

12.1400 Exception 1400

12.1400.1 The lands shall only be used for the following purposes:

- .1 uses permitted in an R1 Zone.

12.1400.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a 450 square metres for lots abutting onto Hurontario Street;
 - .b 535 square metres for all other lots;
- .2 Minimum Lot Width: 15.0 metres;
- .3 Minimum Lot Depth: 24.5 metres;
- .4 Minimum Interior Side Yard Width:
 - .a 1.2 metres for 1 storey;
 - .b 1.5 metres for 2 storeys;
 - .c 1.8 metres for lots, which have a lot width of 18.0 metres or greater;
- .5 Minimum Front Yard Setback:
 - .a 4.5 metres to the dwelling;
 - .b 6.0 metres to the garage door;

12.1400.3 for the purposes of exception 1400:

- .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 do not conflict with those set out in exceptions 1400.1 and 1400.2.

12.1401 Exception 1401

12.1401.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling.

12.1401.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 150 square metres per dwelling
- .2 Minimum Lot Width:
 - .a corner lot: 7.0 metres
 - .b interior: 6.0 metres
- .3 Minimum Front Yard Depth from front wall of a dwelling unit to a private road: 3.0 metres
- .4 Minimum Rear Yard Depth: 7.5 metres
- .5 Minimum Exterior Side Yard Width: 2.0 metres
- .6 Minimum Interior Side Yard Width: 1.2 metres
- .7 Minimum Building Height: 2 storeys
- .8 Maximum Lot Coverage: none
- .9 Minimum Landscaped Open Space:
 - .a Other than approved driveway locations, the areas of the front and side yard of a dwelling shall only be used as a landscaped open space;
 - .b Each dwelling unit shall have a minimum of 30 square metres of landscaped open space in its rear yard.
- .10 Garage Control:
 - .a The maximum garage door width per dwelling unit shall be 2.5 metres.
 - .b The aforementioned maximum garage door width may be increased by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the lot line than the ground floor main entrance of the dwelling unit;
 - .c No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of its dwelling unit.
 - .d These requirements do not apply to the garage door facing a flankage lot line
- .11 Fencing shall be permitted in the front yard as a landscaping element only.

12.1401.3 for the purposes of exception 1401:

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in exception 1401.2.

12.1402 Exception 1402

12.1402.1 The lands shall only be used for the following purposes:

- .1 a religious institution
- .2 purposes accessory to the other permitted purpose.

12.1402.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 9.0 metres
- .2 Minimum Rear Yard Depth: 4.0 metres
- .3 Minimum South Interior Side Yard Width: 80 metres
- .4 Minimum North Interior Side Yard Width: 7.5 metres
- .5 Minimum landscaped open space: 3.0 metres abutting all lot lines except at approved access locations
- .6 Maximum Building Height: 2 storeys
- .7 Minimum Number of Parking Spaces: 165
- .8 Maximum Worship Floor Area: 526 square metres
- .9 Maximum Gross Floor Area: 2,823 square metres.

12.1403 Exception 1403

12.1403.1 The lands shall only be used for the following purposes:

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

12.1403.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 129 square metres per dwelling unit
- .2 Minimum Lot Width:
 - .a Interior Lot – 6 metres per dwelling unit
 - .b Corner Lot – 9 metres per dwelling unit
- .3 Minimum Lot Depth: 21.5 metres per dwelling unit
- .4 Minimum Front Yard Depth:
 - .a 4.0 metres to the dwelling unit
 - .b 6.0 metres to the garage door
- .5 Minimum Rear Yard Depth: 6.0 metres
- .6 Minimum Interior Side Yard: 1.2 metres
- .7 Minimum Exterior Side Yard Width: 2.0 metres to the townhouse dwelling
- .8 Maximum Building Height: 12.0 metres
- .9 Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front yard or 1.5 metres into exterior side yard
- .10 Garage Control:
 - .a The maximum garage door width per dwelling unit shall be 2.5 metres. This may be increased by 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
 - .b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of its dwelling unit
 - .c Requirements (a) and (b) do not apply to a garage door facing a flankage lot line
- .11 Fencing: Fencing shall not be permitted in the front yard or within 1 metre of the exterior side lot line
- .12 Minimum Landscaped Open Space: Other than permitted driveways, encroachments and accessory structures the front, rear and side yards of a dwelling shall only be used as landscaped open space.

12.1403.3 for the purposes of Exception 1403:

- .1 a private road shall mean a road established as a common element
- .2 a road established as a common element condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street.

12.1404 Exception 1404

12.1404.1 The lands shall only be used for the following purposes:

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

12.1404.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Corner Lot: 1.8 metres wider than the minimum Interior Lot Width.
- .2 Minimum Exterior Side Yard Width: 3.0 metres
- .3 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
- .4 Minimum Rear Yard Depth: 7.25 metres
- .5 Maximum Building Height: 11.0 metres
- .6 When abutting a TransCanada Pipe Line right-of-way, the minimum building setback shall be 7.0 metres
- .7 A swimming pool shall be set back a minimum of 3.0 metres from the TransCanada Pipeline right-of-way
- .8 When abutting a Natural System (NS) zone, the minimum building setback shall be 9.0 metres, including swimming pool

12.1405 Exception 1405

12.1405.1 The lands shall only be used for the following purposes:

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

12.1405.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 3.0 metres
- .2 Minimum Lot Area: 270 square metres
- .3 Minimum Lot Depth: 18.0 metres
- .4 Minimum setback to a dwelling unit from a street: 4.5 metres
- .5 Minimum setback to the front of a garage: 6.0 metres
- .6 Minimum setback to the westerly property boundary: 7.25 metres
- .7 Minimum setback to the southerly property boundary: 1.2 metres
- .8 A garage is permitted to face the flankage lot line.

12.1406 Exception 1406

12.1406.1 The lands shall only be used for the following purposes:

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

12.1406.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width:
.a Corner Lot: 1.8 metres wider than the minimum Interior Lot Width.

.2 Minimum Exterior Side Yard Width: 3.0 metres

.3 Minimum Rear Yard Depth: 7.25 metres

.4 Maximum Building Height: 11.0 metres

.5 When abutting a TransCanada Pipe Line right-of-way, the minimum building setback shall be 7.0 metres

.6 A swimming pool shall be set back a minimum of 3.0 metres from the TransCanada Pipeline right-of-way

.7 When abutting a Natural System (NS) zone, the minimum building setback shall be 9.0 metres, including swimming pools.

12.1407 Exception 1407

12.1407.1 The lands shall only be used for the following purposes:

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

12.1407.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Corner Lot: 1.8 metres wider than the minimum Interior Lot Width.
- .2 Minimum Exterior Side Yard Width: 3.0 metres
- .3 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
- .4 Minimum Rear Yard Depth: 7.25 metres
- .5 Maximum Building Height: 11.0 metres
- .6 When abutting a Natural System (NS) zone, the minimum building setback shall be 9.0 metres, including swimming pools.

12.1408 Exception 1408

12.1408.1 The lands shall only be used for the following purposes:

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

12.1408.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Corner Lot: 1.8 metres wider than the minimum Interior Lot Width.
- .2 Minimum Lot Depth: 15.0 metres
- .3 Minimum Exterior Side Yard Width: 3.0 metres
- .4 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
- .5 Minimum Rear Yard Depth: 5.5 metres
- .6 Maximum Building Height: 11.0 metres

12.1409 Exception 1409

12.1409.1 The lands shall only be used for the following purposes:

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

12.1409.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Dwelling Unit Width: 5.6 metres
- .2 Minimum Rear Yard Depth: 7.25 metres
- .3 Maximum Building Height: 11.0 metres
- .4 When abutting a TransCanada Pipe Line right-of-way, the minimum building setback shall be 7.0 metres
- .5 A swimming pool shall be set back a minimum of 3.0 metres from the TransCanada Pipeline right-of-way
- .6 When abutting a Natural System (NS) zone, the minimum building setback shall be 9.0 metres, including swimming pools.

12.1410 Exception 1410

12.1410.1 The lands shall only be used for the following purposes:

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

12.1410.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Dwelling Unit Width: 5.6 metres
- .2 Minimum Rear Yard Depth: 7.25 metres
- .3 Maximum Building Height: 11.0 metres
- .4 When abutting a Natural System (NS) zone, the minimum building setback shall be 9.0 metres.

12.1411 Exception 1411

12.1411.1 The lands shall only be used for the following purposes:

- .1 a convenience restaurant; and,
- .2 the purposes permitted in the GE zone.

12.1411.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Gross Commercial Floor Area of the convenience restaurant shall not exceed 102 square metres; and,
- .2 a minimum of 50 parking spaces shall be provided on the site.

12.1412 Exception 1412

12.1412.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in a GC zone;
- .2 a dry cleaning and laundry establishment, using only non-toxic, non-flammable materials; and,
- .3 one billiard hall in conjunction with a dining room restaurant or convenience restaurant.
- .4 movie theatres

12.1412.2 The lands shall be subject to the following requirements and restrictions:

- .1 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats

12.1413 Exception 1413

12.1413.1 The lands shall only be used for the following purposes:

- .1 one automated fuel dispensing operation only;
- .2 public warehouse;
- .3 one caretaker residence only;
- .4 outside storage of a maximum of 23 boats and recreational vehicles in good condition; and,
- .5 purposes accessory to other permitted purposes.

12.1413.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 18 metres
- .2 Minimum Interior Side Yard Width: 7.6 metres
- .3 Minimum Landscaped Open Space: 350 square metres in the front yard
- .4 the Gross Floor Area for buildings used for public warehouse purposes shall not exceed 3,010 square metres.
- .5 the Gross Floor Area for a caretaker residence shall not exceed 178 square metres.
- .6 a minimum of 25 parking spaces shall be provided.

12.1413.3 for the purposes of Exception 1413:

- .1 Automated Fuel Dispensing Facility shall mean a building or place where gasoline, diesel and other motor vehicle fuel are kept for sale by the operation of a key or a credit card but where no repairs or other automotive services are performed.

12.1414 Exception 1414

12.1414.1 The lands shall only be used for the following purposes:

- .1 retail establishment,
- .2 service shop,
- .3 personal service shop,
- .4 bank, trust company, or finance company,
- .5 office,
- .6 drycleaning and laundry distribution station,
- .7 laundromat,
- .8 dining room restaurant, convenience restaurant, takeout restaurant, and
- .9 animal hospital.

12.1414.2 The lands shall be subject to the following requirements and restrictions:

- .1 no use other than a bank, trust company or financial institution shall be located within 40 metres of the lot line abutting Lakespring Gate.
- .2 A drive-through facility used with a restaurant is not permitted.
- .3 Minimum Landscaped Open Space:
 - .a 6 metres abutting Lakespring Gate, Sandalwood Parkway, and Torbram Road, except at approved access locations.
 - .b 3 metres abutting the interior side property line.
- .4 Minimum building setbacks:
 - .a 6 metres from Lakespring Gate, Sandalwood Parkway, and Torbram Road.
 - .b 11 metres from the interior side property line.
- .5 Maximum building height: 1 storey
- .6 Minimum lot area: 1 hectare
- .7 No outdoor storage is permitted.

12.1415 Exception 1415

12.1415.1 The lands shall only be used for the following purposes:

- .1 a senior citizen residence

12.1415.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback from Hurontario Street: 5.0 metres
- .2 Minimum Setback from Old gate Lane: 27 metres, except at the bulb of the cul-de-sac where the minimum setback may be reduced to 15 metres from the property line;
- .3 Minimum Interior Side Yard Setback: 15 metres;
- .4 Minimum Setback to lands zoned I1 – Exception 1416: 1.0 metre;
- .5 Maximum Lot Coverage: 33%;
- .6 Minimum Landscaped Area: 25%;
- .7 A minimum landscaped area of 3.0 metres shall be provided along all property boundaries except at approved access locations and except abutting lands zoned I1 – Exception 1416 where the minimum landscaped area shall be 1.0 metre;
- .8 Maximum Floor Space Index: 1.3
- .9 Maximum Number of Units within a Senior Citizen Residence: 94 units;
- .10 Maximum Height of a Senior Citizen Residence: 4 storeys, except for the rear 8.0 metres of the senior citizen residence facing Oldgate Lane which shall have a maximum height of 2 storeys;
- .11 Parking shall be provided as follows: Senior Citizen Residence: 0.66 space per unit

12.1415.3 for the purposes of Exception 1415:

- .1 For the purposes of this zoning by-law, the lands zoned I1 – Exception 1371 and R3L – Exception 1415 shall be treated as one property.
- .2 **SENIOR CITIZEN RESIDENCE** shall mean a building owned and operated by a government agency, or by a non-profit and non-commercial organization, primarily for the housing of senior citizens, containing only one or two bedroom dwelling units, in which each one bedroom dwelling unit has a gross floor area of not more than sixty-five (65) square metres and each two bedroom dwelling unit has a gross floor area of not more than eighty-three decimal five (83.5) square metres.

12.1416 Exception 1416

12.1416.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in an I1 zone
- .2 purposes accessory to the permitted purposes of I1 – 1371 and R3L - 1415

12.1416.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 0 metres
- .2 Minimum Interior Side Yard Width: 2.0 metres
- .3 Minimum Rear Yard Depth: 2.0 metres
- .4 Minimum Parking: 4 space

12.1417 Exception 1417

12.1417.1 The lands shall only be used for the following purposes:

- .1 A place of worship or religious institution
- .2 A library only in conjunction with a place of worship
- .3 Purposes accessory to other permitted purposes

12.1417.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setbacks for the Main Building:
 - .a From a street lot line – 7.5 metres,
 - .b From all other lot lines - the greater of 3.0 metres or the horizontal distance equal to half the height of the building;
- .2 Minimum Setbacks for Accessory Buildings:
 - .a From a street lot line – the greater of 7.5 metres or the horizontal distance equal to half the height of the building;
 - .b From all other lot lines – 3.0 metres
- .3 Minimum Landscaped Open Space:
 - .a 3.0 metres from all lot lines abutting a street, except at approved access locations;
 - .b 2.0 metres from all other lot lines

12.1418 Exception 1418

12.1418.1 The lands shall only be used for the following purposes:

- .1 uses permitted in LC – Exception 1890; and
- .2 a convenience restaurant.

12.1418.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Front Yard Depth: 4.5 metres
- .2 Minimum Interior Side Yard Width to the westerly lot line 2.0 metres
- .3 Minimum Rear Yard Depth: 7.5 metres
- .4 Maximum Building Height: 1 storey
- .5 A Minimum 7.8 metre wide Landscaped Strip shall be provided along the rear property line.
- .6 Minimum Front Yard Landscaped Strip: 4.0 metres, except at approved access locations
- .7 All garbage and refuse containers shall be enclosed within a climate-controlled room within the building.
- .8 For the purposes of this zone, taverns are not permitted
- .9 For the purposes of this zone, the lot line, which abuts Mayfield Road shall be deemed the Front Lot Line;

12.1418.3 for the purposes of Exception 1418:

- .1 Notwithstanding any other provision of this Zoning By-law, to the contrary, the lands zoned LC – Exception 1418, LC – Exception 1890 and LC – Exception 1891, shall be treated as a single lot for zoning purposes.
- .2 Shall also be subject to the requirements and restrictions of the LC zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1418.2.

12.1419 Exception 1419

12.1419.1 The lands shall only be used for the following purposes:

- .1 uses permitted in LC zone;
- .2 a Private School;
- .3 a Commercial School;
- .4 a Day Nursery.
- .5 no drive-through facilities shall be permitted

12.1419.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Front Yard Depth: 6.0 metres
- .2 Minimum Rear Yard Depth: 6.0 metres
- .3 Minimum Exterior Side Yard Width: 4.5 metres
- .4 Minimum Interior Side Yard Width 6.0 metres
- .5 Maximum Building Height: 2 storeys
- .6 Minimum Front Yard Landscaped Strip: 6.0 metres, except at the approved access location
- .7 Minimum Rear Yard Landscape Strip: 3.0 metres
- .8 Maximum Exterior Side Yard Landscape Strip: 6.0 metres except at the approved access location
- .9 Minimum Interior Side Yard Landscape Strip: 3.0 metres
- .10 A hydro transformer shall be setback a minimum of 1.2 metres from the front lot line.
- .11 All garbage and refuse containers shall be enclosed within a climate-controlled room within the buildings.
- .12 Parking shall be provided at a rate of 1 space per 23 square metres of Gross Floor Area.
- .13 Maximum Gross Floor Area for all buildings on site shall not exceed 4,347.0 square metres.

12.1419.3 for the purposes of Exception 1419:

- .1 Shall also be subject to the requirements and restrictions of the LC zone and all the General Provisions of this by-law, which are not in conflict with the ones set out in Exception 1419.1 and 1419.2.

12.1420 Exception 1420

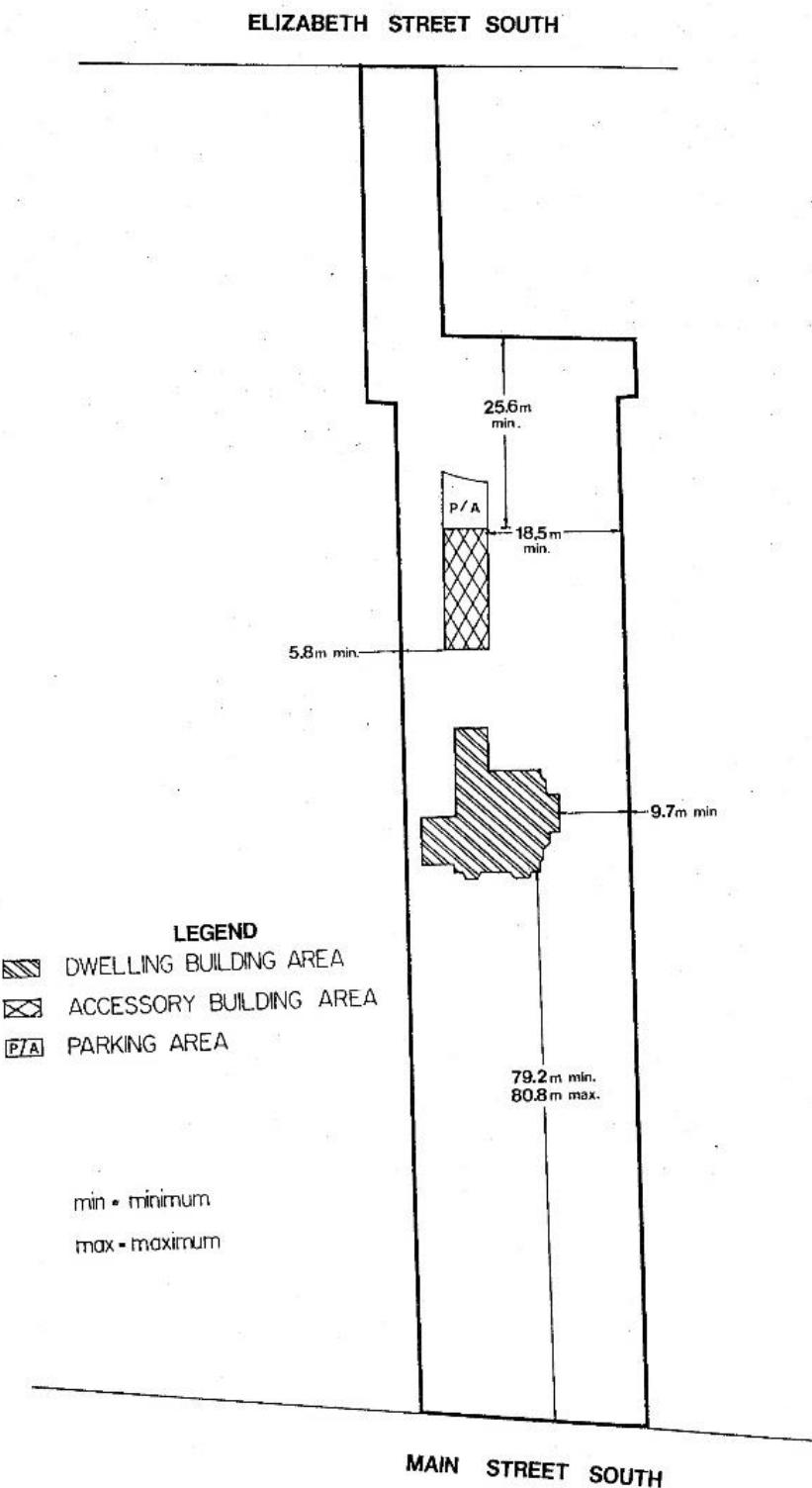
12.1420.1 The lands shall only be used for the following purposes:

- .1 only one of either a single detached dwelling or a multiple residential dwelling containing no more than 3 dwelling units;
- .2 a home occupation within a single detached dwelling; and,
- .3 purposes accessory to the other permitted purposes.

12.1420.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Lot Area shall not be less than 0.54 hectares;
- .2 the Lot Depth shall not be less than 194 metres;
- .3 the Minimum Side Yard Width shall be as shown on Figure 1- Exception 1420 to this by-law;
- .4 the Front Lot Line shall be the lot line abutting Main Street North;
- .5 a dwelling shall be located only within the area shown as DWELLING BUILDING AREA on Figure 1- Exception 1420 to this by-law;
- .6 an accessory building shall be located only within the area shown as ACCESSORY BUILDING AREA on Figure 1- Exception 1420 to this by-law;
- .7 the Gross Floor Area shall not be less than 770 square metres;
- .8 the Gross Floor Area of the accessory building shall not exceed 134 square metres;
- .9 the dwelling shall not exceed a height of 3 storeys;
- .10 the accessory building shall not exceed a height of 1 storey; and,
- .11 parking spaces shall be located only within the areas shown as ACCESSORY BUILDING AREA and PARKING AREA on Figure 1- Exception 1420 to this by-law.

Figure 1



12.1421 Exception 1421

12.1421.1 The lands shall only be used for the following purposes:

- .1 a retail establishment having no outside storage
- .2 a grocery store
- .3 a service shop
- .4 a personal service shop
- .5 a bank, trust company, or finance company
- .6 an office
- .7 a dry cleaning and laundry distribution station
- .8 a laundromat
- .9 a parking lot
- .10 a dining restaurant, a take-out restaurant
- .11 an animal hospital
- .12 a religious institution
- .13 a library
- .14 purposes accessory to other permitted purposes

12.1421.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 10 metres
- .2 Minimum Interior Side Yard Width: 9 metres
- .3 Minimum Exterior Side Yard Width: 3.2 metres
- .4 Minimum Rear Yard Depth: 3.2 metres
- .5 Minimum distance to the Visibility Triangle: 2 metres
- .6 Minimum Required Parking: 1 parking space for each 22 square metres of commercial floor area, except for a religious institution which parking shall be provided in accordance with section 4.1 of this by-law
- .7 Except for approved access locations, landscaped open space shall be provided as follows:
 - .a a minimum 3.0 metre wide abutting Charolais Boulevard lot line;
 - .b a minimum 6.0 metre wide abutting Chinguacousy Road lot line

- .8 All garbage and refuse storage, including any containers for the storage of recyclable materials shall be enclosed and screened
- .9 All restaurant refuse storage shall be enclosed in a climate controlled area within the building
- .10 All rooftop units shall be screened.
- .11 Outside storage of goods and materials shall not be permitted.

12.1422 Exception 1422

12.1422.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1423 Exception 1423

12.1423.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1424 Exception 1424

12.1424.1 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum front yard depth shall be 4.5 metres and 5.5 metres to the front of the garage;
- .2 The minimum rear yard depth shall be 6.5 metres;
- .3 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .4 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any required front yard, exterior side yard or rear yard.

12.1425 Exception 1425

12.1425.1 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum rear yard depth shall be 7.0 metres;
- .2 The minimum exterior side yard width shall be 4.0 metres;
- .3 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;
- .4 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1426 Exception 1426

12.1426.1 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum rear yard depth from the attached garage shall be 1.5 metres;
- .2 The minimum exterior side yard depth shall be 4.0 metres;
- .3 A 3-car garage may face the flankage lot line with a setback of 5.5 metres.
- .4 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 2.4 metres into the required front yard, exterior side yard or rear yard;
- .5 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1427 Exception 1427

12.1427.1 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum rear yard depth shall be 6.0 metres.
- .2 Notwithstanding any other provision of the By-law, a dwelling unit for display purposes shall be permitted.

12.1428 Exception 1428

12.1428.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1429 Exception 1429

12.1429.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1430 Exception 1430

12.1430.1 The lands shall be subject to the following requirements and restrictions:

- .1 A 3-car garage may face the flankage lot line with a setback of 5.5 metres.
- .2 The minimum rear yard depth from the attached garage shall be 1.5 metres

12.1431 Exception 1431

12.1431.1 The lands shall be subject to the following requirements and restrictions:

- .1 Notwithstanding any other provision of the by-law, a maximum of 50% of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3-car garage facing the street provided that no more than 2 abutting lots facing a street have a 3-car garage and that the related driveways of those 2 lots are not paired together, all in accordance the approved Architectural Guidelines for the community;
- .2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;
- .3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1432 Exception 1432

12.1432.1 The lands shall be subject to the following requirements and restrictions:

- .1 the width of the side yard abutting a reserve shall not be less than 1.2 metres, and the width of the reserve shall not be included in determining the width of the side yard.

12.1433 Exception 1433

12.1433.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum front yard depth shall be 4.5 metres and 6.0 metres to the front of the garage but in the case of a 3 bay garage, the front yard setback for one of the garage bays may be reduced to 5.0 metres;
- .2 Minimum rear yard depth shall be 7.0 metres;
- .3 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;
- .4 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1434 Exception 1434

12.1434.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1435 Exception 1435

12.1435.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1436 Exception 1436

12.1436.1 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum interior garage width may be up to 1.2 metres wider than the permitted maximum cumulative garage door width;
- .2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;
- .3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1437 Exception 1437

12.1437.1 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum interior garage width may be up to 1.2 metres wider than the permitted maximum cumulative garage door width;
- .2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;
- .3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1438 Exception 1438

12.1438.1 The lands shall only be used for the following purposes:

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

12.1438.2 The lands shall be subject to the following requirements and restrictions:

- .1 A Convenience Restaurant shall not be permitted.
- .2 No drive-through facility shall be permitted.
- .3 Minimum Interior Side Yard Width shall be 6.0 metres, except where the side yard abuts a commercial zone, the Minimum Interior Side Yard Width shall be 0.0 metres.
- .4 Minimum Landscaped Open Space Strip shall be 3.0 metres wide abutting a residential zone.
- .5 Minimum Landscaped Open Space Strip shall be 0.0 metres, where the lot line abuts a commercial zone
- .6 A hydro transformer shall be setback a minimum of 1.2 metres from the front lot line.

12.1439 Exception 1439

12.1439.1 The lands shall only be used for the following purposes:

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

12.1439.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 460 square metres; and,
 - .b Corner Lot: 560 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 14 metres; and,
 - .b Corner Lot: 17 metres;
- .3 Minimum Interior Side Yard Width:
 - .a 1.2 metres, plus 0.6 metres for each additional storey or part thereof above two storeys; and,
 - .b the minimum distance between dwellings shall not be less than 2.4 metres.

12.1440 Exception 1440

12.1440.1 The lands shall only be used for the following purposes:

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

12.1440.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 3.5m

12.1441 Exception 1441

12.1441.1 The lands shall only be used for the following purposes:

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

12.1441.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 9 metres;
- .2 Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a residential zone, the minimum interior side yard shall be 9 metres;
- .3 Maximum Building Height: 1 storey;
- .4 Minimum Landscaped Open Space: 10 percent of the lot area;
- .5 Landscaped Area: a landscaped area having a minimum width of 3.0 metres (which may be considered as part of the required landscaped open space) shall be provided and maintained along those portions of the lot lines which abut either a residential zone or a street;
- .6 Driveway Width: the driveway shall have a minimum width of 7.6 metres and maximum width of 10.5 metres;
- .7 Driveway Location: there shall only be one driveway access from a public highway, this access to be from the public highway known as Major Wm. Sharpe Drive, and the centre line of the driveway access shall be a minimum of 27 metres and a maximum of 28 metres from the northerly property line;
- .8 a masonry wall, 2.0 metres in height, shall be erected along those portions of the lot lines which abut a residential zone;
- .9 garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;
- .10 garbage and refuse containers for all other uses shall be totally enclosed and shall not be located closer than 9 metres to any residential zone;
- .11 an adult entertainment parlour shall not be permitted;
- .12 no outside storage or display of goods shall be permitted; and,
- .13 no amusement devices shall be permitted.

12.1441.3 for the purposes of Exception 1441:

- .1 Amusement Device shall mean any machine, device or contrivance used for playing any game of chance or skill, or of mixed chance or skill, or which is used to afford entertainment or amusement to the operator, and, without limiting the generality of the foregoing, includes what is commonly known as a pinball game, an electronic game, and video game.

.2 Landscaped Area shall mean open space which is used exclusively for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and may include driveways and walkways which provide direct access from a street.

12.1442 Exception 1442

12.1442.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1443 Exception 1443

12.1443.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1444 Exception 1444

12.1444.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1445 Exception 1445

12.1445.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1446 Exception 1446

12.1446.1 The lands shall be subject to the following requirements and restrictions:

- .1 Notwithstanding any other provision of the by-law, a maximum of 50% of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3-car garage facing the street provided that no more than 2 abutting lots facing a street have a 3-car garage and that the related driveways of those 2 lots are not paired together, all in accordance the approved Architectural Guidelines for the community;
- .2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .3 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1447 Exception 1447

12.1447.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- .3 Notwithstanding any other provision of the by-law, a maximum of 50% of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3-car garage facing the street provided that no more than 2 abutting lots facing a street have a 3-car garage and that the related driveways of those 2 lots are not paired together, all in accordance the approved Architectural Guidelines for the community;

12.1448 Exception 1448

12.1448.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum lot depth shall be 20 metres;
- .2 Minimum front yard depth shall be 4.5 metres to the main wall and 6.0 metres to the front of the garage but in the case of a 3 bay garage, the front yard setback for one or two of the garage bays may be reduced to 5.0 metres;
- .3 Minimum rear yard depth shall be 4.5 metres;
- .4 If the garage doors face an interior side lot line rather than the street then the garage may project beyond the front face of a porch or the dwelling into the front yard provided the minimum front yard setback of 4.5 metres is complied with.
- .5 Unenclosed porches and balconies, with or without foundations and cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .6 Bay windows , with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1449 Exception 1449

12.1449.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metres into any front yard, exterior side yard or rear yard.

12.1450 Exception 1450

12.1450.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard
- .2 Bay window, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1451 Exception 1451

12.1451.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundation and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard
- .2 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney element, cornices and roof eaves, may project a maximum 1.0 metre into any front yard, exterior side yard or rear yard.

12.1452 Exception 1452

12.1452.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1453 Exception 1453

12.1453.1 The lands shall be subject to the following requirements and restrictions:

- .1 The front of the garage shall be setback a minimum of 3.6 metres from the front wall of the dwelling or 8.1 metres from the front lot line.
- .2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard
- .3 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

12.1454 Exception 1454

12.1454.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum rear yard depth shall be 6.0 metres;
- .2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .3 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1455 Exception 1455

12.1455.1 The lands shall be subject to the following requirements and restrictions:

- .1 Notwithstanding any other provision of the by-law, a maximum of 50% of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3-car garage facing the street provided that no more than 2 abutting lots facing a street have a 3-car garage and that the related driveways of those 2 lots are not paired together, all in accordance the approved Architectural Guidelines for the community;
- .2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .3 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1456 Exception 1456

12.1456.1 The lands shall only be used for the following purposes:

- .1 Commercial
 - .a a retail establishment having no outside storage
 - .b a convenience store
 - .c a service shop
 - .d a personal service shop
 - .e a bank, trust company, or finance company
 - .f an office
 - .g a dry cleaning and laundry distribution station
 - .h a laundromat
 - .i a dining room restaurant, a convenience restaurant, a take-out restaurant
 - .j a supermarket
 - .k a day nursery
 - .l purposes accessory to other permitted purposes
- .2 Institutional
 - .a a religious institution
 - .b purposes accessory to other permitted purposes

12.1456.2 The lands shall not be permitted:

- .1 a gas bar
- .2 an adult entertainment parlour
- .3 an adult videotape store
- .4 a pool hall
- .5 an amusement arcade
- .6 a temporary open market
- .7 a motor vehicle repair shop
- .8 a motor vehicle body shop

12.1456.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum front yard depth: 3.0m
- .2 Minimum interior side yard width: 3.0m
- .3 Minimum exterior side yard width: 3.0m
- .4 Minimum rear yard depth: 3.0m
- .5 Maximum building height: 1 storey
- .6 A 3.0m wide landscaped open space area shall be provided abutting all streets, except at approved access locations. The landscape open space strip may include any 0.3 metre reserve that abuts the street.
- .7 All garbage and refuse storage, including any containers for the storage of recyclable materials shall be enclosed within a building.
- .8 All restaurant refuse storage shall be enclosed in a climate controlled area within the building
- .9 All rooftop units shall be entirely screened.
- .10 Outside storage of goods and materials shall not be permitted.
- .11 Only one (1) convenience restaurant shall be permitted and shall have a maximum gross leasable floor area of 265 square metres.
- .12 Only one (1) supermarket shall be permitted and shall have a maximum gross leasable floor area of 929 square metres.
- .13 For purposes of calculating the loading space requirements of Section 4.6, loading spaces shall only be required for a retail establishment or a supermarket in excess of 600 square metres.
- .14 A drive-through facility shall only be permitted in conjunction with a bank, trust company or finance company.

12.1457 Exception 1457

12.1457.1 The lands shall only be used for the following purposes:

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

12.1457.2 The lands shall be subject to the following requirements and restrictions:

- .1 A minimum landscaped open space buffer of 9 metres in width shall be provided adjacent to lands zoned Natural System (NS)
- .2 A minimum landscaped buffer of 3 metres in width shall be provided along the frontage of the property, except at approved access locations.

12.1458 Exception 1458

12.1458.1 The lands shall only be used for the following purposes:

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

12.1458.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 308 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 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 Notwithstanding the front, side and rear yard requirements, where a lot line abuts a daylight or visibility triangle larger than 10 metres by 10 metres, the minimum yard setback to that lot line for a building not exceeding 2 storeys in height shall be 1.5 metres and subject to a maximum encroachment permitted in the General Provisions of this zoning by-law.
- .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.

12.1459 Exception 1459

12.1459.1 The lands shall be subject to the following requirements and restrictions:

- .1 The front garage shall be setback a minimum of 3.64 metres from the front wall of the dwelling;
- .2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front, exterior yard or rear yard.

12.1460 Exception 1460

12.1460.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1461 Exception 1461

12.1461.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1462 Exception 1462

12.1462.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1463 Exception 1463

12.1463.1 The lands shall only be used for the following purposes:

- .1 purposes permitted in a R1 zone;
- .2 only as an accessory purpose to a primary residential use:
 - .a a retail establishment having no outside storage;
 - .b a convenience store;
 - .c a service shop;
 - .d a personal service shop;
 - .e an art gallery;
 - .f an office

12.1463.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard
- .2 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 Commercial uses accessory to a primary residential use shall be limited to 50% of the building's gross floor area;
- .4 Accessory commercial uses shall not be permitted outdoor storage of garbage or outdoor storage/display of goods and materials;
- .5 No more than two parking spaces shall be provided for accessory commercial uses;
- .6 Parking areas may be located in a driveway and an interior side yard or rear yard, in which case a 3 metre wide landscaped buffer area will be provided between the parking area and the interior side or rear lot lines.

12.1464 Exception 1464

12.1464.1 The lands shall only be used for the following purposes:

- .1 uses permitted by a GC Zone;
- .2 a retirement home

12.1464.2 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum gross floor area of all buildings and structures shall be 26,600 square metres.
- .2 The maximum gross commercial floor area of uses permitted by Exception 1464.1(1) shall be 12,500 square metres, of which a supermarket shall not exceed 5,600 square metres.
- .3 The maximum number of residential units within a retirement home shall be 163.
- .4 Minimum front yard depth: 6.0m
- .5 Minimum exterior side yard width: 8.0m
- .6 Minimum interior side yard width: 9.0m
- .7 Minimum rear yard depth: 5.0m
- .8 Maximum rear yard depth for a retirement home: 10.0m
- .9 Any portion of a building above two storeys shall be setback a minimum of 18 metres from the interior lot line.
- .10 Maximum building height:
 - .a Commercial buildings: 2 storeys
 - .b Office buildings: 3 storeys, to a maximum height of 12 metres
 - .c Retirement Home: 6 storeys, except within 18 metres of a residential zone, in which case a maximum of two storeys shall be permitted.
- .11 Any building located within 10 metres of the rear lot line shall have a minimum height of two storeys.
- .12 Minimum Landscape Open Space:
 - .a a 3.0m wide landscaped strip shall be provided along the interior lot line.
 - .b a 6.0m wide landscaped strip shall be provided along the front and exterior lot lines, except at approved access locations.
 - .c a 5.0m wide landscaped strip shall be provided along the rear lot line.
- .13 Parking and loading shall be provided in accordance with the following:

- .a Retirement Home: 0.40 spaces per unit, of which a minimum of 26 spaces shall be provided underground.
- .b Loading: 1 space for every 2,350 sq. m. or portion thereof of gross commercial floor area, and shall not be located facing a residential area.

.14 All garbage and refuse storage, including any containers for the storage of recyclable materials shall be enclosed within a building.

.15 All rooftop units shall be screened.

.16 Outside storage shall not be permitted.

.17 All lands zoned GC –Exception 1464 shall be treated as a single lot for zoning purposes.

12.1465 Exception 1465

12.1465.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the GC zone; excluding a motor vehicle or boat sales establishment, a service station, gas bar a convenience restaurant or laundromat;
- .2 An art gallery;
- .3 A convenience store or grocery store;
- .4 A furniture and appliance store;
- .5 A department store;
- .6 A home furnishings and home improvement retail warehouse;

12.1465.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum front yard depth 3 metres
- .2 Minimum exterior side yard width 3 metres
- .3 Minimum rear yard depth 8 metres
- .4 Minimum 6 metre wide landscaped open space area along Mississauga Road except at approved driveway accesses;
- .5 Minimum 3 metre wide landscaped open space area along Royalwest Drive except at approved driveway accesses;
- .6 Minimum 6 metre wide landscaped open space area along Williams Parkway except at approved driveway accesses;
- .7 Minimum 3 metre landscaped open space area between commercial and non-commercial areas;
- .8 Provided they are sufficiently screened; loading spaces may be permitted along an exterior side yard, excluding a side yard abutting Mississauga Road;
- .9 Shall be required to have a supermarket with a minimum gross floor area of 4,645 square metres;
- .10 A drive through facility shall only be permitted in association with a bank;
- .11 Outdoor areas for the display and sales of goods and products shall only be permitted in association with the home furnishings and home improvement retail warehouse, and the department store, subject to the following:
 - .a Shall only be permitted facing Mississauga Road, but not within 20 metres of Williams Parkway or on required parking spaces or landscaped areas.
 - .b Notwithstanding Exception 1465.2(11)(a) shall be permitted within required parking areas facing Mississauga Road, from April 1st to August 31st, and shall be restricted to a

maximum size of 929 sqm for each of the home furnishings and home improvement retail warehouse, and a department store.

.12 A motor vehicle repair shop shall only be permitted in conjunction with the department store, subject to the following:

- .a Shall not be permitted within 100 metres of the rear property line
- .b Shall not be permitted facing Mississauga Road
- .c Shall not be permitted facing Royalwest Drive.

12.1465.3 for the purposes of Exception 1465:

- .1 Shall also be subject to the requirements and restrictions relating to the GC Zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1465.2.
- .2 Notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned GC - Exception 1465 shall be treated as a single lot for zoning purposes;
- .3 For the purposes of this by-law a Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical and lighting fixtures, building supplies, carpets and floor coverings, landscape and garden supplies, plants, bathroom, kitchen and plumbing supplies/fixtures.
- .4 For the purposes of this by-law a Department Store shall mean a retail commercial establishment where a wide range of merchandise is sold, including but not limited to: general merchandise, drugs and medicines, food, wine, lottery products, and garden centre; and where a wide range of services may be provided, including but not limited to: photographic services, a dining room or take-out restaurant, optical services, medical, dental and pharmaceutical services, banking, financial and real estate services, telecommunications services, a children's amusement facility, a travel agency, personal services and a motor vehicle repair shop

12.1466 Exception 1466

12.1466.1 The lands shall be subject to the following requirements and restrictions:

- .1 the Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1467 Exception 1467

12.1467.1 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum cumulative garage door width for an attached garage shall not exceed 5.05 metres.
- .2 A balcony or porch with or without a cold cellar may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres including eaves and cornices.
- .3 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of section 6.13.
- .4 The minimum lot width for the dwelling unit on the north side of Templehill closest to Dixie Road shall be 11.0 metres.
- .5 The four lots on the north side of Templehill Road closest to Dixie Road shall permit dwelling units for display purposes subject to the following:
 - .a A dwelling unit for display purposes, or a portion thereof, shall permit a temporary sales office for a maximum period of 5 years from the enactment of this by-law.
 - .b A temporary parking lot for a sales office shall be permitted on the lot closest to Dixie Road on the north side of Templehill Road for a maximum period of 5 years from the enactment of the by-law.

12.1468 Exception 1468

12.1468.1 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres including eaves and cornices.
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of section 6.13.
- .3 The minimum lot width for the dwelling unit closest to Dixie Road shall be 6.8 metres.
- .4 The maximum cumulative garage door width shall be 3.1 metres.

12.1469 Exception 1469

12.1469.1 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum front yard depth shall be 4.0 metres and 6.0 metres to the front of the garage.
- .2 The minimum exterior side yard width shall be 4.0 metres and 6.0 metres to the front of a garage.
- .3 A detached garage shall not exceed a gross floor area of 42 square metres.
- .4 The minimum interior side yard shall be 0.0 metres on a lot with an attached garage facing the flankage lot line.
- .5 A minimum rear yard depth shall be 0.6 metres on a lot with an attached garage facing the flankage lot line.
- .6 A minimum landscaped open space area of 42 square metres shall be provided in the exterior side yard and no accessory structures shall be permitted in this area where an attached garage faces the flankage lot line.
- .7 The maximum cumulative garage door width shall be 5.5 metres on a lot with a garage facing a flankage lot line.
- .8 A balcony or porch with or without a cold cellar may project into the minimum front yard depth or exterior side yard width by a maximum of 2.4 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard.
- .9 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of section 3.10.

12.1470 Exception 1470

12.1470.1 The lands shall be subject to the following requirements and restrictions:

- .1 No more than 9 dwelling units shall be attached.
- .2 A balcony or porch with or without a cold cellar may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres including eaves and cornices.
- .3 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of the by-law.

12.1471 Exception 1471

12.1471.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes in the R2 zone and the following additional uses.
 - .a Rear lane townhouse dwelling; and
 - .b Back to back townhouse dwelling; and
 - .c Townhouse dwelling

12.1471.2 The lands shall be subject to the following requirements and restrictions:

- .1 Rear lane townhouse dwellings shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area – 96 square metres per dwelling;
 - .b Minimum Lot Width – 6 metres per dwelling unit;
 - .c Minimum Setback to Front Lot Line – 3 metres to a dwelling
 - .d A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylight triangle eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
 - .e Minimum Interior Side Yard Width - 1.5 metres
 - .f Minimum Exterior Side Yard Width – 2 metres;
 - .g Minimum Rear Yard Depth – 6 metres;
 - .h Maximum Building Height – 12.5 metres
 - .i Minimum number of visitor parking spaces - 0.25 spaces per dwelling unit
- .2 Back to Back townhouse dwellings shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area — 96 square metres per dwelling;
 - .b Minimum Lot Width — 6.0 metres per dwelling unit;
 - .c A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylight triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
 - .d Minimum Interior Side Yard Width — 1.5 metres;
 - .e Minimum Exterior Side Yard Width — 2.0 metres;
 - .f Minimum Rear Yard Depth — 0.0 metres;

- .g Maximum Building Height — 12.5 metres;
- .h Minimum Front Yard Depth — 3.0 metres;
- .i Minimum number of visitor parking spaces — 0.25 spaces per dwelling unit;
- .j For back to back townhouse dwellings, a maximum of 18 dwelling units may be attached in a contiguous structure, provided the structure is only 9 units wide and 2 units deep

.3 Townhouse dwellings shall be subject to the following requirements and restrictions:

- .a Minimum Lot Area — 96 square metres per dwelling;
- .b Maximum Building Height — 12.5 metres;
- .c Minimum number of visitor parking spaces — 0.25 spaces per dwelling unit

12.1472 Exception 1472

12.1472.1 The lands shall be subject to the following requirements and restrictions:

- .1 A minimum rear yard depth of 4.5 metres

12.1472.2 Holding (H):

- .1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1473 Exception 1473

12.1473.1 Holding (H):

- .1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place

12.1474 Exception 1474

12.1474.1 The lands shall only be used for the following purposes:

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

12.1474.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without a cold cellar and foundations may project a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 4 metres and chimney elements may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1475 Exception 1475

12.1475.1 The lands shall only be used for the following purposes:

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

12.1475.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without a cold cellar and foundations may project a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 4 metres and chimney elements may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1476 Exception 1476

12.1476.1 The lands shall only be used for the following purposes:

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

12.1476.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without a cold cellar and foundations may project a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 4 metres and chimney elements may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1477 Exception 1477

12.1477.1 The lands shall only be used for the following purposes:

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

12.1477.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 4 metres and chimney elements may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1478 Exception 1478

12.1478.1 The lands shall only be used for the following purposes:

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

12.1478.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth of 15.0 metres.
- .2 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard.
- .3 Bay windows, with or without foundations, to a maximum width of 4 metres and chimney elements may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1479 Exception 1479

12.1479.1 The lands shall only be used for the following purposes:

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

12.1479.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard
- .2 Bay windows, with or without foundations, to a maximum width of 4 metres and chimney elements may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1480 Exception 1480

12.1480.1 The lands shall only be used for the following purposes:

- .1 Single detached dwelling;
- .2 Retail establishment with no outside storage;
- .3 Convenience Store;
- .4 Personal service shop;
- .5 Bank and finance company;
- .6 Office (excluding medical, dental & drugless practitioner);
- .7 Dining room restaurant;
- .8 Public or private school;
- .9 Day nursery;
- .10 Golf course clubhouse; and,
- .11 Uses accessory to the above permitted purposes.

12.1480.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width of 20 metres;
- .2 Minimum Interior Side Yard Width of 2.75 metres;
- .3 Minimum Rear Yard Depth of 4.0 metres;
- .4 Minimum Landscaped Open Space of 5%;
- .5 Maximum Gross Floor Area of 220 square metres;
- .6 Maximum number of 11 parking spaces; and,
- .7 Minimum number of 11 parking spaces."

12.1481 Exception 1481

12.1481.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in a R1 zone
- .2 Only as an accessory purpose to the primary residential use:
 - .a a retail establishment having no outside storage;
 - .b a convenience store;
 - .c a service shop;
 - .d a personal service shop;
 - .e an art gallery

12.1481.2 The lands shall be subject to the following requirements and restrictions:

- .1 Notwithstanding any other provision of the by-law, a maximum of 50% of the dwelling units on lots having a width of less than 19.8 metres shall be permitted to have a 3-car garage facing the street provided that no more than 2 abutting lots facing a street have a 3-car garage and that the related driveways of those 2 lots are not paired together, all in accordance with the approved Architectural Guidelines for the community;
- .2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .3 Bay windows, with or without foundations to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- .4 Commercial uses accessory to a primary residential use shall be limited to 50% of the buildings gross floor area;
- .5 Accessory commercial uses shall not be permitted outdoor storage of garbage or outdoor storage/display of goods and materials;
- .6 No more than 2 parking spaces shall be provided for commercial uses;
- .7 Parking areas may be located in a driveway and an interior side yard or rear yard, in which case a 3 metre landscaped buffer area will be provided between the parking area and the interior side or rear lot lines.

12.1482 Exception 1482

12.1482.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows, with or without foundations to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

12.1482.2 Holding (H):

- .1 While the Holding (H) symbol is in place on a temporary sanitary service pumping station is permitted;
- .2 The Holding (H) symbol shall not be removed until the temporary pumping station is satisfactorily decommissioned and the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel.

12.1483 Exception 1483

12.1483.1 The lands shall only be used for the following purposes:

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

12.1483.2 The lands shall be subject to the following requirements and restrictions:

- .1 No above grade or below grade pools shall be permitted in the rear yard.

12.1484 Exception 1484

12.1484.1 The lands shall only be used for the following purposes:

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

12.1484.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum exterior side yard setback shall be 2.75m.

12.1485 Exception 1485

12.1485.1 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum rear yard depth shall be 4.5 metres;
- .2 No accessory buildings, structures, detached garages and swimming pools are permitted within the rear yard, the minimum required side yard or minimum required front yard;
- .3 Any fence may not exceed 1 metre in height within the minimum required rear yard and may not exceed 1.5 metres in height in the minimum required front yard;
- .4 Any garage may project into the front yard any distance beyond a porch or front wall of a dwelling provided the minimum front yard depth of 6 metres for a garage is complied with;
- .5 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .6 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1486 Exception 1486

12.1486.1 The lands shall be subject to the following requirements and restrictions:

- .1 If the garage doors face an interior side lot line rather than the street then the garage may project beyond the front face of a porch or the dwelling into the front yard provided the minimum front yard setback of 4.5 metres is complied with;
- .2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .3 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.1487 Exception 1487

12.1487.1 The lands shall only be used for the following purposes:

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

12.1487.2 The lands shall be subject to the following requirements and restrictions:

- .1 a 2.0 metre high masonry wall shall be erected along those portions of the lot lines which abut a Highway Commercial zone.

12.1488 Exception 1488

12.1488.1 The lands shall only be used for the following purposes:

- .1 Industrial
 - .a The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop as a principal use and a motor vehicle body shop as a principal or accessory use;
 - .b A utility installation;
 - .c A printing establishment.
- .2 Non-Industrial
 - .a A day nursery;
 - .b A recreation facility or structure;
 - .c An office;
 - .d A retail establishment;
 - .e A supermarket;
 - .f A dining room restaurant or a take-out restaurant;
 - .g A drive through facility associated with a bank;
 - .h A motor vehicle sales establishment;
 - .i A service shop;
 - .j A banquet hall;
 - .k A community club;
 - .l A bank, trust company and finance company;
 - .m A dry cleaning establishment;
 - .n A health centre or fitness centre; and,
 - .o A commercial, technical or recreational school.
- .3 Accessory
 - .a Purposes accessory to the other permitted purposes.

12.1488.2 The lands shall be subject to the following requirements and restrictions:

- .1 Setback of Building(s):

- .a Industrial Uses: A minimum setback of 18.0 metres for all buildings from Queen Street and Ebenezer Road;
- .b Non-Industrial Uses: The minimum building setback shall be 3.0 metres from Cherrycrest Drive, except for buildings along Queen Street and Ebenezer Road, in which case the minimum building setback shall be 6.0 metres;
- .c No building shall be located within 6.0 metres of an “OS” Zone.

.2 Minimum Landscaped Open Space, (except at approved driveway locations):

- .a Industrial Uses: 9.0 metres along Ebenezer Road, Queen Street;
- .b Non-Industrial Uses: 6.0 metres along Ebenezer Road and Queen Street;
- .c Along all other public roads, and lands zoned “Open Space (OS)”: 3.0 metres;

.3 Outside Storage: No outside storage shall be permitted, except for:

- .a motor vehicles for sale in association with a motor vehicle sales establishment; or,
- .b seasonal goods associated with a Non-Industrial Use is permitted but such storage shall not be located within a yard abutting Ebenezer Road, Queen Street, or an “Open Space (OS)” Zone; and
- .c notwithstanding the above, such storage shall not occupy any required parking space or landscaped area.

.4 Minimum Building Area: Non-Industrial buildings, excluding a specialty food or and grocery stores, shall be restricted to a minimum building area of 697 square metres (7,500 square feet).

.5 Minimum Gross Leasable Commercial Floor Area: Units within those non-industrial buildings shall have a minimum Gross Leasable Commercial Floor Area of 232 square metres (2,500 square feet).

.6 Minimum Lot Area: 0.30 hectares;

.7 Maximum Building Height:

- .a Industrial Uses: 1 storey, except for an ancillary office building in which case the maximum building height shall be 3 storeys;
- .b Non-Industrial Uses: 3 storeys;

.8 Loading Doors: Buildings that abut Ebenezer Road shall not have overhead doors on a building wall facing Ebenezer Road. Buildings that abut Queen Street shall not have overhead doors on a building wall facing Queen Street. All overhead doors shall be adequately screened;

.9 Screening:

- .a All waste disposal facilities, including containers for recyclable materials, shall be screened from Ebenezer Road, Queen Street, and an “Open Space (OS)” zone;
- .b All rooftop units shall be screened in their entirety;

- .10 All restaurant refuse storage shall be enclosed in a climate-controlled area within the building; and,
- .11 An adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

12.1489. Exception 1489

12.1489.1 The lands shall be subject to the following requirements and restrictions:

- .1 No building shall be located within 6.0 metres of an OS Zone.

12.1490 Exception 1490

12.1490.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- .3 On lots greater than 14 metres wide, the maximum interior garage width shall be the greater of:
 - .a 50% of the dwelling unit width; or
 - .b 5.6 metres;

12.1490.2 Holding (H):

- .1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1491 Exception 1491

12.1491.1 The lands shall be subject to the following requirements and restrictions:

- .1 The front of the garage shall be setback a minimum of 1 metre from the front wall of the dwelling or 5.5 metres from the front lot line;
- .2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .3 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- .4 On lots greater than 14 metres wide, the maximum interior garage width shall be the greater of:
 - .a 50% of the dwelling unit width; or,
 - .b 5.6 metres;

12.1491.2 Holding (H):

- .1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1492 Exception 1492

12.1492.1 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum rear yard depth shall be 5 metres;
- .2 No accessory buildings, structures, detached garage and swimming pools are permitted within the rear yard, the minimum required side yard or minimum required front yard;
- .3 Any fence may not exceed 1.2 metres in height in the minimum required rear yard and may not exceed 1.5 metres in height in the minimum required front yard;
- .4 Any garage may project into the front yard any distance beyond a porch or front wall of a dwelling provided the minimum front yard depth of 6 metres for a garage is complied with;
- .5 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .6 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- .7 On lots greater than 14 metres wide, the maximum interior garage width shall be the greater of:
 - .a 50% of the dwelling unit width; or,
 - .b 5.6 metres;

12.1492.2 Holding (H):

- .1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1493 Exception 1493

12.1493.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

12.1493.2 Holding (H):

- .1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1494 Exception 1494

12.1494.1 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum rear yard depth shall be 5 metres;
- .2 No accessory buildings, structures, detached garage and swimming pools are permitted within the rear yard, the minimum required side yard or minimum required front yard;
- .3 Any fence may not exceed 1.2 metres in height in the minimum required rear yard and may not exceed 1.5 metres in height in the minimum required front yard;
- .4 Any garage may project into the front yard any distance beyond a porch or front wall of a dwelling provided the minimum front yard depth of 6 metres for a garage is complied with;
- .5 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .6 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard

12.1494.2 Holding (H):

- .1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1495 Exception 1495

12.1495.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

12.1495.2 Holding (H):

- .1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1496 Exception 1496

12.1496.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum interior side yard shall be 1.2 metres for the first storey or part thereof plus 0.3 metres for each additional storey or part thereof;
- .2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .3 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

12.1496.2 Holding (H):

- .1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel.

12.1497 Exception 1497

12.1497.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum lot depth shall be 20 metres;
- .2 Minimum interior side yard shall be 1.5 metres for the first storey or part thereof plus 0.3 metres for each additional storey or part thereof;
- .3 Minimum rear yard depth shall be 5 metres;
- .4 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .5 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

12.1497.2 Holding (H):

- .1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1498 Exception 1498

12.1498.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum lot depth shall be 28 metres;
- .2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .3 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

12.1498.2 Holding (H):

- .1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

12.1499 Exception 1499

12.1499.1 The lands shall only be used for the following purposes:

- .1 the outdoor storage of automobiles

12.1499.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Landscaped Buffer Area having a minimum width of 12.0 metres, containing a 2.0 metre high berm shall be provided and maintained in those areas shown outlined on Figure 1; and,
- .2 the storage of automobiles shall only be permitted at grade level and shall not exceed the height of the landscaped open space berm required by Exception 1499.2(1);

Figure 1

