrees.

12.1234 Exception 1234

12.1234.1 The lands shall only be used for the following purposes:

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

12.1234.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 187 square metres per dwelling unit;
- .2 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 for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 25.0 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 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 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 great than 25 degrees.
- .9 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.
- .10 no more than 8 dwelling units shall be attached
- .11 Maximum Lot Coverage: none
- .12 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be:

- .i 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres;
 - .ii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 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 garage door width permitted on the lot.
- .13 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

12.1235 Exception 1235

12.1235.1 The lands shall only be used for the following purposes:

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

12.1235.2 The lands shall be subject to the following requirements and restrictions:

- .1 no building shall be located closer than 14 metres to Chinguacousy Road.

12.1236 Exception 1236

12.1236.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an R1 zone, and the following:
 - .a pedestrian walkway

12.1236.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 351 square metres;
- .2 Minimum Lot Width:
 - .i Interior Lot: 13.0 metres
 - .ii Corner Lot: 14.8 metres
- .3 Minimum Lot Depth: 27 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 Minimum Rear Yard Depth: 7.5 metres;
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
 - .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 no garage shall project into the front yard 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 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 0.9 metres more than the maximum garage door width permitted on the lot.
- .11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- .12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- .13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
- .14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metres into the front yard, interior side yard, exterior side yard or rear yard.

12.1237 Exception 1237

12.1237.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an R1 zone, and the following:
 - .a pedestrian walkway

12.1237.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 329 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.2 metres
 - .b Corner Lot: 14.0 metres
- .3 Minimum Lot Depth: 27 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 Minimum Rear Yard Depth: 7.5 metres;
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
 - .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 no garage shall project into the front yard 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 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 0.9 metres more than the maximum garage door width permitted on the lot.
- .11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
 - .12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
 - .13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
 - .14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.1238 Exception 1238

12.1238.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an R1 zone, and the following:
 - .a pedestrian walkway

12.1238.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 297 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres
 - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 27 metres
- .4 Minimum Front Yard Depth: 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 Minimum Rear Yard Depth: 7.5 metres;
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
 - .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 no garage shall project into the front yard 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 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 0.9 metres more than the maximum garage door width permitted on the lot.
- .11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- .12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metres;
- .13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
- .14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.1239 Exception 1239

12.1239.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an R1 zone, and the following:
 - .a pedestrian walkway.

12.1239.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 280 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 10.4 metres
 - .b Corner Lot: 12.2 metres
- .3 Minimum Lot Depth: 27 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 Minimum Rear Yard Depth: 7.5 metres;
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
 - .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 no garage shall project into the front yard 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 4.12 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 be 0.9 metres more than the maximum garage door width permitted on the lot.
- .11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
 - .12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metres;
 - .13 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
 - .14 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metres into the front yard, interior side yard, exterior side yard or rear yard.

12.1240 Exception 1240

12.1240.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an R1 zone, and the following:
 - .a pedestrian walkway.

12.1240.2 The lands shall be subject to the following requirements and restrictions:

- .1 the northerly lot line shall be deemed to be the front lot line;
- .2 Minimum Lot Area: 264 square metres;
- .3 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres
 - .b Corner Lot: 12.8 metres
- .4 Minimum Lot Depth: 24 metres
- .5 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .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 Rear Yard Depth: 7.5 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 no garage shall project into the front yard 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 be 0.9 metres more than the maximum garage door width permitted on the lot.
- .12 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
 - .13 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metres;
 - .14 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
 - .15 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

12.1241 Exception 1241

12.1241.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the following purposes:
 - .a a townhouse dwelling; and,
 - .b purposes accessory to the other permitted purposes.

12.1241.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback from Torbram Road: 7.5 metres
- .2 Minimum Setback from the north and west property boundary abutting an A zone shall be 9.2 metres;
- .3 Maximum Building Height: 2 storeys
- .4 Minimum Setback from NS zone: no dwelling and/or structure shall be located within 10.0 metres of a NS zone.
- .5 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;
- .6 No more than 8 dwelling units shall be attached;

12.1241.3 Holding (H):

- .1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation from the Ministry of Transportation that the transfer of the Highway 410 right-of-way lands from the owner has been completed;
- .2 Until the holding (H) symbol is removed, the lands designated R2(H) – Exception 1241 shall only be used for those purposes permitted in an A zone, subject to the requirements and restrictions of an A zone.

12.1242 Exception 1242

12.1242.1 The lands shall only be used for the following purposes:

- .1 an office; and
- .2 purposes accessory to the other permitted purposes.

12.1242.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Depth: 53.0 metres
- .2 Minimum Lot Width: 38.0 metres
- .3 Minimum Front Yard Depth: 22.0 metres
- .4 Minimum Rear Yard Depth: 10.0 metres
- .5 Minimum Exterior Side Yard Width: 6.0 metres
- .6 Minimum Interior Side Yard Width: 16.0 metres
- .7 Maximum Building Height: 2 storeys
- .8 Maximum Gross Floor Area: 697 square metres
- .9 Minimum Landscaped Open Space:
 - .a a minimum 3.0 metre wide landscaped open space strip shall be provided in the interior side yard and the rear yard.
 - .b a minimum 3.0 metre wide landscaped open space strip shall be provided in the front yard and the exterior side yard except at approved access locations and the daylighting triangle.
- .10 all garbage and refuse storage shall be enclosed within the main building.
- .11 a drive-through facility shall not be permitted.

12.1244 Exception 1244

12.1244.1 The lands shall only be used for the following purposes:

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

12.1244.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 270 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.0 metres
 - .b Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: 30 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 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.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, a garage shall not be permitted to face the exterior side yard lot line;
- .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 Setback from NS zone: no dwelling shall be located within 10.0 metres of an NS 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 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:
 - .i 3.1 metres if the lot width for a particular unit is less than 10 meters;
 - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;

- .iii 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;
- .iv 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 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;
- .11 Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres;

12.1244.3 for the purposes of Exception 1244:

- .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 1244.2.

12.1245 Exception 1245

12.1245.1 The lands shall only be used for the following purposes:

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

12.1245.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 320 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres
 - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 28 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 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.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, a garage shall not be permitted to face the exterior side yard lot line;
- .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 Setback from NS zone: no dwelling shall be located within 10.0 metres of an NS 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 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:
 - .i 3.1 metres if the lot width for a particular unit is less than 10 meters;
 - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;

- .iii 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;
- .iv 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 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;
- .11 Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres;

12.1245.3 for the purposes of Exception 1245:

- .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 1245.2.

12.1246 Exception 1246

12.1246.1 The lands shall only be used for the following purposes:

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

12.1246.2 The lands shall be subject to the following requirements and restrictions:

- .1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;
- .2 the Maximum Number of Dwelling Units which may be attached shall not exceed 8;
- .3 the Minimum Lot Area per dwelling unit shall be:
 - .a Interior Lot: 185 square metres; and,
 - .b Corner Lot: 275 square metres.
- .4 the Minimum Lot Width per dwelling unit shall be:
 - .a Interior Lot: 6 metres; and,
 - .b Corner Lot: 9 metres.

12.1247 Exception 1247

12.1247.1 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;

12.1247.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 375 square metres per lot and 185 square metres per dwelling unit
- .2 Minimum Lot Width:
 - .a Interior Lot: 14.0 metres per lot, and 7.0 metres per dwelling unit;
 - .b Corner Lot: 15.8 meters per lot, and 8.88 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 27 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 Interior Side Yard Width:
 - .a 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, a garage shall not be permitted to face the exterior side yard lot line;
- .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 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 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 2.5 metres on a lot having a lot width per dwelling unit of less than 7.0 metres;
 - .ii 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7.0 metres, but less than 8.0 metres;

- .iii 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8.0 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 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- .10 Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres;

12.1247.3 for the purposes of Exception 1247:

- .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 1247.2.

12.1248 Exception 1248

12.1248.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 purposes accessory to the other permitted uses; and
- .3 a home occupation.

12.1248.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Yard Depth from lot line abutting Main Street South: 15 metres
- .2 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- .3 Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.
- .4 Maximum Gross Residential Floor Area: 550 square metres, subject to the following:
 - .a Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:
 - .i for lots of 450 square metres or less, a floor space index of 1.52 times the lot area applies;
 - .ii for lots of 450 square metres to 750 square metres, floor space index of 0.52 is reduced by 0.02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
 - .iii for lots of 750 square metres to 1000 square metres, floor space index of 0.40 is reduced by 0.01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
 - .iv for lots in excess on 1000 square metres, a floor space index of 0.35 times the lot area applies to a maximum gross residential floor area of 550 square metres.

12.1249 Exception 1249

12.1249.1 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

12.1249.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 460 square metres per lot, and 230 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 18.0 metres per lot and 9.0 metres per dwelling unit;
 - .b Corner Lot: 19.8 metres and 10.8 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;
- .6 a garage shall not be permitted facing the exterior side yard lot line;
- .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 for 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 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 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 garage door width;

12.1249.3 for the purposes of Exception 1249:

- .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 1249.2.

12.1250 Exception 1250

12.1250.1 The lands shall only be used for the following purposes:

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

12.1250.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 180 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 22.5 metres per lot and, 7.5 per dwelling unit;
 - .b Corner Lot: 24.3 metres and 9.3 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 26 metres;
- .4 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 garage door width;
- .5 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room;

12.1250.3 for the purposes of Exception 1250:

- .1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1250.2.

12.1251 Exception 1251

12.1251.1 The lands shall only be used for the following purposes:

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

12.1251.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 350 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.5 metres
 - .b Corner Lot: 15.3 metres
- .3 Minimum Lot Depth: 26.0 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, except where a garage faces the exterior side lot line the minimum setback to the front of 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 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 meters 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 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 meters 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;

12.1251.3 for the purposes of Exception 1251:

- .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 1251.2.

12.1252 Exception 1252

12.1252.1 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

12.1252.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 375 square metres per lot and 185 square metres per dwelling unit
- .2 Minimum Lot Width:
 - .a Interior Lot: 17.0 metres per lot, and 8.5 metres per dwelling unit;
 - .b Corner Lot: 19.0 meters per lot, and 9.5 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 27 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 Interior Side Yard Width:
 - .a 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, a garage shall not be permitted to face the exterior side yard lot line;
- .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 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 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 2.5 metres on a lot having a lot width per dwelling unit of less than 7.0 metres;
 - .ii 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7.0 metres, but less than 8.0 metres;

- .iii 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8.0 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 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- .10 Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres;

12.1252.3 for the purposes of Exception 1252:

- .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 1252.2.

12.1253 Exception 1253

12.1253.1 The lands shall only be used for the following purposes:

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

12.1253.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 321 square metres, except for Interior Lots within 25 metres from Countryside Drive right-of-way, in which case the minimum Lot area shall be 290 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 10.7 metres, except where a lot abuts a NS zone, in which case the minimum lot width shall be 13.7 metres;
 - .b Corner Lot: 14.0 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 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 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: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Setback of a dwelling to a Natural System (NS) Zone boundary, shall be 10 metres;
- .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 results in an angle of less than 75 degrees at the front lot line;
- .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 a 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;

12.1253.3 for the purposes of Exception 1253:

- .1 shall 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 1253.2.

12.1254 Exception 1254

12.1254.1 The lands shall only be used for the following purposes:

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

12.1254.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot: 23 metres
 - .b Corner Lot: 26 metres
- .2 Minimum Yard Depth from lot line abutting Main Street South: 15 metres.
- .3 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- .4 Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.
- .5 Maximum Gross Residential Floor Area: provisions of Exception 1256.2(5) apply.

12.1255 Exception 1255

12.1255.1 The lands shall only be used for the following purposes:

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

12.1255.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 328 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 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 1.2 metres on one side and 0.6 metres on the other side;
 - .b where the distance between the side lot line and the wall of a dwelling is less than 1.2 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 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 beyond the front lot line is greater than 25 degrees.
- .9 no garage door may project more than 1.5 metres beyond the porch or front wall of a dwelling unit provided that the minimum setback to a garage door is maintained.
- .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 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;
- .11 porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, interior side yard, exterior side yard or rear yard;
- .12 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metres into the front yard, interior side yard, exterior side yard or rear yard;
- .13 minimum setback from a Natural System (NS) zone: 10 metres

12.1255.3 for the purposes of Exception 1255:

- .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 1255.2.

12.1256 Exception 1256

12.1256.1 The lands shall only be used for the following purposes:

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

12.1256.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot: 23 metres
 - .b Corner Lot: 26 metres
- .2 Minimum Yard Depth from lot line abutting Main Street South: 10 metres.
- .3 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- .4 Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.
- .5 Maximum Gross Residential Floor Area: 750 square metres, subject to the following:
 - .a Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:
 - .i for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
 - .ii for lots of 450 square metres to 750 square metres, floor space index of 0.52 is reduced by 0.02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
 - .iii for lots of 750 square metres to 1000 square metres, floor space index of 0.40 is reduced by 0.01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
 - .iv for lots in excess of 1000 square metres, a floor space index of 0.35 times the lot area applies to a maximum gross residential floor area of 750 square metres.

12.1257 Exception 1257

12.1257.1 The lands shall only be used for the following purposes:

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

12.1257.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Yard Depth from lot line abutting Main Street South: 10 metres
- .2 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- .3 Minimum Exterior Side Width: the greater of 3 metres or the required interior side yard width.
- .4 Maximum Gross Residential Floor Area: 550 square metres, subject to the following:
 - .a Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:
 - .i for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
 - .ii for lots of 450 square metres to 750 square metres, floor space index of 0.52 is reduced by 0.02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
 - .iii for lots of 750 square metres to 1000 square metres, floor space index of 0.40 is reduced by 0.01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
 - .iv for lots in excess of 1000 square metres, a floor space index of 0.35 times the lot area applies to a maximum gross residential floor area of 550 square metres.

12.1258 Exception 1258

12.1258.1 The lands shall only be used for the following purposes:

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

12.1258.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width for all permitted purposes:
 - .a Interior Lot: 23 square metres
 - .b Corner Lot: 26 square metres
- .2 Minimum Yard Depth from lot line abutting Main Street South: 20 metres
- .3 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- .4 Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.
- .5 Maximum Gross Residential Floor Area: 750 square metres, subject to the following:
 - .a Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:
 - .i for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
 - .ii for lots of 450 square metres to 750 square metres, floor space index of 0.52 is reduced by 0.02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
 - .iii for lots of 750 square metres to 1000 square metres, floor space index of 0.40 is reduced by .01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
 - .iv for lots in excess of 1000 square metres, a floor space index of 0.35 times the lot area applies to a maximum gross residential floor area of 750 square metres.

12.1259 Exception 1259

12.1259.1 The lands shall only be used for the following purposes:

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

12.1259.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot: 23 metres
 - .b Corner Lot: 26 metres
- .2 Minimum Yard Depth from lot line abutting Main Street South: 40 metres
- .3 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- .4 Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.
- .5 Maximum Gross Residential Floor Area: provisions of Exception 1265.2(5) apply.

12.1260 Exception 1260

12.1260.1 The lands shall only be used for the following purposes:

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

12.1260.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot: 23 metres
 - .b Corner Lot: 26 metres
- .2 Minimum Yard Depth from lot line abutting Main Street South: 20 metres
- .3 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- .4 Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.
- .5 Maximum Gross Residential Floor Area: provisions of Exception 1265.2(5) apply.

12.1261 Exception 1261

12.1261.1 The lands shall only be used for the following purposes:

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

12.1261.2 The lands shall be subject to the following requirements and restrictions:

- .1 no dwelling unit shall be located closer than 10 metres to a NS zone.
- .2 Minimum Lot Area:
 - .a Interior Lot: 350 square metres
 - .b Corner Lot: 400 square metres
- .3 Minimum Lot Width:
 - .a Interior Lot: 13.5 metres
 - .b Corner Lot: 15.3 metres
- .4 Minimum Lot Depth: 26.0 metres
- .5 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- .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 garage shall be 6.0 metres;
- .7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .8 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side; 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; 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 of an interior lot; 50% of the minimum front yard area of a corner lot; and, 40% of the minimum front yard area of a lot where the side lot lines converge towards the front yard;
- .10 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be:
 - .i 3.1 metres if the lot width for a particular unit is less than 10 metres;
 - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;

- .iii 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;
- .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
- .v for lots having a garage width of 16 metres or greater, there is no maximum garage door restriction;
- .b the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the garage door width;
- .11 Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres

12.1261.3 for the purposes of Exception 1261:

- .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 1261.2.

12.1262 Exception 1262

12.1262.1 The lands shall only be used for the following purposes:

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

12.1262.2 The lands shall be subject to the following requirements and restrictions:

- .1 no dwelling unit shall be located closer than 10 metres to a NS zone.
- .2 Minimum Lot Area:
 - .a Interior Lot: 300 square metres
 - .b Corner Lot: 345 square metres
- .3 Minimum Lot Width:
 - .a Interior Lot: 11.5 metres
 - .b Corner Lot: 13.3 metres
- .4 Minimum Lot Depth: 26.0 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 Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front garage shall be 6.0 metres;
- .7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .8 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side; where the distance between the walls of two dwellings is less than 2.4 metre, no door or no window below grade will be permitted in any such wall; 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 of an interior lot; 50% of the minimum front yard area of a corner lot; and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front yard;
- .10 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be:
 - .i 3.1 metres if the lot width for a particular unit is than 10 metres;
 - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;

- .iii 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;
- .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
- .v for lots having a garage width of 16 metres or greater, there is no maximum garage door width restriction;
- .b the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the garage door width;
- .11 Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres

12.1262.3 for the purposes of Exception 1262:

- .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 1262.2.

12.1263 Exception 1263

12.1263.1 The lands shall only be used for the following purposes:

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

12.1263.2 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:
 - .a Interior Lot: 250 square metres
 - .b Corner Lot: 300 square metres
- .3 Minimum Lot Width:
 - .a Interior Lot: 9.7 metres
 - .b Corner Lot: 11.5 metres
- .4 Minimum Lot Depth: 26.0 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 Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front garage shall be 6.0 metres;
- .7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .8 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side; where the distance between the walls of two dwellings is less than 2.4 metre, no door or no window below grade will be permitted in any such wall; 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 of an interior lot; 50% of the minimum front yard area of a corner lot; and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front yard;
- .10 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be:
 - .i 3.1 metres if the lot width for a particular unit is than 10 metres;
 - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;

- .iii 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;
- .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
- .v for lots having a garage width of 16 metres or greater, there is no maximum garage door width restriction;
- .b the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the garage door width;
- .11 Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres

12.1263.3 for the purposes of Exception 1263:

- .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 1263.2.

12.1264 Exception 1264

12.1264.1 The lands shall only be used for the following purposes:

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

12.1264.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 190 square metres per dwelling unit;
 - .b Corner Lot: 240 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 24.9 metres per lot and, 7.5 metres per dwelling unit;
 - .b Corner Lot: 26.7 metres per lot and 10.5 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 26.0 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 Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres;
- .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 Landscaped Open Space: 40% of the minimum front yard area except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30% of the front yard;
- .9 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be:
 - .i 3.1 metres if the lot width for a particular dwelling unit is equal to or less than 8 metres;
 - .ii 3.7 metres if the lot width of a particular dwelling unit is greater than 8 metres;

- .b the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
 - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the garage door width;
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- .11 Maximum Number of Attached Dwelling Units: 8
- .12 Maximum Lot Coverage: none
- .13 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.

12.1264.3 for the purposes of Exception 1264:

- .1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1264.2.

12.1265 Exception 1265

12.1265.1 The lands shall only be used for the following purposes:

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

12.1265.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot: 23 metres
 - .b Corner Lot: 26 metres
- .2 Minimum Yard Depth from lot line abutting Main Street South: 30 metres
- .3 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- .4 Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.
- .5 Maximum Gross Residential Floor Area: 750 square metres, subject to the following:
 - .a Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:
 - .i for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
 - .ii for lots of 450 square metres to 750 square metres, floor space index of 0.52 is reduced by 0.02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor index of 0.40 times the lot area for a lot of 750 square metres;
 - .iii for lots of 750 square metres to 1000 square metres, floor space index of 0.40 is reduced by 0.01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
 - .iv for lots in excess of 1000 square metres, a floor space index of 0.35 times the lot area applies to a maximum gross residential floor area of 750 square metres.

12.1266 Exception 1266

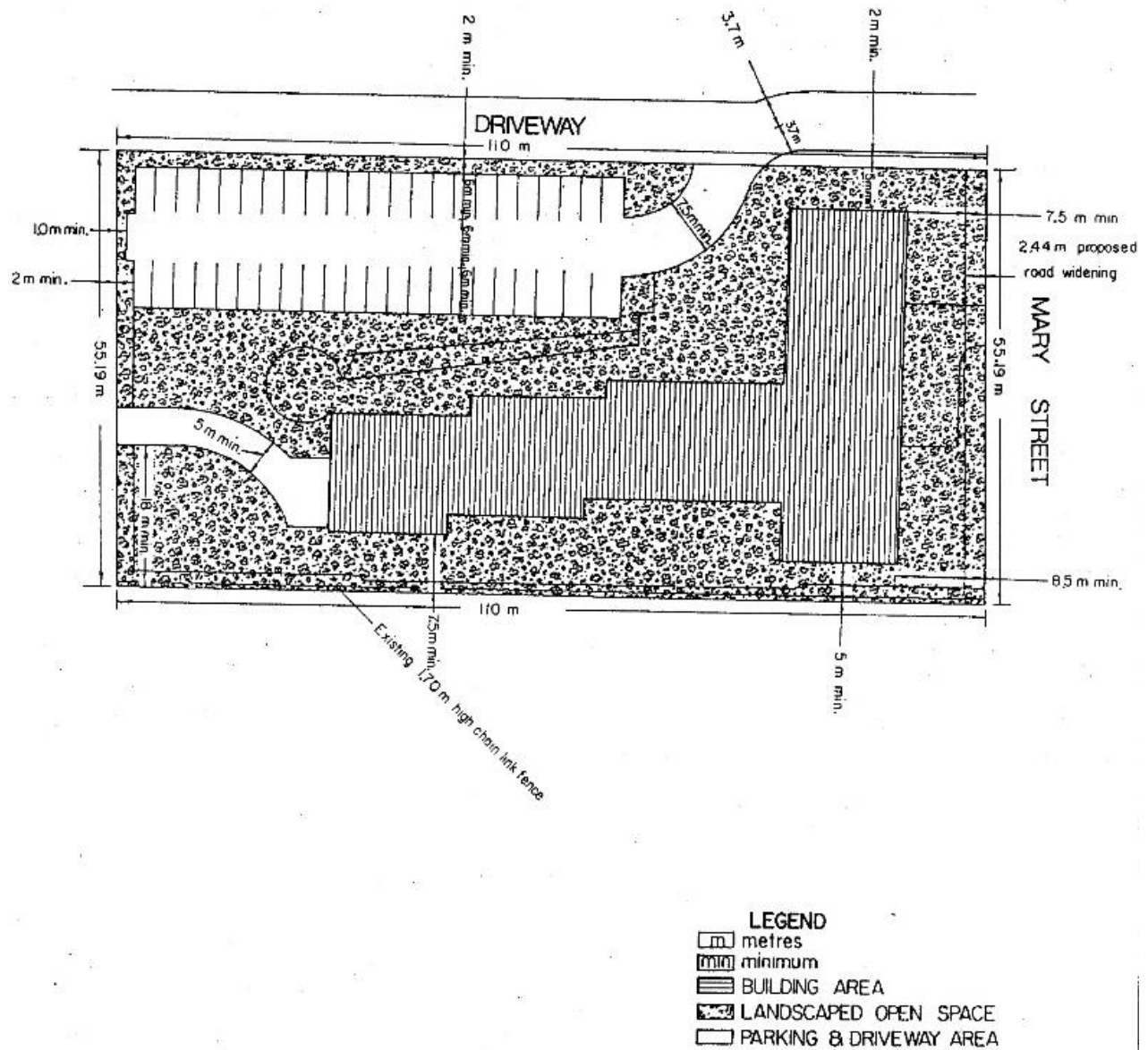
12.1266.1 The lands shall only be used for the following purposes:

- .1 senior citizens' apartment dwelling; and,
- .2 purposes accessory to the other permitted purpose.

12.1266.2 The lands shall be subject to the following requirements and restrictions:

- .1 the apartment dwelling and the parking shall be located within the area shown as BUILDING AREA, and PARKING AREA on Figure 1 - Exception 1266;
- .2 the Landscaped Open Space area shall be provided and maintained in the location shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 1266;
- .3 the minimum side yard width, minimum rear yard depth and minimum front yard depth shall be as shown on Figure 1 - Exception 1266;
- .4 the Minimum Lot Width shall be 55 metres;
- .5 the Maximum Floor Space Index shall be 1.24;
- .6 the Maximum Height of the building shall not exceed 5 storeys above the lower ground elevation; and,
- .7 all garbage and refuse storage containers shall be located within the apartment dwelling on the site.

Figure 1



12.1267 Exception 1267

12.1267.1 The lands shall only be used for the following purposes:

- .1 townhouse dwellings; and,
- .2 purposes accessory to the other permitted purpose.

12.1267.2 The lands shall be subject to the following requirements and restrictions:

- .1 a maximum of 60 townhouse dwelling units shall be permitted;
- .2 no parking areas shall be located closer than 3.0 metres to any lands zoned NS or OS;
- .3 no buildings or structures shall be located closer than 7.5 metres to any lands zoned NS or OS;
- .4 no building or structure shall be located closer to any property boundary than 7.5 metres;
- .5 the Maximum Number of Dwelling Units per townhouse dwelling shall be 8; and,
- .6 all buildings shall be setback a minimum distance of 14.0 metres from Steeles Avenue.

12.1269 Exception 1269

12.1269.1 The lands shall only be used for the following purposes:

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

12.1269.2 The lands shall be subject to the following requirements and restrictions:

- .1 all garbage and refuse containers shall be located within the building;
- .2 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;
- .3 an adult entertainment parlour shall not be permitted;
- .4 no outside storage or display of goods shall be permitted; and,
- .5 no building shall be located closer than 8 metres to Chinguacousy Road.

12.1270 Exception 1270

12.1270.1 The lands shall only be used for the following purposes:

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

12.1270.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 175 square metres per dwelling unit;
 - .b Corner Lot: 260 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 21.0 metres per lot and, 6.2 metres per dwelling unit;
 - .b Corner Lot: 22.8 metres and 9.2 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 28 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 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 zero metres; or, 4.0 metres where the side yard of a lot abuts a NS - Exception 1272 zone, and the lot area of that dwelling unit is in excess of 300 square metres;
- .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 building, and structural setback (both above and below grade, including road pavement and services, but excluding berming and fencing) to Highway Number 410 right-of-way: shall be 14.0 metres;
- .9 Minimum Building Height of the dwelling: 8.0 metres
- .10 Minimum Landscaped Open Space: 40% of the front yard area; except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30% of the front yard;
- .11 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be:
 - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres;

- .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres;
- .iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres;
- .b the maximum 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;
- .12 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- .13 no more than 8 dwelling units shall be attached, or the total maximum dwelling width shall be 5.1 metres, whichever is the greater;
- .14 Maximum Lot Coverage: none
- .15 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.

12.1270.3 for the purposes of Exception 1270:

- .1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1270.2.

12.1271 Exception 1271

12.1271.1 The lands shall only be used for the following purposes:

- .1 flood and erosion
- .2 conservation area or purpose;

12.1271.2 The lands shall be subject to the following requirements and restrictions:

- .3 no person shall, within any Natural System zone, erect, alter or use any building or structure (including a berm) for any purpose except that of flood or erosion control.

12.1271.3 for the purposes of Exception 1271:

- .1 shall also be subject to the requirements and restrictions relating to the NS zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1271.2.

12.1272 Exception 1272

12.1272.1 The lands shall only be used for the following purposes:

- .1 an indoor or outdoor recreation facility operated by, or licensed by, or leased from, or managed under an agreement with a public authority, including a conservation authority;
- .2 any conservation area or purpose;
- .3 only in conjunction with an indoor or outdoor recreation facility a lounge or restaurant;
- .4 flood and erosion control; and,
- .5 purposes accessory to the other permitted purposes;

12.1272.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Lot Coverage: 33.3%
- .2 Minimum Yard Setback: 7.5 metres or $\frac{1}{2}$ of the height of the building whichever is the greater;
- .3 minimum building, and structural setback (both above and below grade, including road pavement and services, but excluding fencing) to Highway Number 410 right-of-way: shall be 14.0 metres;
- .4 minimum building, and structural setback (both above and below grade, including road pavement and services, but excluding fencing) to P, NS or OS zones: shall be 5.0 metres;
- .5 Parking: parking spaces shall be provided and maintained in accordance with section 4.1 of this by-law;
- .6 a lounge or restaurant permitted by Exception 1273.1(3) shall not exceed 15% of the gross floor area on the site and shall not be located within 30 metres of a residentially zoned property.

12.1272.3 for the purposes of Exception 1272:

- .1 shall also be subject to the requirements and restrictions relating to the P, NS or OS zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1272.2.

12.1273 Exception 1273

12.1273.1 The lands shall only be used for the following purposes:

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

12.1273.2 The lands shall be subject to the following requirements and restrictions:

- .1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;
- .2 the Maximum Number of Dwelling Units which may be attached shall not exceed 8;
- .3 the Minimum Lot Area per dwelling unit shall be:
 - .a Interior Lot: 185 square metres; and,
 - .b Corner Lot: 275 square metres.
- .4 the Minimum Lot Width per dwelling unit shall be:
 - .a Interior Lot: 6 metres; and,
 - .b Corner Lot: 9 metres.
- .5 no building shall be located closer than 14 metres to Chinguacousy Road.

12.1274 Exception 1274

12.1274.1 The lands shall only be used for the following purposes:

- .1 office uses;
- .2 research and development facilities;
- .3 the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods or materials within an enclosed building, but excluding a motor vehicle repair and motor vehicle body shop as a principle or accessory use;
- .4 a radio or television broadcasting and transmission establishment;
- .5 only in conjunction with the uses permitted in Exception 1274.1(1) through (4) the following Accessory uses:
 - .a a conference centre;
 - .b a bank, trust company or financial institution;
 - .c a dry cleaning and laundry depot;
 - .d a dining room restaurant; a cafeteria; a take-out restaurant;
 - .e a personal service shop;
 - .f a printing or copying establishment;
 - .g a health centre;
 - .h a day nursery;
- .6 purposes accessory to the other permitted purposes.

12.1274.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 60 metres
- .2 Minimum Front Yard Depth: 15.0 metres
- .3 Minimum Interior Side Yard Width: 6.0 metres
- .4 Minimum Exterior Side Yard Width: 6.0 metres
- .5 Minimum Rear Yard Depth: 12.0 metres
- .6 Minimum Lot Depth: 45 metres
- .7 Maximum Building Height: 3 storeys
- .8 Minimum Landscaped Open Space: 50% of the following:

- .a minimum required front yard area; and,
 - .b minimum required side yard.
- .9 uses permitted in Exception 1274.1(5) shall be limited to a maximum of 4% of the gross floor area of all buildings within the PE – Exception 1274, PE – Exception 1276, and PE – Exception 1277 zones up to a maximum gross floor area of 3716 square metres;
 - .10 no outdoor storage, or display and/or sales of goods and materials shall be permitted;
 - .11 all garbage and refuse storage, including any containers for the storage or recyclable materials, shall be enclosed within a building;
 - .12 an adult entertainment parlour, an adult videotape store or an adult bookstore shall not be permitted;
 - .13 an administrative office of a municipal or regional government or school board shall not be permitted;
 - .14 the gross floor area of all buildings and structures, located on lands zoned PE – Exception 1274, PE – Exception 1276, and PE – Exception 1277 shall not exceed 96,100 square metres;
 - .15 the minimum gross floor area for any office use permitted in Exception 1274.1(1) through (4) shall be 9290 square metres and no tenancy shall be created or demised with respect to an area less than 9290 square metres;
 - .16 for the purposes of calculating the parking supply in this zone, the total number of parking spaces located on lands zoned PE – Exception 1274, PE – Exception 1276, and PE – Exception 1277, shall be used.

12.1274.3 for the purposes of Exception 1274:

- .1 shall also be subject to the requirements and restrictions relating to the PE zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1274.2.
- .2 CONFERENCE CENTRE shall mean “a building or place which is used for the assembly of persons for private conference or meeting activities of a political, charitable, educational, social, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function”.

12.1275 Exception 1275

12.1275.1 The lands shall only be used for the following purposes:

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

12.1275.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 270 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.6 metres
 - .b Corner Lot: 10.2 metres
- .3 Minimum Lot Depth: 27 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
- .6 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres
- .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: 40% of the minimum front yard area
- .9 the maximum cumulative garage door width shall be:
 - .a 3.7 metres if the lot width for a particular unit is less than 10.4 metres;
 - .b 4.6 metres if the lot width for a particular units is less than 11.6 metres but greater than or equal to 10.4 metres;
 - .c 4.9 metres if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
 - .d 5.5 metres if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 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;

12.1275.3 for the purposes of Exception 1275:

- .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 1275.2.

12.1276 Exception 1276

12.1276.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes allowed in the PE – Exception 1274 zone.

12.1276.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Minimum Gross Floor Area for any use permitted in an Exception 1276 zone shall be 8361 square metres and no tenancy shall be created or demised with respect to an area less than 8361 square metres;

12.1276.3 for the purposes of Exception 1276:

- .1 shall also be subject to the requirements and restrictions relating to the PE – Exception 1274 and the PE zones and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1276.2.
- .2 CONFERENCE CENTRE shall mean “a building or place which is used for the assembly of persons for private conference or meeting activities of a political, charitable, educational, social, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function”.

12.1277 Exception 1277

12.1277.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes allowed in the PE – Exception 1274 zone and the following use:
 - .a a training facility;

12.1277.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Minimum Gross Floor Area for any use permitted in an Exception 1277 zone shall be 1672 square metres and no tenancy shall be created or demised with respect to an area less than 1672 square metres;

12.1277.3 for the purposes of Exception 1277:

- .1 shall also be subject to the requirements and restrictions relating to the Exception 1277 and the PE zones and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1277.2.
- .2 CONFERENCE CENTRE shall mean “a building or place which is used for the assembly of persons for private conference or meeting activities of a political, charitable, educational, social, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function”.
- .3 TRAINING FACILITY shall mean “a building or place where training in language skills, secretarial skills or other trade skills, is provided with or without compensation. Training facilities as described above shall not include the outdoor storage of goods or materials or the operation of any training program outside of the building”.

12.1278 Exception 1278

12.1278.1 The lands shall only be used for the following purposes:

- .1 Commercial
 - .a a retail establishment having no outside storage;
 - .b a supermarket;
 - .c a service shop;
 - .d a personal service shop;
 - .e a bank, trust company, and finance company;
 - .f an office;
 - .g a dry cleaning and laundry distribution station;
 - .h a laundromat;
 - .i a dining room restaurant, a convenience restaurant, and a take-out restaurant;
 - .j a printing or copying establishment;
 - .k a commercial school;
 - .l a garden centre sales establishment, with no outside storage;
 - .m a temporary open air market;
 - .n a place of commercial recreation but not including a billiard hall;
 - .o a community club;
 - .p a health or fitness centre;
 - .q a custom workshop;
 - .r an animal hospital;
 - .s a day nursery
- .2 Accessory
 - .a purposes accessory to the other permitted purposes.

12.1278.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Maximum Gross Leasable Commercial Floor Area of a supermarket: 5,388 square metres;
- .2 Minimum Yard Depth or Width:

- .a abutting the Countryside Drive lot line: 6.0 metres;
 - .b abutting the Airport Road lot line: 6.0 metres;
 - .c abutting all public road lot lines: 4.5 metres;
 - .d abutting all other lot lines: 3.0 metres
- .3 Stacking Spaces for a drive through facility shall not be located closer than 3.0 metres to the north lot line (Countryside Drive), and shall not be located closer than 15.0 metres to the east lot line (Airport Road);
 - .4 a supermarket shall not be located within 90 metres of Airport Road;
 - .5 a dining room restaurant, a convenience restaurant, and a take-out restaurant; shall not be located within 40.0 metres of the rear lot line;
 - .6 Maximum Building Height: 1 storey;
 - .7 all garbage and refuse storage; including any containers for the storage of recyclable materials, shall be enclosed within a building;
 - .8 the openings for waste disposal facilities of any buildings shall face away from residential uses and a public street, or shall be screened from view from residential uses or a public street;
 - .9 truck loading doors shall not be located within 40.0 metres of any adjacent public road, unless screened from such public road;
 - .10 Minimum Landscaped Open Space:
 - .a a minimum 3.0 metre wide abutting all lot lines, except at approved access locations;
 - .11 notwithstanding any other zoning provisions, to the contrary, the lands zoned Exception 1278 shall be treated as a single lot for zoning purposes.

12.1278.3 for the purposes of Exception 1278:

- .1 shall also be subject to the requirements and restrictions of the GC zone, and all the general provisions of this by-law which are not in conflict with those set out in Exception 1278.2.
- .2 FRONT LOT LINE shall mean the lot line abutting Countryside Drive.

12.1279 Exception 1279

12.1279.1 The lands shall only be used for the following purposes:

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

12.1279.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 360 square metres
 - .b Corner Lot: 410 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.0 metres
 - .b Corner Lot: 13.8 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard:
 - .a 0.6 metres, provided that the combined total of the interior side yards is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .7 Minimum Exterior Side Yard Width: 3.0 metres
- .8 Minimum Landscaped Open Space:
 - .a 40 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall be applied to garages:
 - .a the maximum garage door width shall be 5.0 metres or two – 2.5m doors;
 - .b the maximum garage door 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 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

- .10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior side yard and front yard setback.
- .12 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior side yard and front yard setback.
- .13 for the purposes of this section, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;
- .14 for the purposes of this section, the front wall of a dwelling shall be defined as the dwelling wall closest to the front lot line whether it be at ground level or a second storey.

12.1279.3 for the purposes of Exception 1279:

- .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 1279.2.

12.1280 Exception 1280

12.1280.1 The lands shall only be used for the following purposes:

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

12.1280.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 405 square metres
 - .b Corner Lot: 460 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.5 metres
 - .b Corner Lot: 15.3 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard: 1.2 metres
- .7 Minimum Exterior Side Yard Width: 3.0 metres
- .8 Minimum Landscaped Open Space:
 - .a 40 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is great than 25 degrees.
- .9 the following provisions shall be applied to garages:
 - .a the maximum garage door width shall be 5.5 metres or two – 2.75m doors;
 - .b the maximum garage door 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 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

- .11 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior side yard and front yard setback;
- .12 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior side yard and front yard setback;
- .13 for the purposes of this section, the front wall of a dwelling shall be defined as the dwelling wall closest to the front lot line whether it be at ground level or second storey..

12.1280.3 for the purposes of Exception 1280:

- .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 1280.2.

12.1281 Exception 1281

12.1281.1 The lands shall only be used for the following purposes:

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

12.1281.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 450 square metres
 - .b Corner Lot: 505 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 15.0 metres
 - .b Corner Lot: 16.8 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard: 1.2 metres
- .7 Minimum Exterior Side Yard Width: 3.0 metres
- .8 Minimum Landscaped Open Space:
 - .a 50 percent of the minimum front yard area;
 - .b 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is great than 25 degrees.
- .9 the following provisions shall be applied to garages:
 - .a the maximum garage door width shall be 5.5 metres or two – 2.75m doors, on a lot having a lot width of less than 16 metres but greater than or equal to 15 metres;
 - .b the garage door may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 meters closer to the front lot line than the ground floor main entrance of the dwelling unit; and,
 - .c 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 Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling. This projection shall apply to the ground floor of the front wall and not the second storey.
- .11 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior side yard and front yard setback.
- .12 Maximum Bay Window Projection: 1.8 meters into the minimum rear yard, exterior side yard and front yard setback;
- .13 for the purposes of this section, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;

12.1281.3 for the purposes of Exception 1281:

- .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 1281.2.

12.1282 Exception 1282

12.1282.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in the LC zone;
- .2 a convenience store;
- .3 a banquet facility;
- .4 a tool and equipment rental establishment;
- .5 and purposes accessory to the other permitted purposes.

12.1282.2 The following uses are specifically prohibited:

- .1 adult entertainment parlour;
- .2 adult video store;
- .3 pool hall or amusement arcade;
- .4 temporary open air markets;
- .5 the storage of goods and materials outside of a building;
- .6 a free-standing restaurant;
- .7 a restaurant with a drive-through facility; and,
- .8 a restaurant or waste disposal and loading facilities within 20 metres of a residential zone.

12.1282.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard and Exterior Side Yard Depth: 5.0 metres
- .2 Minimum Interior Side Yard Depth: 3.0 metres except abutting a residential or institutional zone the minimum interior side yard depth shall be 5.0 metres;
- .3 Minimum Rear Yard Depth: 5.0 metres except abutting a residential or institutional zone the minimum rear yard depth shall be 9.0 metres;
- .4 Minimum Landscaped Open Space: 3.0 metres abutting Steeles Avenue and Financial Drive, and 3.0 metres interior side yard and rear yard. Except at approved access locations

12.1282.4 for the purposes of Exception 1282:

- .1 shall also be subject to the requirements and restrictions relating to the LC zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1282.3.

12.1283 Exception 1283

12.1283.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in an NS or OS zone; and
- .2 existing agricultural uses and a single detached dwelling

12.1283.2 The lands shall be subject to the following requirements and restrictions:

- .1 the purposes permitted by Exception 1283.1(2) shall be subject to the requirements and restrictions of the Agricultural (A) zone.

12.1283.3 for the purposes of Exception 1283:

- .1 shall also be subject to the requirements and restrictions relating to the NS and OS zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1283.2.

12.1284 Exception 1284

12.1284.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in the NS zone; and that do not require any soil disturbance

12.1284.2 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 and the land shall not be subject to any soil disturbance without the approval of the City.

12.1284.3 for the purposes of Exception 1284:

- .1 shall also be subject to the requirements and restrictions relating to the NS zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1284.2.

12.1285 Exception 1285

12.1285.1 The lands shall only be used for the following purposes:

- .1 those uses permitted in a HC zone except a parking lot, a service station, a taxi or bus station, motor vehicle or boat sales;
- .2 a retail establishment having no outside storage, a personal service shop, a convenience store;
- .3 a dry cleaning or laundry distribution station;
- .4 a bank or trust company or finance company;
- .5 purposes accessory to the other permitted uses

12.1285.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Yard Setbacks:
 - .a abutting Hurontario Street: 6.5m
 - .b abutting lands zoned Institutional: 1.5m
 - .c abutting Conservation Drive: 6.0m except where there is a projecting canopy in which case the minimum side yard will be 1.5m
 - .d abutting lands zoned Residential: 10.0m
- .2 Maximum Building Height: 2 storeys
- .3 Minimum Landscaped Open Space:
 - .a 3.0 metres abutting Hurontario Street and Conservation Drive, except at approved access locations;
 - .b 1.5 metres abutting lands zoned Institutional;
 - .c 3.0 metres abutting lands zoned Residential
- .4 a stacking lane for fast food restaurant with a drive through facility shall be a minimum of 6.0 metres from an approved access driveway;
- .5 speakers for fast food restaurants with a drive through shall be a minimum of 20.0 metres from lands zoned Residential;
- .6 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building;
- .7 all garbage and refuse storage, other than for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed

12.1285.3 for the purposes of Exception 1285:

- .1 Hurontario Street shall be deemed as the Front Yard;

12.1286 Exception 1286

12.1286.1 The lands shall only be used for the following purposes:

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

12.1286.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 270 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 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 the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Rear Yard Depth: 7.0 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .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: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.
- .9 The following provisions shall apply to garages:
 - .a the maximum garage door width shall be:
 - .i 3.1 metres if the lot width for a particular unit is less than 10 metres
 - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
 - .iii 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
 - .iv 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 a flankage lot line.

- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the 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 or front wall of a dwelling.
- .11 The driveway width shall not exceed the width of the garage.
- .12 Maximum Porch and Bay Window Projections (with or without foundations):
1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.
- .13 Minimum setback from the Canadian National:
Railway right-of-way: 30.0 metres
- .14 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.

12.1286.3 for the purposes of Exception 1286:

- .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 1286.2.

12.1286.4 Holding (H):

- .1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel;
- .2 Until the holding (H) symbol is removed, the lands designated R1 (H) – Exception 1286 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

12.1287 Exception 1287

12.1287.1 The lands shall only be used for the following purposes:

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

12.1287.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 204 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
 - .b Corner Lot: 15.4 metres per lot and 8.6 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 the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Rear Yard Depth: 7.0 metres
- .6 Minimum Exterior Side Yard Width: 3.0 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: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.
- .9 The following provisions shall apply to garages:
 - .a the maximum garage door width per dwelling unit shall be:
 - .i 2.5 metres if the lot width for a particular unit is less than 7 metres
 - .ii 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
 - .iii 3.7 metres if the lot width for a particular unit is greater than 8 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 0.9 metres more than 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 or front wall of a dwelling.
- .11 The driveway width shall not exceed the width of the garage.
- .12 Maximum Porch and Bay Window Projections (with or without foundations):
1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth
- .13 Minimum setback from the Canadian National Railway right-of-way: 30.0 metres
- .14 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.

12.1287.3 for the purposes of Exception 1287:

- .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 1287.2.

12.1287.4 Holding (H):

- .1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel;
- .2 Until the holding (H) symbol is removed, the lands designated R1 (H) – Exception 1287 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

12.1288 Exception 1288

12.1288.1 The lands shall only be used for the following purposes:

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

12.1288.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 174 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 20.4 metres per lot and 6.0 metres per dwelling unit;
 - .b Corner Lot: 22.2 metres per lot and 9.0 metres per dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 29.0 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: 7.0 metres
- .6 For a dwelling unit and an attached garage with a garage door facing a flankage lot line the minimum rear yard depth shall be 0.0 metres.
- .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: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.
- .10 The minimum private amenity area for a dwelling unit and an attached garage with a garage door facing the flankage lot line shall be 42 square metres.
- .11 Maximum Lot Coverage: none
- .12 The following provisions shall apply to garages:
 - .a the maximum garage door width per dwelling unit shall be:
 - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres
 - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres
 - .iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 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.
- .13 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .14 The driveway width shall not exceed the width of the garage.
- .15 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.
- .16 Minimum setback from the Canadian National Railway right-of-way: 30.0 metres
- .17 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.
- .18 For a dwelling unit and an attached garage with a garage door facing a flankage lot line, direct pedestrian access from the exterior side yard to the private amenity area shall be provided with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- .19 no more than nine dwelling units shall be attached.
- .20 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.
- .21 the holding (H) symbol shall not be removed until approval of a site plan to the satisfaction of the City's Planning, Design and Development Department.
- .22 until the holding (H) symbol is removed, the lands designated R2(H) – Exception 1288 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

12.1288.3 for the purposes of Exception 1288:

- .1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1288.2.

12.1289 Exception 1289

12.1289.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for those purposes permitted in a HC zone;

12.1289.2 for the purposes of Exception 1289:

- .1 Shall also be subject to the requirements and restrictions of the HC zone and all the general provisions of this by-law which are not in conflict with those in Exception 1289.2.

12.1289.3 Holding (H):

- .1 The holding (H) symbol shall not be removed until approval of a site plan to the satisfaction of the City's Planning, Design and Development Department.
- .2 Until the holding (H) symbol is removed, the lands designated HC (H) – Exception 1289 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

12.1290 Exception 1290

12.1290.1 The lands shall only be used for the following purposes:

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

12.1290.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area
 - .a Interior Lot – 342 square metres
 - .b Corner Lot – 387 square metres
- .2 Minimum Lot Width
 - .a Interior Lot – 13.7 metres
 - .b Corner Lot – 15.5 metres
- .3 Minimum Lot Depth – 25.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front wall of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line;
- .6 Minimum Rear Yard Depth: 7.0 metres;
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres on one side 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: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .9 No garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;
- .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 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;
- .11 The driveway width shall not exceed the width of the garage
- .12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth
- .13 Minimum setback from the Canadian National Railway right-of-way: 30.0 metres

12.1290.3 for the purposes of Exception 1290:

- .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 1290.2.

12.1292 Exception 1292

12.1292.1 The lands shall only be used for the following purposes:

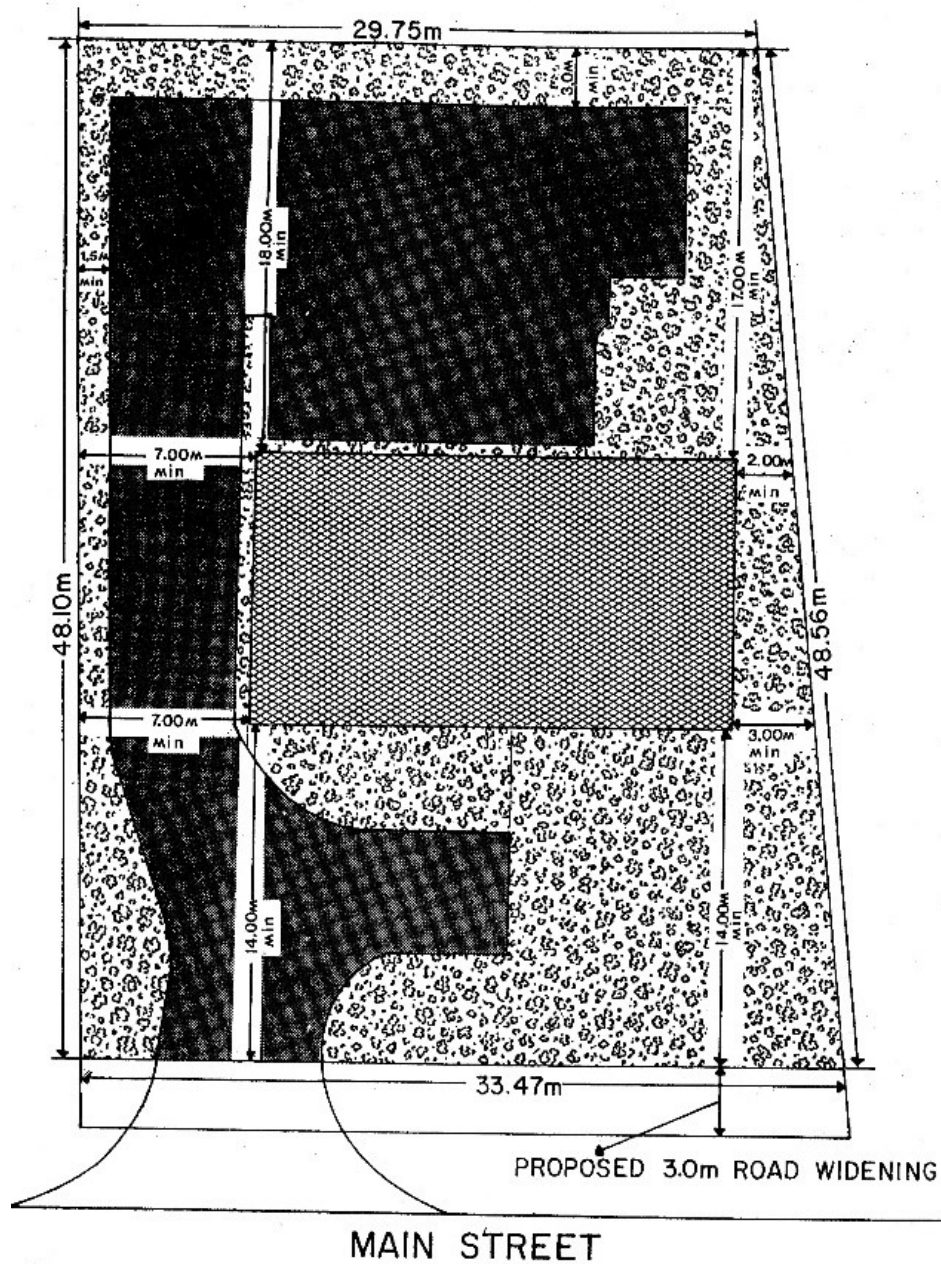
- .1 either:
 - .a a single detached dwelling;
 - .b a home occupation; and,
 - .c purposes accessory to the other permitted purposes.
- .2 or:
 - .a offices other than offices for a doctor, dentist or drugless practitioner, or real estate offices; or,
 - .b purposes accessory to the other permitted purposes.

12.1292.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Minimum Lot Width shall be 30 metres;
- .2 the minimum front, rear and side yard depths and widths shall be as shown on Figure 1 - Exception 1292;
- .3 the building shall be located only within the area shown as BUILDING AREA on Figure 1 - Exception 1292;
- .4 the height of the building located with the area shown as BUILDING AREA on Figure 1 - Exception 1292 shall not exceed 1 storey when measured from the front wall of the structure, and shall not exceed 2 storeys when measured from the rear wall of the structure;
- .5 Parking shall be provided and maintained in the locations shown as PARKING AREA on Figure 1 - Exception 1292;
- .6 Landscaped Open Space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 1292;
- .7 no outside storage or display of goods shall be permitted;
- .8 all garbage and refuse containers shall be located within a building;
- .9 no floodlighting shall be permitted on the site;
- .10 one non-illuminated sign shall be permitted on the site, provided it is attached to the wall of the existing structure which faces a public road allowance and it has a sign area of no more than 0.25 square metres;
- .11 the Maximum Gross Commercial Floor Area to be used for offices other than offices for a doctor, dentist or drugless practitioner, or real estate offices shall not exceed 282 square metres;

- .12 personal service uses shall not be permitted on the site; and,
- .13 regulations (e) to (l), inclusive, shall apply only in the event that the building identified on Figure 1 - Exception 1292 as BUILDING AREA is used for offices other than offices for a doctor, dentist or drugless practitioner, or real estate offices.

Figure 1



 LANDSCAPED OPEN SPACE

 PARKING AREA

 BUILDING AREA

12.1294 Exception 1294

12.1294.1 The lands shall only be used for the following purposes:

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

12.1294.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 275 square metres
 - .b Corner Lot – 320 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres
 - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth: 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 and no garage shall face the exterior side yard lot line;
- .6 Minimum Rear Yard Depth: 7.0 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: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .9 No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .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 that ground floor main entrance of the dwelling unit;

- .c 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;
- .11 The driveway width shall not exceed the width of the garage.
- .12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth
- .13 Minimum setback from the Canadian National Railway boundary: 30.0 metres

12.1294.3 for the purposes of Exception 1294:

- .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 1294.2.

12.1295 Exception 1295

12.1295.1 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.

12.1295.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 217 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 17.4 metres per lot, and 8.7 metres per dwelling unit.
 - .b Corner Lot: 19.2 metres per lot, and 10.5 metres for the dwelling unit closest to the flanking lot line;
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres from 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 and no garage shall face the exterior side yard lot line;
- .6 Minimum Rear Yard Depth: 7.0 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 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.
- .9 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 that ground floor main entrance of the dwelling unit;
 - .c the interior garage width:
 - .i for a dwelling unit having a lot width less than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0 metres from the garage door opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

- .ii for a dwelling unit having a lot width equal to or greater than 11.0 metres for the particular unit, 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;
- .10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling unit for the particular unit.
- .11 The driveway width shall not exceed the width of the garage.
- .12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.
- .13 Minimum setback from the Canadian National Railway right-of-way: 30.0 metres
- .14 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.

12.1295.3 for the purposes of Exception 1295:

- .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 1295.2.

12.1296 Exception 1296

12.1296.1 The lands shall only be used for the following purposes:

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

12.1296.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 150 square metres per dwelling unit
- .2 Minimum Lot Width:
 - .a Interior Lot: 20.4 metres per lot and 6.0 metres per dwelling unit;
 - .b Corner Lot: 22.2 metres per lot and 9.0 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- .5 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 a garage shall be 6.0 metres;
- .6 Minimum Rear Yard Depth: 7.0 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 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .9 Minimum Dwelling Unit Width: 6.0 metres;
- .10 No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling unit for the particular unit;
- .11 The following provisions shall apply to garages:
 - .a the maximum garage door width per dwelling unit shall be:
 - .i 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 6 metres;
 - .ii 3.7 metres if the lot width for a particular dwelling units is greater than 8 metres;
 - .iii 4.9 metres for a dwelling unit where the main entrance is located in an exterior side wall

- .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 door opening shall not exceed 0.6 metres over the garage door width permitted on the lot;
- .12 The driveway width shall not exceed the width of the garage.
- .13 Maximum Lot Coverage: none;
- .14 No more than 8 dwelling units shall be attached;
- .15 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.
- .16 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth
- .17 Minimum setback from the Canadian National Railway bright-of-way: 30.0 metre

12.1296.3 for the purposes of Exception 1296:

- .1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1296.2.

12.1298 Exception 1298

12.1298.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted by Exception 1298.1(1)(a), or the purposes permitted by Exception 1298.1(1)(b), but not both sections and not any combination of both sections:

either:

- .a the following:

- .i a stormwater management facility;

or:

- .b the following:

- .i those purposes permitted in an Exception 1290 zone;

12.1298.2 The lands shall be subject to the following requirements and restrictions:

- .1 For those purposes permitted in an Exception 1290 zone, the requirements and restrictions as set out in an Exception 1290 zone;

12.1298.3 for the purposes of Exception 1298:

- .1 Shall also be subject to the requirements and restrictions of the NS zone and all the general provisions of this by-law which are not in conflict with those in Exception 1298.2 and 1298.4.

12.1298.4 Holding (H):

- .1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received the following confirmation of the final size of the stormwater management pond to the satisfaction of the Commissioner of Planning, Design and Development and the Credit Valley Conservation. Reducing the regional storm control pond to the 100 year storm control pond will not be determined until sign-off has been received from all of the downstream landowners for the post-development Regional Storm floodplain and in the event that sign-off does not occur the size of the pond will remain as a regional storm control pond.
- .2 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel.
- .3 Until the holding (H) symbol is removed, the lands designated NS (H) – Exception 1298 shall only be used for those purposes permitted in NS (H) – Exception 1298.1(1)(a), subject to the requirements and restrictions of a NS zone.

12.1299 Exception 1299

12.1299.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted by Exception 1299.1.1.a, or the purposes permitted by Exception 1299.1.1.b, but not both sections and not any combination of both sections:
either:
 - .a the following:
 - .i a stormwater management facility;
 - or:
 - .b the following:
 - .i those purposes permitted in a R1 - Exception 1294 zone;

12.1299.2 The lands shall be subject to the following requirements and restrictions:

- .1 For those purposes permitted in a R1 - Exception 1294 zone, the requirements and restrictions as set out in a R1 - Exception 1294 zone;

12.1299.3 for the purpose of Exception 1299:

- .1 Shall also be subject to the requirements and restrictions of the NS zone and all the general provisions of this by-law which are not in conflict with those in Exception 1299.2.

12.1299.4 Holding (H):

- .1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received the following confirmation of the final size of the stormwater management pond to the satisfaction of the Commissioner of Planning, Design and Development and the Credit Valley Conservation. Reducing the regional storm control pond to the 100 year storm control pond will not be determined until sign-off has been received from all of the downstream landowners for the post-development Regional Storm floodplain and in the event that sign-off does not occur the size of the pond will remain as a regional storm control pond.
- .2 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel.
- .3 Until the holding (H) symbol is removed, the lands designated NS (H) – Exception 1299 shall only be used for those purposes permitted in NS (H) – Exception 1299.1.1.a zone, subject to the requirements and restrictions of a NS zone.