

## 12.1800 Exception 1800

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### **12.1800.1 The lands shall only be used for the following purposes:**

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

### **12.1800.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 9 metres
- .2 Minimum Rear Yard Depth: 7 metres except
  - .a where it abuts a rail line, in which case, there is no requirement; and,
  - .b where it abuts a street, a 0.3 metre reserve, or a lot in a Residential or Institutional Zone, in which case, the minimum requirement is 15 metres
- .3 Minimum Exterior Side Yard Width: 6 metres except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres
- .4 Minimum Interior Side Yard Width: 4 metres except
  - .a where it abuts a rail line, in which case, there is no requirement; and
  - .b where it abuts a lot in a Residential or Institutional Zone, in which case, the minimum requirement is 9 metres.

## 12.1801 Exception 1801

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### 12.1801.1 The lands shall only be used for the following purposes:

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

### 12.1801.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 344 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.5 metres
  - .b Corner Lot: 15.3 metres
- .3 Minimum Lot Depth: 25.5 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres but greater than or equal to 13.5 metres;
  - .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .c 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;
  - .d these restrictions shall not apply for lots having a lot width greater than 16.0 metres.
- .10 Maximum Garage Projection:
  - .a for lots less than 15 metres in width no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling;
  - .b for lots 15 metres or greater in width, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

- .11 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

## 12.1802 Exception 1802

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### 12.1802.1 The lands shall only be used for the following purposes:

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

### 12.1802.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 550 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 16.7 metres
  - .b Corner Lot: 18.5 metres
- .3 Minimum Lot Depth: 33 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .10 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

## 12.1803 Exception 1803

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### 12.1803.1 The lands shall only be used for the following purposes:

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

### 12.1803.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 390 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.0 metres
  - .b Corner Lot: 14.8 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
  - .a for lots less than 15.0 metres in width, 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b for lots 15.0 metres or greater in width, 1.2 metres.
- .8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres but greater than or equal to 13.0 metres;
  - .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .c 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;
  - .d these restrictions shall not apply for lots having a lot width greater than 16.0 metres.
- .10 Maximum Garage Projection:
  - .a for lots less than 15.0 metres in width no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling;

- .b for lots 15.0 metres or greater in width, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

## 12.1804 Exception 1804

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### **12.1804.1 The lands shall only be used for the following purposes:**

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

### **12.1804.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 590 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.0 metres
  - .b Corner Lot: 19.8 metres
- .3 Minimum Lot Depth: 33 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 1.2 metres for the first storey and 1.5 metres for the second storey.
- .8 Maximum Driveway Width: the maximum driveway width shall be 9.0 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or the front wall of a dwelling.
- .10 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- .11 Setback to NS-Exception 1807 Zone: notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure or swimming pool from any lot line abutting an NS – Exception 1807 zone shall be 10 metres.

## 12.1805 Exception 1805

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### **12.1805.1 The lands shall only be used for the following purposes:**

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

### **12.1805.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 690 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 21.0 metres
  - .b Corner Lot: 22.8 metres
- .3 Minimum Lot Depth: 33 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 1.5 metres for the first storey and 1.8 metres for the second storey.
- .8 Maximum Driveway Width: the maximum driveway width shall be 9.0 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or the front wall of a dwelling.
- .10 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- .11 Setback to NS - Exception 1807: notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure or swimming pool from any lot line abutting an NS - Exception 1807 zone shall be 10 metres.



## 12.1806 Exception 1806

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### **12.1806.1 The lands shall only be used for the following purposes:**

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

### **12.1806.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 892 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 21.0 metres
  - .b Corner Lot: 22.8 metres
- .3 Minimum Lot Depth: 42.5 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 1.5 metres for the first storey and 1.8 metres for the second storey.
- .8 Maximum Driveway Width: the maximum driveway width shall be 9.0 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or the front wall of a dwelling.
- .10 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

## 12.1807 Exception 1807

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### **12.1807.1 The lands shall only be used for the following purposes:**

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

### **12.1807.2 The lands shall be subject to the following requirements and restrictions:**

- .1 no person shall within an NS – Exception 1807 zone, erect, alter or use any building or structure for any purpose except that of flood or erosion control.

## 12.1808 Exception 1808

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### 12.1808.1 The lands shall only be used for the following purposes:

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

### 12.1808.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Distance between a driveway and street intersection: the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets or at the intersection of two parts of the same street shall be 6.0 metres, except where the two parts of the same street have an interior angle of intersection of more than one hundred and twenty (120) degrees, in which case there is no requirement.
- .2 Minimum Lot Area: 450 square metres per lot and 225 square metres per dwelling unit
- .3 Minimum Lot Width:
  - .a Interior Lot: 15.0 metres per lot, and 7.5 metres per dwelling unit;
  - .b Corner Lot: 16.8 metres per lot, and 9.3 metres for the dwelling unit closest to the flankage lot line, except where a lot has a lot area in excess of 600 square metres, in which case no Minimum Lot Width requirement shall apply to the dwelling unit closest to the flankage lot line.
- .4 Minimum Lot Depth: 30 metres, except where a lot has a lot area in excess of 600 square metres, in which case no Minimum Lot Depth requirement for the dwelling unit closest to the flankage lot line shall apply.
- .5 the following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be:
    - .i 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres; and,
    - .ii 3.7 meters if the lot width for a particular unit is greater than 8 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot; and,

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

**12.1808.3 for the purposes of Exception 1808:**

- .1 shall also be subject to the requirements and restrictions of the R1 – Exception 1720 zone and all the general provisions of this by-law which are not in conflict with those in Exception 1808.2.

## 12.1809 Exception 1809

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### 12.1809.1 The lands shall only be used for the following purposes:

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

### 12.1809.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 180 square metres per dwelling unit.
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.0 metres per lot, and 6.0 metres per dwelling unit;
  - .b Corner Lot: 19.8 metres per lot, and 7.8 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 30.0 metres, which may be reduced to 27 metres for a unit containing a side yard setback of 1.2 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Lot Coverage: none
- .10 the following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be:
    - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres;
    - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres; and,
    - .iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.

- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
  - .d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.
  - .e no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.
- .11 Minimum Setback from NS Zone: no dwelling, building or structure, shall be located closer than 10 metres to an NS Zone.

## 12.1810 Exception 1810

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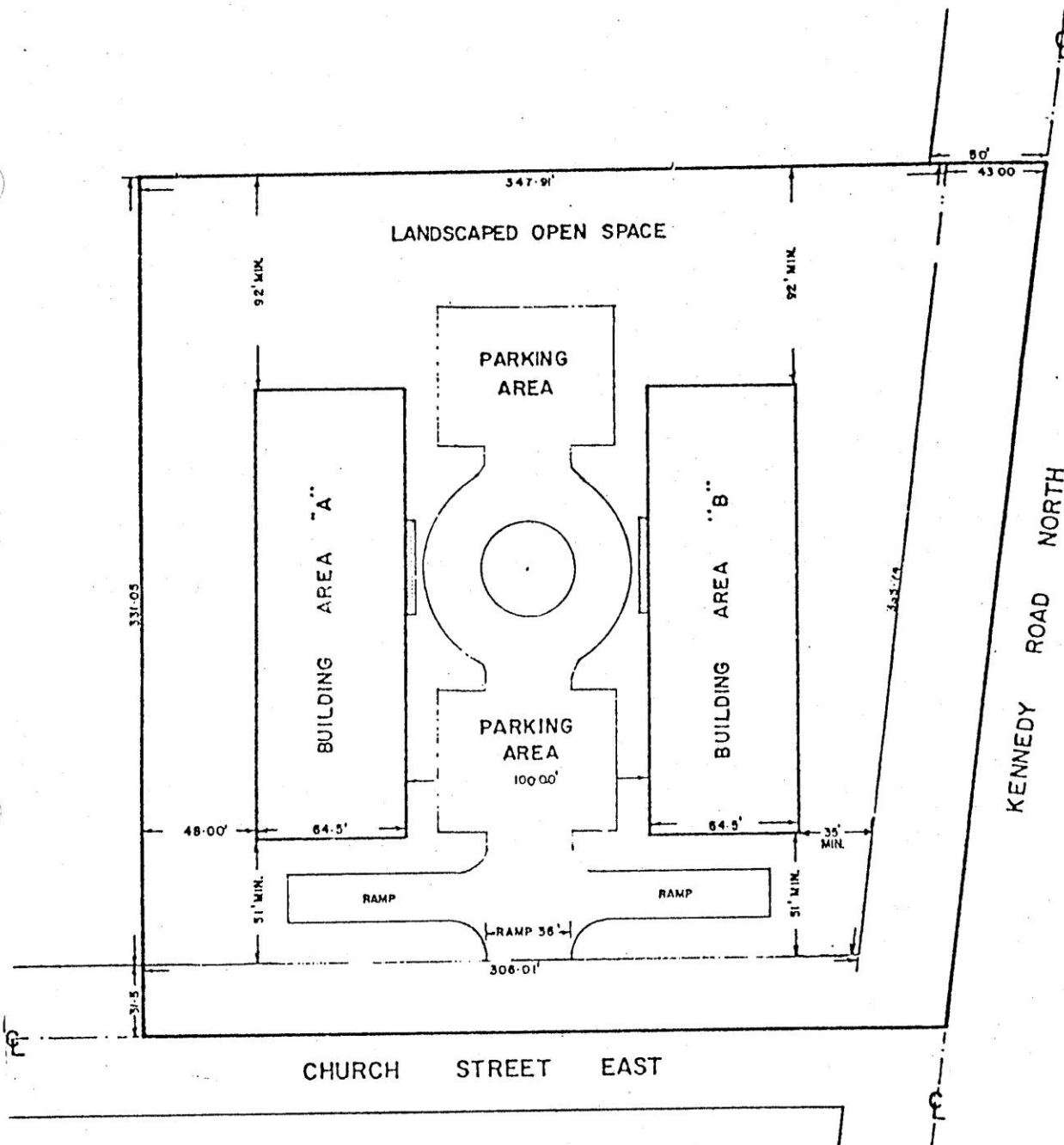
### **12.1810.1 The lands shall only be used for the following purposes:**

- .1 apartment dwelling;
- .2 tuck shop, located in an apartment dwelling, provided that there is not external evidence of same, and further provided that its gross floor area does not exceed fourteen (14) square metres; and,
- .3 purposes accessory to the other permitted purposes.

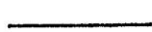
### **12.1810.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the front, side and rear yards shall have the minimum depth, widths and depths, respectively, shown on Figure 1- Exception 1810 to this by-law;
- .2 a ramp to an underground garage shall be permitted in the front yard within the area shown on Figure 1- Exception 1810 to this by-law;
- .3 each apartment dwelling shall be located on a site within an area of not less than 4,870 square metres;
- .4 an apartment dwelling shall occupy one of the Building Areas shown on Figure 1- Exception 1810 to this by-law;
- .5 the ratio of the gross floor area to the lot area shall not exceed 1.5;
- .6 Maximum Coverage: eighteen (18) percent;
- .7 Maximum Number of Dwelling Units: ninety-two (92);
- .8 Maximum Height of buildings: 12 storeys;
- .9 Landscaped Open Space: minimum of sixty (60) percent of the lot area;
- .10 all parking areas shall have a direct and unobstructed access to and from a public street by means of a driveway or ramp as shown on Figure 1- Exception 1810 to this by-law;

Figure 1



Canopy



Zone Boundary



## 12.1811 Exception 1811

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### **12.1811.1 The lands shall only be used for the following purposes:**

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

### **12.1811.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 360 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.0 metres;
  - .b Corner Lot: 13.8 metres;
- .3 Minimum Lot Depth: 30.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres.
  - .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 garage door width.
- .10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 Minimum Setback from a Natural System (NS) zone: No permanent structures, including inground swimming pools or excavations shall be located closer than 7.5 metres to a Natural System Zone.

**12.1811.3 for the purposes of exception 1811:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1811.2.

## 12.1812 Exception 1812

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### **12.1812.1 The lands shall only be used for the following purposes:**

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

### **12.1812.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 330 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres;
  - .b Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 30.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.

- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width.
- .10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 Minimum Setback from a Natural System (NS) zone: No permanent structures, including inground swimming pools or excavations shall be located closer than 10.0 metres to a Natural System Zone.

**12.1812.3 for the purposes of Exception 1812:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1812.2.

## 12.1813 Exception 1813

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### 12.1813.1 The lands shall only be used for the following purposes:

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

### 12.1813.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 286 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres;
  - .b Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 26.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres.
  - .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 garage door width.
- .10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 Minimum Setback from a Natural System (NS) zone: No permanent structures, including inground swimming pools or excavations shall be located closer than 10.0 metres to a Natural System Zone.

**12.1813.3 for the purposes of exception 1813:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1813.2.

## 12.1814 Exception 1814

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### **12.1814.1 The lands shall only be used for the following purposes:**

- .1 An apartment dwelling
- .2 Purposes accessory to an apartment dwelling use.

### **12.1814.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Setback (Eastern Avenue): 7.5 metres
- .2 Minimum Exterior Side Yard Setback (Kennedy Road):
  - .a 7.5 metres for any portion of the building less than 5.5 metres above grade
  - .b For any portion of the building greater than 5.5 metres above grade, the minimum setback shall be 2.3 metres greater than the actual setback of that portion of the building less than 5.5 metres above grade
- .3 Minimum Interior Yard Setback: 20.0 metres
- .4 Minimum Rear Yard Setback:
  - .a 10.0 metres for any portion of the building less than 5.5 metres above grade
  - .b 16.0 metres for any portion of the building greater than 5.5 metres above grade
- .5 Minimum Setback for Underground Parking Garage: 0 metres
- .6 Maximum Number of Dwelling Units: 391
- .7 Maximum Floor Space Index: 3.65
- .8 Maximum Building Height: 29 storeys
- .9 Maximum Tower Footprint: For any tower element of a building that is within 52 metres of the rear lot line, any storey 5.5 metres or more above grade shall have a maximum floor area of 775 square metres
- .10 Minimum Tower Separation: Tower elements of a building shall have a minimum separation distance of 20.0 metres
- .11 Streetwall: The portion of the building less than 5.5 metres above grade adjacent to the exterior side lot line shall have a minimum length of at least 75% of the length of the exterior side lot line
- .12 Windows and Doors at Grade: On the portion of the wall adjacent to the exterior side lot line that is within 52 metres of the rear lot line and is less than 3.0 metres above grade, a minimum of 60% of the gross area of the wall shall have windows and/or doors
- .13 Landscaped Open Space:

- .a A minimum 0.8 metre wide landscaped strip shall be provided along the interior side lot line
  - .b A minimum 4 metre wide landscaped strip shall be provided along the rear lot line
  - .c A minimum of 500 square metres shall be provided as a rooftop amenity space
- .14 Garbage, Refuse and Waste: All garbage, refuse and waste containers shall be located within a building
- .15 Motor Vehicle Parking and Loading:
- .i All parking shall be located within an underground parking garage with the exception of 38 visitor parking spaces that are permitted to be located at grade. No at grade parking spaces are permitted in the front or exterior side yards.
  - .ii A minimum of 1 loading space shall be provided.
- .16 The entire lands zoned R3H- Exception 1814 shall be treated as one lot for zoning purposes.



## 12.1815 Exception 1815

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### 12.1815.1 The lands shall only be used for the following purposes:

- .1 a motel;
- .2 the purposes permitted by Exception 1587;
- .3 purposes accessory to the other permitted purposes.

### 12.1815.2 The lands shall be subject to the following requirements and restrictions:

- .1 for the purposes permitted by Exception 1815.1(1)
  - .a Maximum Building Height: 5 storeys
  - .b Maximum Gross Floor Area: 4500 square metres
  - .c Minimum Lot Area: 0.49 hectares
  - .d Minimum Lot Width: 50 metres
  - .e Minimum Rear Yard Setback 4.5 metres
  - .f Minimum Setback to Airport Road: 4.0 metres, except where there is a projecting canopy in which case the minimum setback for the canopy will be 3.2 metres.
  - .g Minimum Setback to Nevets Road: 5.0 metres, except where there is a projecting canopy in which case the minimum setback for the canopy will be 2.5 metres.
  - .h Minimum Interior Side Yard Width: 3.0 metres, except where there is a projecting canopy in which case the minimum setback for the canopy will be 1.0 metres.
  - .i Minimum Landscaped Open Space:
    - .i a minimum 3.5 metre wide landscaped open space strip, shall be provided along the Airport Road frontage.
    - .ii a minimum 1.5 metre wide landscaped open space area, shall be provided in the interior side yard and along Nevets Road.
  - .j Minimum Parking Space: 81 spaces
  - .k all garbage and refuse storage, including any containers for recyclable materials shall be enclosed within the building.
  - .l the requirement of providing a loading space shall not apply to the subject lands provided that the subject lands are used only for a motel.
- .2 for purposes permitted by Exception 1815.1(2) and (3)
  - .a the requirements and restrictions of Exception 1587.2

## 12.1816 Exception 1816

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### **12.1816.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in the Exception 1801 zone.

### **12.1816.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions of the Exception 1801 zone.
- .2 notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure or swimming pool from any lot line abutting an OS or NS zone shall be 10 metres.

## 12.1817 Exception 1817

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### **12.1817.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in an R1 – Exception 1804 zone.

### **12.1817.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions of the R1 – Exception 1804 zone.
- .2 notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure or swimming pool from any lot line abutting an OS, NS or P zone shall be 10 metres.

## 12.1818 Exception 1818

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### 12.1818.1 The lands shall only be used for the following purposes:

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

### 12.1818.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 205 square metres per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 7.0 metres
  - .b Exterior Lot: 10.0 metres
- .3 Minimum Lot Depth: 29.5 metres
- .4 Minimum Front Yard Depth: 4.5 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line.
- .5 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line, where the setback may be zero.
- .6 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 3.1 metres; and,
  - .b the maximum interior garage width, as calculated 3 metres from the garage opening shall be not more than 3.7 metres.
- .7 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling unit.
- .8 Maximum Driveway Width: the maximum driveway width shall be 3.7 metres, but in no case shall the driveway width exceed the outside storage width of the garage.
- .9 Minimum Width of Dwelling Unit: 7.0 metres
- .10 Maximum Lot Coverage: 60% of the lot area for the main building
- .11 Maximum Porch or Balcony Encroachment: a porch or balcony may encroach not more than 1.8 metres into the front yard or exterior side yard.

### 12.1818.3 for the purposes of Exception 1818:

- .1 For the purposes of this Exception, Width of dwelling unit shall mean the distance between the midpoint of the shared common walls of a dwelling unit or the distance from the midpoint of the shared common wall to the outside of the external wall for a unit with an external wall.

## 12.1819 Exception 1819

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### **12.1819.1 The lands shall only be used for the following purposes:**

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

### **12.1819.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 275 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres
  - .b Corner Lot: 13.0 metres
- .3 Minimum Lot Depth: 25.5 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .c 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 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- .11 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

## 12.1820 Exception 1820

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### **12.1820.1 The lands shall only be used for the following purposes:**

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

### **12.1820.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 330 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres
  - .b Corner Lot: 13.0 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .c 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 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- .11 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

## 12.1821 Exception 1821

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### **12.1821.1 The lands shall only be used for the following purposes:**

- .1 an automated truck fuelling station; and,
- .2 purposes accessory to the other permitted use.

### **12.1821.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Depth: 60.0 metres
- .2 Maximum Building Height: 1 storey
- .3 Minimum Landscaped Open Space:
  - .a a minimum 3.0 metre wide landscaped open space strip shall be provided in the interior side yard and the rear yard.
  - .b a minimum 10.0 metre wide landscaped open space strip shall be provided in the front yard and the exterior side yard except at approved access locations.
- .4 no open storage or display of goods in the open shall be permitted.
- .5 all garbage and refuse storage, including any containers for recyclable materials shall be enclosed.

### **12.1821.3 for the purposes of Exception 1821:**

- .1 Automated Truck Fuelling Station shall mean a building or place where fuels are kept for sale by automated means for the express purpose of the weighing and fuelling of large trucks, but shall not include a motor vehicle repair shop, a gas bar, a motor vehicle sales establishment, a motor vehicle washing establishment or a convenience retail use.

## 12.1822 Exception 1822

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### **12.1822.1 The lands shall only be used for the following purposes:**

- .1 Commercial:
  - .a a retail establishment having no outside storage
  - .b a grocery store
  - .c a service shop
  - .d a personal service shop
  - .e a bank, a trust company, or finance company
  - .f an office
  - .g a dry cleaning/laundry distribution station
  - .h a laundromat
  - .i a dining room restaurant, a convenience restaurant, a take-out restaurant
  - .j a printing or copying establishment
  - .k a health centre
- .2 Other:
  - .a a library
  - .b purposes accessory to the other permitted purposes

### **12.1822.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Width of Landscaped Open Space:
  - .a 3.0 metres adjacent to a residential zone
  - .b 3.0 metres adjacent to Castlemore Road
  - .c 4.5 metres adjacent to McVean Drive
  - .d 5.0 metres adjacent to Castlegate Boulevard and Deerchase Road
- .2 Minimum Building Setback:
  - .a 3.0 metres to Castlemore Road
  - .b 4.5 metres to McVean Drive
  - .c 5.0 metres to all other property lines



- .3 a drive-through lane shall be no closer than 15 metres to a residential zone.
- .4 all garbage and refuse storage, other than that for a restaurant, including any containers for the storage of recyclable materials, shall be fully-enclosed within a building.
- .5 all restaurant refuse containers shall be enclosed in a climate-controlled area within a building.
- .6 notwithstanding any other provision of the Zoning By-law to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

## 12.1823 Exception 1823

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### 12.1823.1 The lands shall only be used for the following purposes:

- .1 an office;
- .2 a bank, trust company and financial company;
- .3 a personal service shop, excluding a massage parlour;
- .4 a retail establishment having no outside storage, subject to the requirements set out in Exception 1823.2(4);
- .5 a dry cleaning and laundry establishment and distribution station;
- .6 a dining room restaurant, a convenience restaurant and a take-out restaurant;
- .7 a community club;
- .8 a recreation facility or structure;
- .9 a hotel or motel;
- .10 a banquet hall;
- .11 a home furnishings and home improvement retail warehouse;
- .12 a buildings supplies outlet within an enclosed building;
- .13 a retail warehouse not engaged in the selling of food;
- .14 a service station;
- .15 a motor vehicle washing establishment; and,
- .16 purposes accessory to the other permitted uses.

### 12.1823.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Lot Coverage: 28%
- .2 all buildings and structures shall be located a minimum of 9.0 metres from Regional Road 107 (Queen Street East) right-of-way as widened;
- .3 with the exception of approved access locations, landscaped open space shall be provided as follows:
  - .a a minimum 9.0 metre wide strip abutting Regional Road 107 (Queen Street); and,
  - .b a minimum 3.0 metre wide strip abutting the interior side yard.
- .4 the maximum gross floor area devoted to the sale of food in any retail establishment shall be 929 square metres;

- .5 the maximum floor space index for office purposes shall be 0.5;
- .6 all garbage and refuse storage including any containers for the storage of recyclable materials, shall be enclosed and screened from Regional Road 107 (Queen Street East);
- .7 a screened outdoor area devoted to the year round display and sale of products and commodities and a temporary open air market shall only be permitted in conjunction with a retail establishment and shall be restricted to areas not required for landscaping and parking;
- .8 all restaurant refuse storage shall be enclosed in a climate controlled area within the building;
- .9 an adult entertainment parlour or an adult video store shall not be permitted; and,
- .10 all lands zoned LC – Exception 1823 shall be treated as one property;

**12.1823.3 for the purposes of exception 1823:**

- .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 those set out in Exception 1823.2.
- .2 RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.
- .3 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% are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

## 12.1824 Exception 1824

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### 12.1824.1 The lands shall only be used for the following purposes:

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

### 12.1824.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 495 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.0 metres
  - .b Corner Lot: 16.8 metres
- .3 Minimum Lot Depth: 33 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width: 1.2 metres
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Maximum Gross Floor Area of a detached garage: 40 square metres
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area;
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .10 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width 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 side lot line or on a lot having a lot width greater than or equal to 16 metres; and
  - .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

- .11 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.0 metres beyond a porch or front wall of a dwelling.

## 12.1825 Exception 1825

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### **12.1825.1 The lands shall only be used for the following purposes:**

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

### **12.1825.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 425 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 16.5 metres
  - .b Corner Lot: 18.3 metres
- .3 Minimum Lot Depth: 26 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area;
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.0 metres beyond a porch or front wall of a dwelling.

## 12.1826 Exception 1826

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### **12.1826.1 The lands shall only be used for the following purposes:**

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

### **12.1826.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 590 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.0 metres
  - .b Corner Lot: 19.8 metres
- .3 Minimum Lot Depth: 33 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Maximum Gross Floor Area of a detached garage: 60 square metres
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area;
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.0 metres beyond a porch or front wall of a dwelling.

## 12.1827 Exception 1827

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### **12.1827.1 The lands shall only be used for the following purposes:**

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

### **12.1827.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 690 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 21.0 metres
  - .b Corner Lot: 22.8 metres
- .3 Minimum Lot Depth: 33 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width: 1.5 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Maximum Gross Floor Area of a detached garage: 60 square metres
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area;
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.0 metres beyond a porch or front wall of a dwelling.
- .11 Minimum Setback from a Natural System (NS) zone: 10 metres



## 12.1828 Exception 1828

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### **12.1828.1 The lands shall only be used for the following purposes:**

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

### **12.1828.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 295 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres
  - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 27.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the lot width is 13.7 metres or greater.
- .8 Maximum Building Height: 11.0 metres, provided that no dwelling units shall contain any habitable area (inclusive of ceilings) greater than 6.75 metres above the highest finished grade elevation
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .10 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front lot line than the ground floor main entrance of the dwelling unit; and,

- .c the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .11 Maximum Garage Projection: 1.5 metres beyond the front wall of a dwelling
- .12 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback
- .13 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback
- .14 a garage shall not be permitted facing the exterior side yard lot line
- .15 the driveway width shall not exceed the exterior width of the garage

**12.1828.3 for the purposes of exception 1828:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1828.2.

## 12.1829 Exception 1829

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### 12.1829.1 The lands shall only be used for the following purposes:

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

### 12.1829.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 560 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 14.0 metres
  - .b Corner Lot: 15.8 metres
- .3 Minimum Lot Depth: 40.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Interior Side Yard Width: 1.2 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 Maximum Building Height: 11.0 metres, provided that no dwelling units shall contain any habitable area (inclusive of ceilings) greater than 6.75 metres above grade and no part of any windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south, west and east facades. No habitable area greater than 6.75 metres in height shall be permitted.

OPENINGS shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;

SOUTH FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both southerly and easterly facing, then the definition which shall apply shall be southerly;

NORTH FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the northerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both northerly and easterly facing, or if such that it is defined as being both northerly and westerly facing, then the definition which shall apply shall be westerly;

WEST FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or

structure is oriented such that it is defined as building both westerly and northerly facing, then the definition which shall apply shall be westerly;

EAST FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the easterly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as building both easterly and northerly facing, then the definition which shall apply shall be easterly;

SOUTHERLY SITE LIMIT shall mean the lands abutting the future Cottrelle Boulevard;

NORTHERLY SITE LIMIT shall mean the lands abutting Castlemore Road;

WESTERLY SITE LIMIT shall mean the lands abutting Airport Road;

EASTERLY SITE LIMIT shall mean the lands abutting Humberwest Parkway;

MAXIMUM BUILDING HEIGHT is to be measured from the highest finished grade elevation at the outside walls of the dwelling;

- .9 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .10 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres more the garage door width.
- .11 Maximum Garage Projection: 1.5 metres beyond the front wall of a dwelling
- .12 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback
- .13 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback
- .14 a garage shall not be permitted facing the exterior side yard lot line
- .15 the driveway width shall not exceed the exterior width of the garage

**12.1829.3 for the purposes of Exception 1829:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1829.2.

## 12.1830 Exception 1830

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### 12.1830.1 The lands shall only be used for the following purposes:

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

### 12.1830.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions as set out in R1 – Exception 1829 zone.
- .2 Maximum Building Height: 11.0 metres, provided that no dwelling units shall contain any habitable area (inclusive of ceilings) greater than 6.75 metres above grade and no part of any windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south and west facades. No habitable area greater than 6.75 metres in height shall be permitted.

OPENINGS shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;

NORTH FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the northerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both northerly and easterly facing, or if such that it is defined as being both northerly and westerly facing, then the definition which shall apply shall be westerly;

SOUTH FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both southerly and easterly facing, then the definition which shall apply shall be southerly;

EAST FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the easterly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as building both easterly and northerly facing, then the definition which shall apply shall be easterly;

WEST FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as building both westerly and northerly facing, then the definition which shall apply shall be westerly;

NORTHERLY SITE LIMIT shall mean the lands abutting Castlemore Road;

SOUTHERLY SITE LIMIT shall mean the lands abutting the future Cottrelle Boulevard;

WESTERLY SITE LIMIT shall mean the lands abutting Airport Road;

EASTERLY SITE LIMIT shall mean the lands abutting Humberwest Parkway;

MAXIMUM BUILDING HEIGHT is to be measured from the highest finished grade elevation at the outside walls of the dwelling;

.3 Minimum Lot Area: 375 square metres;

.4 Minimum Lot Depth: 27.0 metres

**12.1830.3 for the purposes of Exception 1830:**

.1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1830.2.

## 12.1831 Exception 1831

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### 12.1831.1 The lands shall only be used for the following purposes:

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

### 12.1831.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 410 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.75 metres and 6.8 metres per dwelling unit;
  - .b Corner: 15.5 metres and 8.6 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Interior Side Yard Width: 1.2 metres; and 0.0 metres where the common wall of dwelling units coincide with a side lot line
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 Maximum Building Height: 11.0 metres, provided that no dwelling units shall contain any habitable area (inclusive of ceilings) higher than 6.75 metres above the highest finished grade elevation.
- .9 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .10 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 2.5 metres and the maximum interior garage width shall be 3.1 metres for an interior lot;
  - .b the maximum garage door width shall be 5.0 metres and the maximum exterior garage width shall be 5.2 metres for a corner lot;
- .11 Maximum Garage Projection: no part of any garage shall project more than 2.5 metres beyond the main front entrance or beyond a main entry feature
- .12 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback



- .13 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback
- .14 a garage shall not be permitted facing the exterior side yard lot line
- .15 the driveway width shall not exceed the exterior width of the garage

**12.1831.3 for the purposes of Exception 1831:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1831.2.

## 12.1832 Exception 1832

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### **12.1832.1 The lands shall only be used for the following purposes:**

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

### **12.1832.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions as set out in R1 – Exception 1831 zone
- .2 Maximum Building Height: 11.0 metres

### **12.1832.3 for the purposes of exception 1832:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1832.2.

## 12.1833 Exception 1833

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### 12.1833.1 The lands shall only be used for the following purposes:

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

### 12.1833.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 425 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.2 metres
  - .b Corner Lot: 17 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 Exterior Side Yard Width: 3.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres
- .7 Minimum Interior Side Yard Width: 1.2 metres
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- .9 no garage facing the front lot line shall project in the front yard beyond a porch or front wall of a dwelling.
- .10 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width of less than 16 metres but greater than or equal to 15 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 1.0 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .11 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback.

- .12 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback.
- .13 a garage shall not be permitted facing the exterior side yard lot line.
- .14 the driveway width shall not exceed the exterior width of the garage.
- .15 Minimum Setback from a Natural System (NS) zone: 10 metres

## 12.1834 Exception 1834

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### 12.1834.1 The lands shall only be used for the following purposes:

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

### 12.1834.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 295 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 11 metres
  - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 27 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the lot width is 13.7 metres or greater;
- .8 Maximum Building Height: 11 metres
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- .10 no garage facing the front lot line shall project in the front yard beyond a porch or front wall of a dwelling.
- .11 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- .c the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .12 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback.
- .13 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback.
- .14 a garage shall not be permitted facing the exterior side yard lot line.
- .15 the driveway width shall not exceed the exterior width of the garage.
- .16 Minimum Setback from a Natural System (NS) zone: 10 metres

## 12.1835 Exception 1835

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### **12.1835.1 The lands shall only be used for the following purposes:**

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

### **12.1835.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 720 square metres
- .2 Minimum Lot Width: 24.3 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Interior Side Yard Width: 2.0 metres
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- .10 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

## 12.1836 Exception 1836

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### **12.1836.1 The lands shall only be used for the following purposes:**

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

### **12.1836.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 549 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.3 metres
  - .b Corner Lot: 20.1 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres
- .7 Minimum Interior Side Yard Width: 1.2 metres for the first storey, and an additional 0.3 metres for each additional storey.
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- .10 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- .11 Minimum Setback from a Natural System (NS) zone: 10 metres



## 12.1837 Exception 1837

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### **12.1837.1 The lands shall only be used for the following purposes:**

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

### **12.1837.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 456 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.2 metres
  - .b Corner Lot: 17 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres
- .7 Minimum Interior Side Yard Width: 1.2 metres
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width of less than 16 metres but greater than or equal to 15 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 1.0 metres closer to the front wall of the dwelling;
  - .c the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- .11 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

## 12.1838 Exception 1838

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### **12.1838.1 The lands shall only be used for the following purposes:**

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

### **12.1838.2 The lands shall be subject to the following requirements and restrictions:**

- .1 nothing in this section shall prevent the occupant of a single detached dwelling from carrying on any domestic or household art not affecting the amenity of the neighbourhood, or a professional person from occupying one or more rooms as an office, providing there is no display of goods or advertising other than a plate not larger than 0.3 square metres;
- .2 no dwelling shall have a floor area, exclusive of basement, verandah, garage, or attic of less than 74 square metres;
- .3 not more than one dwelling shall be erected or placed on a single lot as shown on the registered plan of subdivision covering the said defined area except in the case of Lot 1, Registered Plan 354, in which case two single detached dwellings shall be permitted;
- .4 no part of any dwelling or accessory building shall be erected or placed at a distance less than 8 metres from any lot line abutting a street, nor less than 2.4 metres from a side lot line, except that a detached garage which is located at least 2.5 metres to the rear of the dwelling may be erected or placed at a distance of not less than 1 metre from any lot line.
- .5 all buildings to conform with grade level which may be clearly defined as being the height of the ceilings of cellar of the under side of ground floor joists above the height of the established street grade. This height for a building eight (8) metres from street line to be less than one-half (.5) metres;
- .6 no excavation shall be made on the said lands except excavations made for the purpose of building on such land at time of commencement of building and as part of such building; and,
- .7 no building waste or other waste material of any kind shall be dumped or stored on the said lands

### **12.1838.3 for the purposes of Exception 1838:**

- .1 for the purposes of this section, a Single Detached Dwelling is defined as a building occupied, or intended to be occupied as a dwelling by one family alone and containing only one kitchen and may include a private garage and other accessory buildings.

## 12.1839 Exception 1839

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### 12.1839.1 The lands shall only be used for the following purposes:

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

### 12.1839.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 295 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 11 metres
  - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 27 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the lot width is 13.7 metres or greater.
- .8 Maximum Building Height: 11 meters
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .10 no garage shall project more than 1.5 metres beyond a front wall of a dwelling. This projection shall apply to the ground floor of the front wall and not the second storey;
- .11 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front wall of the dwelling;
  - .c the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 meters over the maximum garage door width permitted on the lot.

- .12 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback.
- .13 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback.
- .14 a garage shall not be permitted facing the exterior side yard lot line.
- .15 the driveway width shall not exceed the exterior width of the garage.

## 12.1840 Exception 1840

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### **12.1840.1 The lands shall only be used for the following purposes:**

- .1 recreation centre;
- .2 education centre;
- .3 auditorium;
- .4 meeting rooms; and,
- .5 parking, provided that such uses shall only be conducted by a non-profit making organization.

### **12.1840.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 1.2 hectares;
- .2 Minimum Lot Frontage Depth: 52 metres;
- .3 Minimum Front Yard Depth: 12 metres;
- .4 Minimum Side Yard Width: 6 metres;
- .5 Minimum Rear Yard Depth: 30 metres;
- .6 Minimum Parking Requirements:
  - .a one (1) parking space for each 9 square metres of floor area devoted to education, recreation, auditorium and meeting room uses, provided that where there are seats permanently affixed to the floor, one (1) parking space shall be provided for every five seats or for every three (3) metres of bench space of its maximum seating capacity, in lieu of the parking requirements as determined by the area covered by such fixed seats.
- .7 Landscape Open Space: a strip of land not less than 3 metres in perpendicular depth from the lot line shall be provided as landscaped open space, adjacent to any lot line which does not abut land used for public purposes.

## 12.1841 Exception 1841

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### **12.1841.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for purposes permitted in an R1 – Exception 1804 zone.

### **12.1841.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions of the R1 – Exception 1804 zone.
- .2 notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure including a swimming pool, from the rear lot line abutting an OS, NS or P zone or NS – Exception 1807 zone shall be 10 metres.

## 12.1842 Exception 1842

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### **12.1842.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in an R1– Exception 1805 zone.

### **12.1842.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions of the R1 – Exception 1804 zone.
- .2 notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure including a swimming pool, from the rear lot line abutting an OS, NS or P zone or NS – Exception 1807 zone shall be 10 metres.

## 12.1843 Exception 1843

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### **12.1843.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in an R1 - Exception 1804 zone.

### **12.1843.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions of the R1 - Exception 1804 zone.
- .2 notwithstanding any other provision to the contrary, the minimum lot width shall be 15 metres.



## 12.1844 Exception 1844

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### **12.1844.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in an R1– Exception 1805 zone.

### **12.1844.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions of the R1– Exception 1805 zone.
- .2 notwithstanding any other provision to the contrary, the minimum lot depth shall be 28.0 metres.

## 12.1845 Exception 1845

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### 12.1845.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by Exception 1845.1(1)(a) or the purposes permitted by Exception 1845.1(1)(b), but not both sections or not any combination of both sections:
  - .a either:
    - .i the purposes permitted in a R1 zone;
  - .b or:
    - .i a dwelling containing three dwelling units which may or may not be used as an auxiliary group home; and,
    - .ii purposes accessory to the other permitted purposes.

### 12.1845.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those purposes permitted in Exception 1845.1(1)(b), the following requirements and restrictions:
  - .a shall not be subject to any minimum separation distances as may be contained in section 5.2.N; and,
  - .b Minimum Landscaped Open Space: 40 percent of the front yard depth.

### 12.1845.3 for the purposes of Exception 1845:

- .1 Auxiliary Group Home shall mean a supportive housing facility located within a dwelling unit occupied by no more than three persons in need of supervision or guidance, but shall not have staff in full time attendance at the home.
- .2 Supportive Housing Facility shall mean a place for the accommodation of persons, who, by reason of their emotional, mental, social or physical condition, or legal status require a supervised group living arrangement for their well being, but shall exclude foster homes as defined in the Child and Family Services Act or successor legislation.

## 12.1846 Exception 1846

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### 12.1846.1 The lands shall only be used for the following purposes:

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

### 12.1846.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 278 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 10.5 metres
  - .b Corner Lot: 12.3 metres
- .3 Minimum Lot Depth: 26.5 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;
- .7 Minimum Interior Side Yard Width:
  - .a for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;
- .8 Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;
- .9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;
- .10 the following provisions shall apply to garages:
  - .a the maximum cumulative garage door width shall be:
    - .i 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.5 metres;
    - .ii 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
    - .iii 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;

- .b the maximum interior garage width shall be:
  - .i 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.5 metres;
  - .ii 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
  - .iii 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;
  - .iv 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;
- .c Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;
- .11 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the front or exterior side yard;

**12.1846.3 for the purposes of Exception 1846:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1846.2.

## 12.1847 Exception 1847

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### 12.1847.1 The lands shall only be used for the following purposes:

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

### 12.1847.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 295 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres
  - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 27.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;
- .7 Minimum Interior Side Yard Width:
  - .a for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;
- .8 Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;
- .9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;
- .10 the following provisions shall apply to garages:
  - .a the maximum cumulative garage door width shall be:
    - .i 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
    - .ii 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
    - .iii 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;

- .b the maximum interior garage width shall be:
  - .i 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
  - .ii 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
  - .iii 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;
  - .iv 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;
- .c Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;
- .11 Maximum Porch Encroachment: a porch may encroach a maximum of 2.0 metres into the front or exterior side yard;

**12.1847.3 for the purposes of Exception 1847:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1847.2.

## 12.1848 Exception 1848

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### 12.1848.1 The lands shall only be used for the following purposes:

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

### 12.1848.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 330 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.8 metres
  - .b Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: 30.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;
- .7 Minimum Interior Side Yard Width:
  - .a for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;
- .8 Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;
- .9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;
- .10 the following provisions shall apply to garages:
  - .a the maximum cumulative garage door width shall be:
    - .i 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
    - .ii 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
    - .iii 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;

- .b the maximum interior garage width shall be:
  - .i 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
  - .ii 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
  - .iii 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;
  - .iv 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;
- .c Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;
- .11 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the front or exterior side yard;

**12.1848.3 for the purposes of Exception 1848:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1848.2.



## 12.1849 Exception 1849

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### 12.1849.1 The lands shall only be used for the following purposes:

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

### 12.1849.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 350 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres
  - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 32.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;
- .7 Minimum Interior Side Yard Width:
  - .a for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;
- .8 Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;
- .9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;
- .10 the following provisions shall apply to garages:
  - .a the maximum cumulative garage door width shall be:
    - .i 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
    - .ii 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
    - .iii 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;

- .b the maximum interior garage width shall be:
  - .i 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
  - .ii 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
  - .iii 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;
  - .iv 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;
- .c Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;
- .11 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the front or exterior side yard;

**12.1849.3 for the purposes of Exception 1849:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1849.2.

## 12.1850 Exception 1850

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### 12.1850.1 The lands shall only be used for the following purposes:

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

### 12.1850.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 320 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.0 metres
  - .b Corner Lot: 13.8 metres
- .3 Minimum Lot Depth: 27.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;
- .7 Minimum Interior Side Yard Width:
  - .a for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;
- .8 Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;
- .9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;
- .10 the following provisions shall apply to garages:
  - .a the maximum cumulative garage door width shall be:
    - .i 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 12.0 metres;
    - .ii 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;
  - .b the maximum interior garage width shall be:

- .i 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 12.0 metres;
    - .ii 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;
    - .iii 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;
  - .c Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;
- .11 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the front or exterior side yard;

**12.1850.3 for the purposes of Exception 1850:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1850.2.

## 12.1851 Exception 1851

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### **12.1851.1 The lands shall only be used for the following purposes:**

- .1 the purposes permitted by the GC zone;
- .2 a motor vehicle washing establishment;

### **12.1851.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 4.5 metres;
- .2 Minimum Rear Yard Depth: 3.0 metres;
- .3 Minimum Exterior Side Yard Width: 4.5 metres;
- .4 Minimum Interior Side Yard Width: 3.0 metres;
- .5 Maximum Building Height: 3 storeys, however the height of the building shall not exceed the horizontal distance between the building and the nearest residential zone;
- .6 Minimum Landscaped Open Space:
  - .a Front Yard: 4.5 metres;
  - .b Rear Yard: 3.0 metres;
  - .c Exterior Side Yard: 4.5 metres;
  - .d Interior Side Yard: 3.0 metres;

### **12.1851.3 for the purposes of Exception 1851:**

- .1 The lot line abutting McVean Drive shall be deemed to be the Front Lot Line. The lot lines abutting Cottrelle Boulevard and Maple Valley Street are deemed to be Exterior Side Yard Lot Lines.
- .2 Shall also be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1851.2.

## 12.1852 Exception 1852

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### 12.1852.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purpose of a group house project

### 12.1852.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Lot Coverage: 25 percent of the lot area;
- .2 Minimum Setback, all yards: 7.5 metres;
- .3 Maximum Height: Group House: 7.6 metres; Accessory Building: 3.6 metres;
- .4 Maximum Number of units per hectare: 49.4
- .5 Minimum Residential Gross Floor Area per dwelling unit: 79 square metres;
- .6 Minimum Landscaped Open Space: 30 percent of the lot area;
- .7 Parking:
  - .a one parking space per dwelling unit shall be provided;
  - .b Parking spaces may be located within the area required for building setbacks area provided for the use of its occupants;
- .8 Minimum Distance between group houses: fifteen (15) metres, provided that at least one exterior exposed wall of each dwelling unit shall be minimum of 13.7 metres measured perpendicularly from any similar wall of any dwelling unit in another group house; and,
- .9 group houses may be connected by an unenclosed covered breezeway, but the provisions of Exception 1852.2(8) of this by-law shall apply between group houses so connected.

### 12.1852.3 for the purposes of Exception 1852:

- .1 Group House shall mean a group of four dwelling units attached vertically in the form of a square and in which there is no horizontal division of dwelling units, each dwelling unit having an independent entrance and having at least two exterior exposed walls.
- .2 Group House Project shall mean the erection or maintenance of a group house or houses pursuant to the provisions of this section for the purpose of letting the dwelling units therein to tenants.

## 12.1853 Exception 1853

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### **12.1853.1 The lands shall only be used for the following purposes:**

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

### **12.1853.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions as set out in R1- Exception 1828.
- .2 Maximum Building Height: 11.0 metres

### **12.1853.3 for the purposes of Exception 1853:**

- .1 shall also be subject to the requirements and restrictions relating to R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1853.2.

## 12.1854 Exception 1854

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### **12.1854.1 The lands shall only be used for the following purposes:**

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

### **12.1854.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 384 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.0 metres
  - .b Corner Lot: 13.8 metres
- .3 Minimum Lot Depth: 32 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres
- .7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment
- .10 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.



- .12 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

## 12.1855 Exception 1855

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### **12.1855.1 The lands shall only be used for the following purposes:**

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

### **12.1855.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions as set out in R1 – Exception 1830 zone
- .2 Minimum Lot Area: 375 square metres
- .3 Minimum Lot Depth: 27.0 metres

### **12.1855.3 for the purposes of exception 1855:**

- .1 shall also be subject to the requirements and restrictions relating to R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1855.2.

## 12.1856 Exception 1856

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### **12.1856.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in the R3L zone.

### **12.1856.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width: 22 metres;
- .2 Minimum Lot Area: 785 square metres;
- .3 Minimum Front Yard Depth: 7.5 metres;
- .4 Minimum Side Yard Width: 2.4 metres or 1/2 the height of the building, whichever is the greater.
- .5 Minimum Rear Yard Depth: 7.5 metres;
- .6 Minimum Distance between main buildings: 7.5 metres;
- .7 Minimum Gross Floor Area per dwelling unit:
  - .a Bachelor apartment unit: 32 square metres,
  - .b One bedroom apartment unit: 46 square metres;
  - .c Two bedroom apartment unit: 55 square metres;
  - .d Each bedroom in an apartment with more than two bedrooms: 7 square metres;
- .8 Maximum Residential Gross Floor Area: 1 times the lot area
- .9 Parking: one parking space per dwelling unit.

## 12.1857 Exception 1857

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### **12.1857.1 The lands shall only be used for the following purposes:**

- .1 a gas bar and gas bar kiosk; and
- .2 all the other purposes permitted in the GC Zone

### **12.1857.2 The lands shall be subject to the following requirements and restrictions:**

- .1 pertaining to the use of the site for any of the uses permitted by both Exceptions 1857.1(1) and 1857.1(2):
  - .a minimum lot width: 33 metres
  - .b minimum of 6 metres of landscaped open space shall be provided abutting all lots limits except at approved access locations.
- .2 pertaining to the use of the site for uses permitted by Exception 1857.1(1):
  - .a any residential building on the site shall be removed.
  - .b maximum total area of the gas bar kiosk shall be 75 square metres until full municipal water and sewer services are available.
- .3 pertaining to the use of the site for uses permitted by Exception 1857.1(2):
  - .a uses shall only be permitted when the Region of Peel is satisfied that full municipal water and sewer services are available to the site.

### **12.1857.3 for the purpose of Exception 1857:**

- .1 shall also be subject to the requirements and restrictions relating to the GC Zone which are not in conflict with the ones set out in Exception 1857.2.

### **12.1857.4 Holding (H):**

- .1 The lands shall be used for any of these purposes subsequent to the removal of the holding (H) symbol after August 12, 2003.
- .2 Until the holding (H) symbol is removed, the lands designated GC(H) –Exception 1857 shall only be used for those purposes permitted in a Residential Estate (RE) Zone subject to the requirements and restrictions of RE-Exception 1519.

## 12.1858 Exception 1858

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### **12.1858.1 The lands shall only be used for the following purposes:**

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

### **12.1858.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 351 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.5 metres;
  - .b Corner Lot: 15.3 metres;
- .3 Minimum Lot Depth: 26.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.

- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width.
- .10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 Minimum Setback from a Natural System (NS) zone:
  - .a No permanent structures, including inground swimming pools or excavations shall be located closer than 7.5 metres to a Natural System zone.

**12.1858.3 for the purposes of Exception 1858:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1858.2.

## 12.1859 Exception 1859

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### **12.1859.1 The lands shall only be used for the following purposes:**

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

### **12.1859.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 222 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 14.6 metres per lot and 7.3 metres per dwelling unit;
  - .b Corner Lot: 16.4 metres per lot and 6.1 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 30.5 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
  - .a 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be;
    - .i 3.1 metres if the lot width for a particular unit is less than 8.0 metres but greater than or equal to 7.0 metres
    - .ii 3.7 metres if the lot width for a particular unit is greater than 8.0 metres

- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres (0.9 metres if the lot width is greater than or equal to 11.0 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 Minimum Setback from a Natural System (NS) zone:
- .a No permanent structures, including inground swimming pools or excavations shall be located closer than 10.0 metres to a Natural System zone.

**12.1859.3 for the purposes of Exception 1859:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1859.2.



## 12.1860 Exception 1860

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### 12.1860.1 The lands shall only be used for the following purposes:

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

### 12.1860.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 330 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres
  - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres
- .7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .8 Maximum Driveway Width: 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage
- .9 Minimum Landscaped Open Space: the entire yard areas shall be landscaped open space other than any driveway, encroachment or accessory buildings or structures by this by-law
- .10 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres
  - .b the garage door width restriction does not apply to the garage door facing the flankage lot line
  - .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling
- .12 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth

.13 Maximum Bay Window Encroachment:

- .a 0.8 metres into the front, rear and exterior side yard only, with or without foundation. A bay window encroachment is not permitted into the interior side yard
- .b the width of bay windows (including cumulative width for more than one bay window on a wall) for bay windows in the front and rear yards shall not be greater than one-half the actual width of the dwelling and for bay windows in the exterior side yard not greater than one third the actual length of the dwelling
- .c all portions of the bay window projecting beyond the wall are included in the width of the bay window

**12.1860.3 for the purposes of Exception 1860:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1860.2.

## 12.1861 Exception 1861

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### **12.1861.1 The lands shall only be used for the following purposes:**

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

### **12.1861.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions as set out in the R1 – Exception 1860 zone
- .2 Setback to Natural System (NS) zone: notwithstanding any other setback provision to the contrary no buildings or structures, including swimming pools are permitted within 10 metres of any lot line abutting a Natural System (NS) zone

### **12.1861.3 for the purposes of Exception 1861:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1861.2.

## 12.1862 Exception 1862

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### **12.1862.1 The lands shall only be used for the following purposes:**

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

### **12.1862.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions as set out in the R1 – Exception 1860 zone
- .2 Setback to Natural System (NS) zone: notwithstanding any other setback provision to the contrary, no buildings, structures, swimming pools or hard-surfaced areas are permitted within 7.5 metres of any lot line abutting a Natural System (NS) zone

### **12.1862.3 for the purposes of Exception 1862:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1862.2.

## 12.1863 Exception 1863

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### **12.1863.1 The lands shall only be used for the following purposes:**

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

### **12.1863.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions as set out in the R1 – Exception 1801 zone
- .2 Setback to the Natural System (NS) zone: notwithstanding any other setback provision to the contrary, no buildings, structures, swimming pools, or hard-surfaced areas are permitted within 7.5 metres of any lot line abutting a Natural System (NS) zone

### **12.1863.3 for the purposes of Exception 1863:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1863.2.

## 12.1864 Exception 1864

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### 12.1864.1 The lands shall only be used for the following purposes:

- .1 a semi-detached dwelling
- .2 a group home type I
- .3 an auxiliary group home
- .4 a supportive lodging house
- .5 purposes accessory to the other permitted purposes

### 12.1864.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 432 square metres per lot and 216 square metres per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 14.4 metres per lot and 7.2 metres per dwelling unit
  - .b Corner Lot: 16.2 metres per lot and 9.0 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres common wall where the setback may be 0.0 metres
- .7 Maximum Driveway Width: the driveway width shall not exceed the outside width of the garage
- .8 Minimum Landscaped Open Space: the entire yard areas shall be landscaped open space other than any driveway, encroachment or accessory buildings or structures permitted by this by-law
- .9 Maximum Garage Door Width:
  - .a 3.1 metres, if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres;
  - .b 3.7 metres, if the lot width for a particular unit is greater than 8 metres;
  - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot for a unit

- .10 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling
- .11 Maximum Porch Encroachment: where the width of the porch is 50% or less of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth
- .12 Maximum Bay Window Encroachment:
  - .a 0.8 metres into the front, rear and exterior side yard only, with or without foundation. A bay window encroachment is not permitted into the interior side yard;
  - .b the width of bay windows (including cumulative width for more than one bay window on a wall)
  - .c all portions of the bay window projecting beyond the wall are included in the width of the bay window.

**12.1864.3 for the purposes of Exception 1864:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1864.2.

## 12.1865 Exception 1865

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### **12.1865.1 The lands shall only be used for the following purposes:**

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

### **12.1865.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 549 square metres
- .2 Minimum Interior Lot Width: 18.3 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey, and an additional 0.3 metres for each additional storey
- .7 Minimum Landscaped Open Space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space
- .8 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling
- .9 Maximum Porch Encroachment: where a lot has a width equal or greater than 15.2 metres and the width of the porch is 50% or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth
- .10 Minimum Rear Yard Setback from a Natural System (NS) zone: notwithstanding any other setback provision to the contrary, no buildings, structures, or swimming pools are permitted within 7.5 metres abutting a Natural System (NS) zone;
- .11 the driveway width shall not exceed the width of the garage.



## 12.1866 Exception 1866

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### **12.1866.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in an R1 – Exception 1839 zone

### **12.1866.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions as set out in an R1 – Exception 1839 zone.
- .2 Minimum Rear Yard Setback from a Natural System (NS) zone: 10 metres

### **12.1866.3 for the purposes of Exception 1866:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those in Exception 1866.2.

## 12.1867 Exception 1867

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### **12.1867.1 The lands shall only be used for the following purposes:**

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

### **12.1867.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 360 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.0 metres
  - .b Corner Lot: 13.8 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres
  - .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 the garage door width
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- .11 Minimum Setback from a Natural System (NS) zone: no permanent structures or excavations shall be located closer than 10.0 metres to a Natural Systems zone

**12.1867.3 for the purposes of Exception 1867:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1867.2.

## 12.1868 Exception 1868

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### **12.1868.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in the R3L zone.

### **12.1868.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width: 22 metres;
- .2 Minimum Lot Area: 785 square metres;
- .3 Minimum Front Yard Depth: 22 metres
- .4 Minimum Side Yard Width: 2.4 metres or 1/2 the height of the building, whichever is greater;
- .5 Minimum Rear Yard Depth: 7.5 metres;
- .6 Minimum Gross Floor Area/dwelling unit:
  - .a Bachelor apartment unit: 32 square metres;
  - .b One bedroom apartment unit: 46 square metres;
  - .c Two bedroom apartment unit: 55 square metres;
  - .d Each bedroom in an apartment with more than two bedrooms: 7 square metres;
- .7 Minimum Distance between buildings: 7.5 metres;
- .8 Maximum Residential Gross Floor Area: 1 times the lot area;
- .9 Parking: 1.25 parking spaces per dwelling unit; and,
- .10 Access: only one means of ingress and egress from Main Street south shall be permitted, same to be located at point commencing 21.3 metres southerly from the north limit of the lands delineated as R3L - Exception 1868 and running southerly a maximum of 10.6 metres.

## 12.1869 Exception 1869

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### 12.1869.1 The lands shall only be used for the following purposes:

- .1 Residential:
  - .a an apartment dwelling
  - .b a townhouse dwelling
  - .c a stacked townhouse dwelling
  - .d a stacked back-to-back townhouse dwelling
  - .e a multiple residential dwelling
- .2 Commercial uses, only on the first and/or second storey of a building:
  - .a an office
  - .b a private school
  - .c a park, playground, recreational facility
  - .d a bank, trust company or financial institution
  - .e a retail establishment, having no outside storage excluding those listed below as not permitted
  - .f a convenience store or grocery store, with a gross floor area of up to 400m<sup>2</sup>
  - .g a pharmacy, with a gross floor area of up to 400m<sup>2</sup>
  - .h a personal service shop
  - .i a printing or copying establishment
  - .j a commercial, technical or recreation school
  - .k a community club
  - .l a health & fitness centre
  - .m a day nursery
  - .n an amusement arcade
  - .o a place of commercial recreation
  - .p a medical office
  - .q purposes accessory to the other permitted uses

**12.1869.2 The following uses are specifically prohibited:**

- .1 an adult video store
- .2 an adult entertainment parlour
- .3 a massage or body rub parlour
- .4 a drive-through facility
- .5 a convenience store or grocery store having a gross floor area of more than 400m<sup>2</sup>
- .6 a supermarket
- .7 a pharmacy having a gross floor area of more than 400m<sup>2</sup>

**12.1869.3 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Rear Yard setback: 19.0 metres
- .2 Maximum Lot Coverage: 45%
- .3 Maximum Building Height within 40 metres of Kings Cross Road: 22 Storeys
- .4 Maximum Building Height beyond 40 metres of Kings Cross Road: 6 Storeys
- .5 Minimum Building Height: 6 Storeys
- .6 Minimum separation distance between the wall of a building located within 40 metres of King Cross Road and a building located more than 40 metres from Kings Cross Road, shall be 17 metres, excluding stairs to an underground parking garage
- .7 Minimum Interior (North) Side Yard setback: 11.0 metres, excluding structures to house stairwells
- .8 Minimum Interior (South) Side Yard setback: 5 metres
- .9 Minimum Front Yard setback: 3.0 metres
- .10 Maximum FSI: 2.7
- .11 Minimum Private Amenity Area: 2.0 m<sup>2</sup> per dwelling unit
- .12 Minimum Ground Floor Height: 4.5 metres
- .13 Access to any underground parking garage shall be provided from a private internal driveway
- .14 Building Height of any building shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms and enclosures, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and stair enclosures, located on the roof of a dwelling
- .15 Residential apartment dwelling units shall be permitted on all storey
- .16 Minimum Bicycle parking for Commercial Uses: 1 parking space for each 500 square metres of gross Commercial floor area or portion thereof

- .17 For the purpose of this Exception, a Pharmacy shall mean a retail outlet engaged in the sale and dispensation of prescription medication.

**12.1869.4 for the purposes of Exception 1869:**

- .1 For the purpose of this By-law, Kings Cross Road shall be the front lot line
- .2 The following requirements and restrictions shall also apply to any building or use of lands existing on the date of the passing of this by-law:
- .a Minimum Rear Yard setback: 6.0 metres
  - .b Minimum Interior (North) Side Yard setback: 0.7 metres
  - .c Minimum Interior (South) Side Yard setback: 3.3 metres
  - .d Minimum Front Yard setback: 16.0 metres
- .3 Shall be subject to the requirements and restrictions relating to the MH zone and all general provisions of this by-law which are not in conflict with those set out in Exception 1869.

## 12.1870 Exception 1870

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### 12.1870.1 The lands shall only be used for the following purposes:

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

### 12.1870.2 The lands shall be subject to the following requirements and restrictions:

- .1 the maximum gross leasable commercial floor area on lands zoned LC – Exception 1870 shall not exceed 10,220 square metres, of which the maximum gross leasable commercial floor area of a supermarket shall be 5,202 square metres;



- .2 Minimum Depth/Width of all yards: 6.0 metres, except adjacent to a site daylight triangle at a street intersection and/or adjacent to a full turns access driveway location, in which case the minimum yard depth or width may be reduced to 4.0 metres when the area between the building and property limit are landscaped and not used for parking and driveway purposes;
- .3 Minimum Setback from a Residential Zone:
  - .a 9.0 metres for all buildings and structures; and,
  - .b 6.0 metres for a drive through lane, including stacking spaces
- .4 Maximum Setback of a supermarket from Regional Road 50: 80.0 metres
- .5 Maximum Building Height:
  - .a 3 storeys; or;
  - .b 2 storeys within 20.0 metres of a residential zoned property;
- .6 all garbage and refuse storage areas, including any containers for the storage of recyclable materials and truck loading facilities shall be screened from public streets and residential uses;
- .7 an outside display area for a supermarket shall not be located on areas required for landscaping and parking;
- .8 Minimum Landscaped Open Space:
  - .a 6.0 metres abutting Regional Road 50 and Clarkway Drive and 4.0 metres at a site daylight triangle at a street intersection, except at approved access locations;
  - .b 4.5 metres abutting Cottrelle Boulevard and 4.0 metres at a sight daylight triangle at a street intersection and at a full turns access driveway location when the area between the building and the property limit are landscaped and not used for parking, except at approved access locations; and,
  - .c 3.0 metres abutting all other property limits
- .9 all rooftop units shall be screened;
- .10 the lands zoned LC – Exception 1870 shall be a single lot for zoning purposes

## 12.1871 Exception 1871

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### 12.1871.1 The lands shall only be used for the following purposes:

- .1 Residential:
  - .a an apartment dwelling
- .2 Commercial uses, only on the first and/or second storey of an apartment dwelling:
  - .a an office
  - .b a private school
  - .c a park, playground, recreational facility
  - .d a bank, trust company or financial institution
  - .e a retail establishment, having no outside storage, excluding those listed below as not permitted
  - .f a convenience store or grocery store, with a gross floor area of up to 400m<sup>2</sup>
  - .g a pharmacy, with a gross floor area of up to 400m<sup>2</sup>
  - .h a personal service shop
  - .i a printing or copying establishment
  - .j a commercial, technical or recreation school
  - .k a community club
  - .l a health & fitness centre
  - .m a day nursery
  - .n an amusement arcade
  - .o a place of commercial recreation
  - .p a medical office

### 12.1871.2 The following uses are specifically prohibited:

- .1 an adult video store
- .2 an adult entertainment parlour
- .3 a massage or body rub parlour
- .4 a drive-through facility
- .5 a convenience store or grocery store having a gross floor area of more than 400m<sup>2</sup>

- .6 a supermarket
- .7 a pharmacy having a gross floor area of more than 400m<sup>2</sup>

**12.1871.3 The lands shall be subject to the following requirements and restrictions:**

- .1 For the purpose of this By-law, Kings Cross Road shall be the front lot line.
- .2 Minimum Rear Yard setback: 19 metres, except 5 meters to an air intake shaft serving an underground parking garage
- .3 Maximum Lot Coverage: 45%
- .4 Maximum Building Height: 22 Storeys
- .5 Minimum Building Height: 6 storeys
- .6 Minimum Exterior side yard setback (to Kensington Road): 5.0 metres
- .7 Minimum Interior Side Yard setback: 8.1 metres
- .8 Minimum Front Yard setback: 3.0 metres 1
- .9 Maximum FSI: 3.9 1
- .10 Minimum Private Amenity Area: 2.0 m<sup>2</sup> per dwelling unit 1
- .11 Minimum Ground Floor Height: 4.5 metres 1
- .12 Access to an underground parking garage shall be provided from a private internal driveway.
- .13 Building Height shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms or enclosures, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and stair enclosures, located on the roof of an apartment dwelling.
- .14 Residential apartment dwelling units shall be permitted on all storey
- .15 For the purpose of this Exception, a Pharmacy shall mean a retail outlet engaged in the sale and dispensation of prescription medication

**12.1871.3 for the purposes of Exception 1871:**

- .1 Shall be subject to the requirements and restrictions relating to the MH zone and all general provisions of this by-law which are not in conflict with those set out in Exception 1871.

## 12.1872 Exception 1872

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### 12.1872.1 The lands shall only be used for the following purposes:

- .1 An apartment dwelling
- .2 Only in conjunction with or accessory to an apartment dwelling, the following non-residential uses shall be permitted on the ground floor of an apartment dwelling or within an existing heritage building:
  - .a an office;
  - .b a bank, trust company or financial institution;
  - .c a retail establishment;
  - .d a convenience store;
  - .e a dry cleaning and laundry distribution station;
  - .f a laundromat;
  - .g a dining room restaurant;
  - .h a take-out restaurant;
  - .i a service shop;
  - .j a personal service shop;
  - .k a printing or copying establishment;
  - .l an art gallery;
  - .m a community club;
  - .n a commercial school;
  - .o a health or fitness centre;
  - .p a place of worship;
  - .q a day nursery;
  - .r a library;
  - .s a theatre;
  - .t a grocery store;
  - .u a place of commercial recreation;
  - .v an administrative office of any public authority;
  - .w an animal hospital;

- .x a travel agency;
- .y a business incubator; a
  - .i a micro manufacturing use; and
  - .ii a custom workshop.
- .3 Purposes accessory to the other permitted purposes.

**12.1872.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For the purposes of this section, the lot line abutting McLaughlin Road South shall be the front lot line.
- .2 Drive-through facilities shall be prohibited.
- .3 Maximum number of residential units: 120
- .4 Maximum Floor Space Index: 1.55
- .5 Building Height:
  - .a For an apartment dwelling, the minimum building height shall be 3 storeys and the maximum building height shall be 8 storeys, exclusive of any roof-top mechanical penthouse or architectural feature;
  - .b For a heritage building having a Gross Floor Area less than or equal to 135 square metres, the maximum building height shall be 2 storeys.
- .6 Minimum Ground Storey Height for an apartment dwelling: 4.5 metres
- .7 Minimum Front Yard Depth: 7 metres
- .8 Minimum Rear Yard Depth: 10 metres, except 0 metres shall be required to an accessory building used for refuse collection.
- .9 Minimum Interior Side Yard Width: 10 metres
- .10 Minimum Exterior Side Yard Width:
  - .a 15 metres
  - .b 10 m to a heritage structure
  - .c 3 m to a hydro transformer
- .11 Minimum Lot Area: No Requirement
- .12 Minimum Lot Width: No Requirement
- .13 Minimum below grade setback to underground parking garage: 0 metres
- .14 Minimum Setback from a Lot Line for a hydro transformer: 3 metres

- .15 Maximum Lot Coverage: No Requirement
- .16 Minimum Landscaped Open Space: 30% of the lot area
- .17 Minimum parking requirements:
  - .a Residential: 1 space per dwelling unit.
  - .b Visitor: 0.2 spaces per dwelling unit
  - .c Commercial: 1.0 space per 19 square metres
- .18 Maximum Gross Floor Area: 9,500 square metres
- .19 Loading, Unloading and Waste Disposal and Storage:
  - .a One on-site loading space shall be provided.
  - .b Loading, Unloading and waste disposal facilities shall not be located on the wall of a building facing a street.
- .20 Minimum setback to a daylight triangle: 3m

**12.1872.3 for the purposes of Exception 1872:**

- .1 “Business Incubator” shall mean an establishment that is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprise) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.
- .2 “Workshop” shall mean a building where the design and custom production of goods and articles occurs on the premises, including custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.
- .3 “Micro-manufacturing” shall mean a building or part thereof used for small-scale manufacturing or production of goods which are also sold and/or consumed on the premises, and which may include shipment for sale at other locations. Without limiting the generality of the foregoing, a micro manufacturing use shall include a microbrewer or micro-winery and can be combined with a restaurant use.

## 12.1873 Exception 1873

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### **12.1873.1 The lands shall only be used for the following purposes:**

- .1 An apartment dwelling
- .2 only in conjunction with an apartment dwelling, the following non- residential uses are permitted:
  - .a an office;
  - .b a bank, trust company or financial institution;
  - .c a retail establishment;
  - .d a convenience store;
  - .e a dry cleaning and laundry distribution station;
  - .f a laundromat;
  - .g a dining room restaurant;
  - .h a take-out restaurant;
  - .i a service shop;
  - .j a personal service shop;
  - .k a printing or copying establishment;
  - .l an art gallery;
  - .m a community club;
  - .n a commercial school;
  - .o a health or fitness centre;
  - .p a place of worship;
  - .q day nursery;
  - .r library;
  - .s a theatre;
  - .t a grocery store;
  - .u a place of commercial recreation;
  - .v an administrative office of any public authority;
  - .w a hotel;
  - .x an animal hospital;

- .y a travel agency;
  - .z a business incubator;
  - .aa a micro manufacturing use; and
  - .bb a custom workshop.
- .3 Purposes accessory to the other permitted purposes

**12.1873.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For the purposes of this section, the lot line abutting Steeles Ave W shall be the front lot line.
- .2 All lands zoned R3M-Exception 1885 and R3M-Exception 1873 shall be treated as one lot for required bicycle and vehicular parking, access and lot area.
- .3 Minimum gross floor commercial area: 150 square metres
- .4 Maximum number of residential units: 462
- .5 Maximum Floor Space Index: 12.5
- .6 Building Height: The minimum height shall be 8 storeys and the maximum height shall be 40 storeys having a maximum height of 125 metres, exclusive of any roof-top mechanical penthouse or architectural feature.
- .7 Where any portion of a floor level is wholly or partially below established grade, it shall not be considered to be a storey for zoning purposes.
- .8 Minimum Ground Storey Height: 6 metres
- .9 Minimum Front Yard Setback for any portion of the podium that is less than 1 storey above grade: 1.5 metres
- .10 Minimum Front Yard Setback for any portion of the podium that is equal to and greater than 1 storey above grade: 0 metres
- .11 Minimum setback to a daylight triangle at the intersection of Steeles Ave W and Malta Ave: 0 metres
- .12 Minimum Rear Yard Depth to One-Storey Pedestrian Connection Building: 0 metres
- .13 Minimum Rear Yard Depth to Podium: 7.5 metres
- .14 Minimum Rear Yard Depth to Tower: 13 metres
- .15 Minimum Exterior Side Yard Width: 3 metres
- .16 Minimum Interior Side Yard Width: 6 metres
- .17 Tower Setback: Additional 1.5 metres from the edge of the podium
- .18 Minimum Lot Area: No Requirement



- .19 Minimum Lot Width: Not Applicable
- .20 Minimum below grade setback to all yards: 0 metres
- .21 Minimum Setback from a Lot Line for a hydro transformer: 0 metres
- .22 Maximum Lot Coverage: 60%
- .23 Minimum Landscaped Open Space: 30% of the lot area
- .24 The minimum landscaped open space strip, except at approved driveway locations abutting Malta Avenue shall be 2.5 metres and may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure.
- .25 Maximum Tower Floor Plate: 800 square metres
- .26 Maximum Width of One-Storey Pedestrian Connection Building: 8.5 metres
- .27 Minimum parking requirements:
  - .a Notwithstanding Section 4.1, Visitor Parking shall be provided at a rate of 0.15 spaces per dwelling unit.
- .28 Minimum Distance between buildings: No requirement
- .29 Bicycle Parking:
  - .a Notwithstanding Section 4.5, Bicycle Parking for Residents shall be provided at a rate of 0.47 spaces per dwelling unit.
  - .b Notwithstanding Section 4.5, Bicycle Parking for Visitors shall be provided at a rate of 0.05 spaces per dwelling unit.
  - .c In addition to the requirements of Section 4.5, bicycle parking shall be required for commercial uses at a rate of 0.2 spaces per 100 square metres of gross commercial floor area, however no less than 10 spaces shall be provided.
- .30 Maximum Gross Floor Area: 32,750 square metres
- .31 Continuous Streetwall: Podium portion of the building shall have a minimum length of 90% of the length of the entire available frontage facing Steeles Ave West. For the purposes of this section, “available frontage” means the total frontage excluding any required side yard setbacks approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.
- .32 Windows and Doors at Grade: the first storey of any wall adjacent to a street, a minimum of 70% of the gross area of the wall shall have clear vision windows and/or doors.
- .33 Loading, Unloading and Waste Disposal and Storage:
  - .a One on-site loading space shall be provided.
  - .b Loading, Unloading and waste disposal facilities, accepting access thereto, shall not be located on the wall facing a street, and must be adequately screened.

- .c All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use.

**12.1873.3 for the purposes of Exception 1873:**

- .1 “Floor Plate” means the total floor area of an individual storey of the building measured from exterior walls.
- .2 “Podium” means any of the various building elements that form the base or bottom storeys of a building, distinguished from and upon which the tower rests.
- .3 “Tower” means the portion of the building which extends upward to the top storeys and rests on the podium.
- .4 “Business Incubator” shall mean an establishment that is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.
- .5 “Workshop” shall mean a building where the design and custom production of goods and articles occurs on the premises, including custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.
- .6 “Micro-manufacturing” shall mean a building or part thereof used for small-scale manufacturing or production of goods which are also sold and/or consumed on the premises, and which may include shipment for sale at other locations. Without limiting the generality of the foregoing, a micro manufacturing use shall include a micro-brewer or micro-winery and can be combined with a restaurant use.

## 12.1874 Exception 1874

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### 12.1874.1 The lands shall only be used for the following purposes:

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

### 12.1874.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot: 330 square metres
  - .b Corner Lot: 380 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres
  - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 30.0 metres, except where a lot has a rear lot line and a side lot line that abuts an OS, NS or P zone, the minimum lot depth shall be 28.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total interior side yard width on the lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 Minimum Setback of a dwelling from an Natural System (NS) zone: 10 metres
- .9 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;
- .10 Maximum Driveway Width: shall not exceed the width of the garage;
- .11 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be:
    - .i 5.5 metres on a lot having a width per unit less than 16 metres but greater than or equal to 11 metres;
    - .ii no maximum is required on a lot having a width per unit greater than 16.0 metres;

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

## 12.1875 Exception 1875

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### **12.1875.1 The lands shall only be used for the following purposes:**

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

### **12.1875.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior Lot: 410 square metres per lot and 200 square metres per dwelling unit
  - .b Exterior Lot: 460 square metres per lot and 255 square metres for the dwelling unit closest to the flankage lot line
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.7 metres per lot and 6.8 metres per dwelling unit
  - .b Exterior Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres
- .7 Minimum Exterior Side Yard Width: 3.0 metres
- .8 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;
- .9 Maximum Driveway Width: shall not exceed the width of the garage;
- .10 the following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be 2.5 metres on a lot having a dwelling unit width per unit less than 7.0 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- .c the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot; and,
  - .d a garage shall not face the exterior side yard lot line
- .11 Maximum Garage Projection: no garage shall project into the front yard 1.5 metres beyond a porch or front wall of a dwelling
- .12 Minimum Distance between driveway and street intersection: no portion of a driveway on a corner lot shall be within 5.0 metres of the actual or projected point of intersection of the front and flanking lot lines

## 12.1876 Exception 1876

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### **12.1876.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purpose of a townhouse dwelling

### **12.1876.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For the purposes of this section the lot line abutting Flagged Avenue shall be the front lot line.
- .2 All lands zoned R2 - Exception 1876 shall be treated as one lot for zoning purposes.
- .3 Minimum Lot Area: 60 square metres per dwelling unit.
- .4 Minimum Yard Setback for a Principal building:
  - .a 2 metres to the lot line abutting Haggert Avenue;
  - .b 7 metres to the rear lot line if residential parking is provided at 70 degrees up to and including 90 degrees;
  - .c 6.75 metres to the rear lot line if residential parking is provided at 50 degrees up to 70 degrees;
  - .d 3.7 metres to the lot line abutting Jessie Street;
  - .e 11 metres to the interior side lot line;
  - .f 0.0 metres to a private road or common element.
- .5 Minimum Dwelling Unit Width: 5.5 metres;
- .6 Maximum Number of Dwelling Units: 6 units;
- .7 Maximum Building Height: 10.6 metres;
- .8 Minimum Aisle Width serving residential parking spaces - 70 degrees up to and including 90 degrees: 6 metres;
- .9 Minimum Aisle Width serving residential parking spaces - 50 degrees up to 70 degrees: 5.75 metres
- .10 Minimum Aisle Width serving visitor parking spaces: 5.5 metres;
- .11 Minimum Landscaped Open Space: No requirement;
- .12 Common Amenity Area: No requirement;
- .13 Garage Control: No requirement.

## 12.1877 Exception 1877

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### **12.1877.1 The lands shall only be used for the following purposes:**

- .1 Permitted Uses:
  - .a A single detached dwelling
  - .b A semi-detached dwelling.

### **12.1877.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Number of Dwellings: 11 dwelling units
- .2 Minimum Lot Area:
  - .a For a Single Detached Dwelling: 235 square metres
  - .b For a Semi-detached Dwelling: 191 square metres per dwelling unit
- .3 Minimum Lot Width:
  - .a For a Single Detached Dwelling: 8.0 metres
  - .b For a Semi-detached Dwelling: 7.1 metres per dwelling Unit except for a lot abutting the communal parking area, in which case the minimum Lot Width shall be 5.9 metre
- .4 Minimum Lot Depth: 25 metres
- .5 Minimum Dwelling Unit Width: 5.9 metres
- .6 For lots adjacent to Dixie Road, the lot line abutting Dixie Road shall be treated as the front lot line for Zoning purposes
- .7 Front Yard Setback:
  - .a For lots abutting Dixie Road: 3.1 metres
  - .b For all other lots: 4.5 metres
- .8 Rear Yard Setback:
  - .a For lots abutting Dixie Road: 1.5 metres to a garage door
  - .b For all other lots: 7.5 metres
- .9 Minimum Interior Side Yard Setback:
  - .a Single Detached Dwelling: 1.2 metres on one side and 0.6 metres on the other
  - .b Semi-Detached Dwelling: 1.2 metres, except for a lot abutting both Dixie Road and an OS, NS or P zone in which case the minimum side yard setback shall be 1 metre



- .10 Minimum Exterior Side Yard: 1.2 metres
- .11 Maximum Encroachment into the Front Yard:
  - .a 1.3 metres for an open 1 storey roofed porch on Lots with frontage on Dixie Road
  - .b 2.6 metres for an open 1 storey porch with frontage on an internal road
- .12 Maximum Encroachment into an Exterior Side Yard: 1.2 metres for an open storey roofed porch
- .13 Fencing along the lot line abutting Dixie Road shall be prohibited
- .14 Maximum Building Height: 12.25 metres
- .15 Access to resident and visitor parking shall be provided from a private internal road

**12.1877.3 for the purposes of Exception 1877:**

- .1 For the purpose of this zone a private road shall be treated as a public street for zoning purposes

## 12.1878 Exception 1878

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### **12.1878.1 The lands shall only be used for the following purposes:**

- .1 the public recreational purposes;
- .2 flood and erosion control;
- .3 conservation area of purposes; and,
- .4 purposes accessory to the other permitted purposes

### **12.1878.2 The lands shall be subject to the following requirements and restrictions:**

- .1 no buildings or structures shall be permitted, except those which are required for flood and erosion control, and for walkways and pathways.

## 12.1879 Exception 1879

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### 12.1879.1 The lands shall only be used for the following purposes:

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

### 12.1879.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 485 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.0 metres
  - .b Corner Lot: 19.8 metres
- .3 Minimum Lot Depth: 27.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width: 1.2 metres
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .8 Maximum Gross Floor Area of a detached garage: 60 square metres
- .9 the maximum driveway width shall be no larger than the exterior width of the garage
- .10 Maximum Interior Garage Width: 50% of the minimum lot width
- .11 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.8 metres beyond a porch or front wall of a dwelling
- .12 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area;
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- .13 no permanent structures and excavations shall be located closer than 7.0 metres to a TransCanada Pipeline Easement. No accessory structures or lots with side yard abutting TransCanada Pipeline Easement shall be located closer than 3.0 metres to a TransCanada Pipeline Easement
- .14 no permanent structure, inground swimming pool nor shed shall be located closer than 8.0 metres to an OS, NS or P Zone, except where that OS, NS or P Zone abuts to a TransCanada Pipeline Easement, Exception 1879.2(13) applies

- .15 no permanent structure, inground swimming pool nor shed shall be located closer than 7.5 metres to a rear lot line, where that lot abuts an OS, NS or P Zone along both the rear lot line and side lot line

**12.1879.3 for the purposes of exception 1879:**

- .1 shall be subject to the following requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1879.2.

## 12.1880. Exception 1880

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### 12.1880.1 The lands shall only be used for the following purposes:

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

### 12.1880.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 650 square metres
- .2 Minimum Interior Lot Width: 21.0 metres
- .3 Minimum Lot Depth: 31.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.
- .7 Maximum Gross Floor Area of a detached garage: 60 square metres
- .8 The maximum driveway width shall be no larger than the exterior width of the garage
- .9 Maximum Interior Garage Width: 50% of the minimum lot width
- .10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.8 metres beyond a porch or front wall of a dwelling
- .11 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area;
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- .12 no permanent structures and excavations shall be located closer than 7.0 metres to a TransCanada Pipeline Easement. No accessory structures or lots with side yards abutting TransCanada Pipeline Easement shall be located closer than 3.0 metres to a TransCanada Pipeline Easement
- .13 no permanent structure, inground swimming pool nor shed shall be located closer than 7.5 metres to an OS, NS or P Zone, except where that OS, NS or P Zone corresponds to a TransCanada Pipeline Easement, Exception 1880.2(12) applies

**12.1880.3 for the purposes of Exception 1880:**

- .1 shall be subject to the following requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1880.2.

## 12.1881 Exception 1881

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### **12.1881.1 The lands shall only be used for the following purposes:**

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

### **12.1881.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior Lot: 540 square metres
  - .b Corner Lot: 590 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.0 metres
  - .b Corner Lot: 19.8 metres
- .3 Minimum Lot Depth: 30.0 metres, except where a lot has a rear lot line that abuts an OS, NS, or P zone, the minimum lot depth shall be 29.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Interior Side Yard Width: 1.2 metres for the first storey and 1.5 metres for the second storey
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 Minimum Setback of a dwelling from an NS zone: 10.0 metres
- .9 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;
- .10 Maximum Driveway Width: shall not exceed the width of the garage;
- .11 the following provisions shall apply to garages:
  - .a no maximum garage door width; and,
  - .b a garage shall not face the exterior side yard lot line
- .12 Maximum Garage Projection: no garage shall project into the front yard 1.5 metres beyond a porch or front wall of a dwelling

## 12.1882 Exception 1882

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### **12.1882.1 The lands shall only be used for the following purposes:**

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

### **12.1882.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior Lot: 450 square metres
  - .b Corner Lot: 500 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.0 metres
  - .b Corner Lot: 16.8 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Interior Side Yard Width: 1.2 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 Minimum Setback of a dwelling from an NS zone: 10.0 metres
- .9 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;
- .10 Maximum Driveway Width: shall not exceed the width of the garage;
- .11 the following provisions shall apply to garages:
  - .a no maximum garage door width; and,
  - .b a garage shall not face the exterior side yard lot line
- .12 Maximum Garage Projection: no garage shall project into the front yard 1.5 metres beyond a porch or front wall of a dwelling



## 12.1883 Exception 1883

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### 12.1883.1 The lands shall only be used for the following purposes:

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

### 12.1883.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot: 360 square metres
  - .b Corner Lot: 410 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.0 metres
  - .b Corner Lot: 13.8 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total interior side yard width on the lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 Minimum Setback of a dwelling from an NS zone: 10.0 metres
- .9 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;
- .10 Maximum Driveway Width: shall not exceed the width of the garage;
- .11 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be:
    - .i 5.0 metres on a lot having a width per unit less than 12.5 metres
    - .ii 5.5 metres on a lot having a width per unit less than 14.0 metres but greater than or equal to 12.5 metres; and,
    - .iii no maximum on a lot having a width per unit greater than or equal to 14.0 metres;

- .b the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the garage door width permitted on the lot; and,
  - .d a garage shall not face the exterior side yard lot line
- .12 Maximum Garage Projection: no garage shall project into the front yard 1.5 metres beyond a porch or front wall of a dwelling

## 12.1884 Exception 1884

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### 12.1884.1 The lands shall only be used for the following purposes:

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

### 12.1884.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot: 325 square metres
  - .b Corner Lot: 370 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.0 metres
  - .b Corner Lot: 14.8 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total interior side yard width on the lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is not less than 25 per cent of the required minimum lot area.
- .8 Minimum Setback of a dwelling from an NS zone: 10.0 metres
- .9 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;
- .10 Maximum Driveway Width: shall not exceed the width of the garage;
- .11 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be:
    - .i 5.5 metres on a lot having a width per unit less than 14.0 metres but greater than or equal to 12.5 metres; and,
    - .ii no maximum on a lot having a width per unit greater than or equal to 14.0 metres;

- .b the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the garage door width permitted on the lot; and,
  - .d a garage shall not face the exterior side yard lot line
- .12 Maximum Garage Projection: no garage shall project into the front yard 1.5 metres beyond a porch or front wall of a dwelling

## 12.1885 Exception 1885

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### **12.1885.1 The lands shall only be used for the following purposes:**

- .1 An apartment dwelling,
- .2 A stacked townhouse dwelling,
- .3 A back-to-back townhouse dwelling,
- .4 Only in conjunction with an apartment dwelling, the following non-residential uses are permitted;
  - .a An office,
  - .b A bank, trust company or financial institution,
  - .c A retail establishment,
  - .d A convenience store,
  - .e A dry cleaning and laundry distribution station,
  - .f A dining room restaurant, a take-out restaurant,
  - .g A service shop,
  - .h A personal service shop,
  - .i A printing or copying establishment,
  - .j An art gallery,
  - .k A community club,
  - .l A commercial school,
  - .m A health or fitness centre,
  - .n A place of worship,
  - .o A day nursery, and
  - .p A library

### **12.1885.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Non-residential uses shall only be permitted on the ground floor or second floor of an apartment dwelling abutting a public or private road. For greater clarity, common areas including fitness centres, lobbies, service areas, library, games room, kids play zone, co-working spaces, party room and other facilities for the private use of the residents of the building may be permitted anywhere in the building.

- .2 The maximum gross floor area for an individual non-residential use shall be 1500 square metres and shall not include residential common areas noted in 1885.2(1) above.
- .3 The maximum number of residential units shall not exceed 290.
- .4 The maximum floor space index shall be 5.0 FSI.
- .5 Minimum Lot Width is not applicable.
- .6 The maximum building height shall be 21-storeys having a maximum building height of 65 metres measured from established grade.
- .7 The minimum floor-to-floor height of the ground floor of an apartment building shall be 4.5 metres.
- .8 The minimum setback from Malta Avenue shall be an additional 3.0 metres for the portion of a building that is 15 metres above grade or greater.
- .9 The minimum setback from Malta Avenue shall be 2.5 metres excluding sunken patios, porches (covered and uncovered), stairs, and both hard and soft landscaping which may encroach to within 0 metre of the Lot Line.
- .10 For the purposes of this section, Malta Avenue shall be deemed to be the Front Lot Line.
- .11 The minimum below grade setback to all yards shall be 0 metres.
- .12 Minimum Lot Area: 14 square metres per dwelling unit.
- .13 Minimum Interior Side Yard Width: 0.0 metres.
- .14 Minimum setback from a Lot Line for a hydro transformer 1.5 metres.
- .15 Maximum Lot Coverage: 50%
- .16 Minimum Landscape Open Space: 35% of the lot area
- .17 The minimum landscape strip, along the lot line abutting Malta Avenue shall be 2.5 metres, except at approved access locations. Landscaped open space may consist of both hard and of elements, including retaining walls, stairs, pedestrian ramps, sunken patios and porches (covered and uncovered) and utility infrastructure.
- .18 Minimum parking requirements:
  - .a Notwithstanding Section 4.1, visitor parking shall be provided at a rate of 0.15 spaces per dwelling unit.
- .19 Minimum Distance Between Buildings: No requirement.

## 12.1886 Exception 1886

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### **12.1886.1 The lands shall only be used for the following purposes:**

- .1 public recreational purposes;
- .2 flood and erosion control;
- .3 conservation area of purpose; and,
- .4 purposes accessory to other permitted purposes;

### **12.1886.2 The lands shall be subject to the following requirements and restrictions:**

- .1 no buildings or structures shall be permitted, except those which are required for flood and erosion control, and for walkways and pathways.

## 12.1887 Exception 1887

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### 12.1887.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the following purposes:
  - .a a retail establishment having no outside storage
  - .b a service shop
  - .c a personal service shop
  - .d a bank, trust company and finance company
  - .e an office (including a medical office)
  - .f a laundromat
  - .g a dining room restaurant, a convenience restaurant, a take-out restaurant, including a drive-thru
  - .h a printing or copying establishment
  - .i a community club
  - .j a health or fitness centre
  - .k a custom workshop
  - .l a day nursery
  - .m a commercial school
  - .n purposes accessory to the other permitted uses.

### 12.1887.2 The following uses are specifically prohibited:

- .1 an adult entertainment parlour
- .2 an adult video store
- .3 a massage or body rub parlour
- .4 an amusement arcade

### 12.1887.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 5 metres;
- .2 Maximum Building Height: 2 storeys;
- .3 With the exception of approved access locations, landscaped open space shall be provided as follows:



- .a a minimum 6.0 metre wide strip abutting Regional Road 50 and 2.5 metres at a sight daylight triangle at a street intersection. A 1.0 metre building canopy encroachment is permitted into the minimum 6.0 metre wide landscape open space strip abutting Regional Road 50.
- .b a minimum 3.0 metre wide strip abutting Cottrelle Boulevard and 2.5 metres at a sight daylight triangle at a street intersection.
- .c A minimum 5.0 metre wide strip abutting the westerly property boundary;
- .d A minimum 3.0 metre wide strip abutting the southerly property boundary.
- .4 a hydro transformer located in the rear yard shall have a rear yard setback of 2.5 metres and a hydro transformer located in the interior side yard shall have an interior side yard setback of 1.5 metres.
- .5 All garbage and refuse storage including any containers for the storage of recyclable materials shall be enclosed within the building.
- .6 All restaurant refuse storage shall be enclosed in a climate controlled area within the building;
- .7 For the purposes permitted in Exception 1887.1(1), the maximum commercial gross floor area is 2,000 square metres;
- .8 All lands zoned LC – Exception 1887 shall be treated as one property.

**12.1887.4 for the purposes of Exception 1887:**

- .1 shall also be subject to the requirements and restrictions relating to the LC zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1887.3.

## 12.1888 Exception 1888

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### **12.1888.1 The lands shall only be used for the following purposes:**

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

### **12.1888.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 0.3 hectares

## 12.1889 Exception 1889

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### **12.1889.1 The lands shall only be used for the following purposes:**

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

### **12.1889.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width: 20.0 metres
- .2 Minimum Setback from a Natural System (NS) zone: 10 metres

## 12.1890 Exception 1890

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### 12.1890.1 The lands shall only be used for the following purposes:

- .1 retail establishment having no outside storage;
- .2 a convenience store;
- .3 a service shop;
- .4 a personal service shop;
- .5 a bank, trust company, finance company;
- .6 an office;
- .7 a dry cleaning and laundry distribution station;
- .8 a laundromat;
- .9 a printing or copying establishment;
- .10 a commercial school;
- .11 a dining room restaurant; and,
- .12 a take-out restaurant.

### 12.1890.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 4.0 metres
- .2 Minimum Interior Side Yard Width: 2.0 metres except where the zone abuts a LC – Exception 1891 zone then 0.0 metres
- .3 Minimum Rear Yard Depth: 7.5 metres
- .4 Maximum Building Height: 1 storey
- .5 Minimum Rear Yard Landscape Strip: 7.8 metres
- .6 Minimum Front Yard Landscape Strip: 4.0 metres
- .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
- .10 drive-thru facilities for restaurant uses shall not be permitted

- .11 drive-thru facilities shall not be located adjacent to public roads or within 7.8 metres of a residential zone

**12.1890.3 for the purposes of Exception 1890:**

- .1 Notwithstanding any other provision of this Zoning By-law, to the contrary, the lands zoned 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 1890.2.

## 12.1891 Exception 1891

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### 12.1891.1 The lands shall only be used for the following purposes:

- .1 retail establishment having no outside storage;
- .2 a convenience store;
- .3 a service shop;
- .4 a personal service shop;
- .5 a bank, trust company, finance company;
- .6 an office;
- .7 a dry cleaning and laundry distribution station;
- .8 a laundromat;
- .9 a printing or copying establishment;
- .10 a commercial school;
- .11 a dining room restaurant; and,
- .12 a take-out restaurant.

### 12.1891.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 4.0 metres
- .2 Minimum Interior Side Yard Width: 2.0 metres except where the zone abuts a LC – Exception 1890 zone then 0.0 metres
- .3 Minimum Exterior Side Yard Depth: 4 metres
- .4 Minimum Rear Yard Depth: 7.5 metres
- .5 Maximum Building Height: 1 storey
- .6 Minimum Rear Yard Landscape Strip: 7.8 metres
- .7 Minimum Front Yard Landscape Strip: 4.0 metres
- .8 Minimum Exterior Side Yard Landscape Strip: 4.0 metres
- .9 all garbage and refuse containers shall be enclosed within a climate-controlled room within the building
- .10 for the purposes of this zone, the lot line, which abuts Mayfield Road shall be deemed the Front Lot Line

- .11 for the purposes of this zone, any lot line, which abuts the Summer Valley Drive right-a-way shall be deemed the Exterior Side Lot Line
- .12 drive-thru facilities for restaurant uses shall not be permitted
- .13 drive-thru facilities shall not be located adjacent to public roads or within 7.8 metres of a residential zone
- .14 for the purposes of this zone, Taverns are not permitted

**12.1891.3 for the purposes of Exception 1891:**

- .1 Notwithstanding any other provision of this Zoning By-law, to the contrary, the lands zoned 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 1891.2.

## 12.1892 Exception 1892

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### **12.1892.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for the following purposes in addition to the uses permitted in an OS zone
  - .a Those purposes permitted in the R1- Exception 14, R1- Exception 11 and R2- Exception 2436.

### **12.1892.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Uses permitted in Exception 1892.1(1) shall be subject to the requirements and restrictions of the associated R1- Exception 14, R1- Exception 11 or R2- Exception 2436 zone.



## 12.1893 Exception 1893

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### **12.1893.1 The lands shall only be used for the following purposes:**

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

### **12.1893.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 575 square metres
- .2 Minimum Lot Width: 3 metres
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth: 10 metres
- .5 Minimum Side Yard Width: 1.2 metres except where it abuts a Natural System (NS) zone, the minimum setback shall be 10 metres
- .6 Minimum Rear Yard Depth: 1.2 metres
- .7 All buildings, structures and swimming pools shall be located a minimum of 10 metres from a Natural System (NS) zone except for the westerly lot line in which case the setback can be reduced to 5 metres.
- .8 Minimum Driveway width: 1.7 metres
- .9 Minimum Landscaped Open Space: No Requirement

### **12.1893.3 for the purposes of exception 1893:**

- .1 shall be subject to the following requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1893.2.

## 12.1894 Exception 1894

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### **12.1894.1 The lands shall only be used for the following purposes:**

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

### **12.1894.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Building Height: 11 metres. Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
  - .a In the case of a flat roof, the highest point of the roof surface;
  - .b In the case of a mansard roof, the deck line, or;
  - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;
- .2 Minimum Lot Depth: 25 metres;
- .3 Minimum Rear Yard Setback: 6 metres;
- .4 A balcony or porch with or without a cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum required front or exterior side yard;
- .5 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front, rear and exterior side yard;
- .6 The maximum cumulative garage door width shall be 3.1 metres if the lot width for the dwelling unit is less than 8.2 metres;
- .7 The minimum building setback to a daylighting triangle/rounding: 1.2 metres.

## 12.1895 Exception 1895

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### **12.1895.1 The lands shall only be used for the following purposes:**

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

### **12.1895.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 520 square metres
- .2 Minimum Lot Width: 30 metres
- .3 Minimum Lot Depth: 26 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door
- .5 Minimum Side Yard Width: 1.2 metres
- .6 Minimum Rear Yard Depth: 10 metres
- .7 Minimum Landscaped Open Space: the entire yard areas shall be landscaped open space other than the driveway, encroachment or accessory building permitted by this by-law
- .8 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling
- .9 Maximum Porch Projection: a balcony or porch may project into the minimum front yard by a maximum of 1.8 metres including eaves and cornices
- .10 Garage Control: the maximum interior garage width shall be 50% of the dwelling unit width

### **12.1895.3 for the purposes of Exception 1895:**

- .1 shall be subject to the following requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1895.2.

## 12.1896 Exception 1896

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### **12.1896.1 The lands shall only be used for the following purposes:**

- .1 Purposes permitted in the GC zone;
- .2 A motor vehicle washing establishment;
- .3 A day nursery;
- .4 Purposes accessory to other permitted purposes;

### **12.1896.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Yard Depth(s):
  - .a Exterior Side Yard Width: 4.45 m
  - .b Front Yard Depth: 2.95 m
  - .c Setback to a lot line abutting a Daylight Triangle: 2.95 m
  - .d Rear Yard Depth: 4.45 m
  - .e Interior Side Yard Depth: 2.95 m
- .2 Outdoor storage shall not be permitted.

## 12.1897 Exception 1897

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### **12.1897.1 The lands shall only be used for the following purposes:**

- .1 a retail establishment;
- .2 one Retail Warehouse Membership Club including a food and non-food component;
- .3 a retail warehouse;
- .4 a service shop excluding auto service;
- .5 a personal service shop;
- .6 an office;
- .7 a dry cleaning and laundry distribution station;
- .8 a bank, trust company, or finance company;
- .9 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .10 a gas bar;
- .11 a printing establishment;
- .12 a commercial school;
- .13 a garden centre;
- .14 a place of commercial recreation;
- .15 a community club;
- .16 a health or fitness centre;
- .17 a taxi or bus station;
- .18 a custom workshop;
- .19 a pet service shop;
- .20 a furniture and appliance store;
- .21 an art gallery

### **12.1897.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Setback requirements shall be as follows:
  - .a Airport Road: 4.0 metres;
  - .b Queen Street: 4.0 metres;

- .c Maritime Ontario Boulevard: 3.0 metres;
- .d Other yard setbacks: 3.0 metres;
- .e to the north elevation of Costco only: 2.0 metres;
- .2 Landscape Open Space shall be provided as follows:
  - .a 6.0 metres along Airport Road and Queen Street East except at approved building locations; and
  - .b 4.0 metres along Maritime Ontario Boulevard except at approved building locations;
- .3 Maximum Building Height: no restriction;
- .4 restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .5 all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be fully screened;
- .6 Minimum Landscaped Open Space: 10% of the lot area;
- .7 Minimum Parking Space Requirements: 1 parking space per 23 square metres;
- .8 an adult entertainment parlour, and adult videotape store or an amusement arcade shall not be permitted;
- .9 outdoor display of goods and materials shall not be permitted along or visible from Airport Road or Queen Street East;
- .10 ancillary outdoor storage will be permitted in conjunction with a “Retail Warehouse” and a “Retail Warehouse Membership Club including a food and non-food component” and shall be restricted to areas not required for parking, landscaping or within the required yard setbacks;
- .11 no drive thru facilities shall be located within 30 metres of Airport Road or Queen Street East;
- .12 no gas bar shall be located within 60 metres of the intersection of Airport Road and Queen Street East;
- .13 the aggregate Maximum Gross Leasable Floor Area for the purposes permitted by Exception 1897.1 shall not exceed 46,450 square metres (500,000 square feet);
- .14 the maximum number of retail establishments under 371 square metres (4000 square feet) shall be limited to 3;
- .15 a stand alone supermarket and or a stand alone department store shall not be permitted within this zone;
- .16 a “Retail Warehouse” use shall not exceed 11,612 square metres (125,000 square feet) in size;
- .17 a “Retail Warehouse Membership Club including a food and non-food component” shall not exceed 13,935 square metres (150,000 square feet) in size;
- .18 a “Flea Market” shall not be permitted in this zone;

**12.1897.3 for the purposes of Exception 1897:**

- .1 “Pet Service Shop” shall mean, the use of a building or portion thereof, for the selling of goods related to the care of household pets, pet grooming, veterinary services, boarding and pet day care;
- .2 “Retail Warehouse” shall mean, a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres (20,000 square feet) and where the principal use is the sale of products displayed and stored in a warehouse format, where such products shall not include food and pharmaceutical products and where ancillary restaurant uses may be provided;
- .3 “Retail Warehouse Membership Club including a food and non-food component” shall mean, the use of a building in which goods, wares, merchandise, substances or articles (which may include food and pharmaceuticals) are displayed, stored and sold in a warehouse format, and may include accessory retail and personal services uses such as, but not limited to, an optometrist office, optical services and sales, hearing aid dispensary, a pharmacy, photo finishing and processing, restaurant and take-out restaurant, installation of automotive parts sold on the premises, tire sales and installation, oil changes and dispensing of fuel including propane, automotive display and a garden centre, including indoor and outdoor sales and display areas. The warehouse format means a configuration where the floor area devoted to sales is integrated with the storage of things sold and is accessible to patrons of the Retail Warehouse Membership Club;
- .4 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 1897.2.
- .5 notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned GC - Exception 1897 and previously zoned under Special Section 1898, shall be treated as a single lot for zoning purposes;

## 12.1898 Exception 1898

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### **12.1898.1 The lands shall only be used for the following purposes:**

- .1 A Purposes permitted by the R3L zone;
- .2 A retirement home;
- .3 Only in conjunction with an apartment dwelling and/or a retirement home;
  - .a a retail establishment;
  - .b a convenience store;
  - .c a medical office, including the office of a drugless practitioner;
  - .d a pharmacy;
  - .e a take-out restaurant;
  - .f personal service shop
- .4 Purposes accessory to the other permitted purposes.

### **12.1898.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Building Height: 5 storeys;
- .2 Minimum Front Yard Depth: 3 metres;
- .3 Minimum Side Yard Width: 3 metres;
- .4 Minimum Rear Yard Depth: 9 metres;
- .5 Maximum Lot Coverage: 25%;
- .6 Maximum Number of Dwelling Units: 156;
- .7 Minimum Number of Parking Spaces: 141;
- .8 Maximum Gross Commercial Floor Area: 880 square metres;
- .9 Minimum Amenity Area: 2,000 square metres;
- .10 Landscaped Open Space: 20% of the Lot Area; and
- .11 Notwithstanding definitions section, a retaining wall shall be permitted within the required landscaped open space.



## 12.1899 Exception 1899

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### 12.1899.1 The lands shall only be used for the following purposes:

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

### 12.1899.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 456 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.2 metres
  - .b Corner Lot: 17 metres
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres
- .7 Minimum Side Yard Width: 1.2 metres
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 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 1.0 metres closer to the front lot line than the ground floor main entrance of the dwelling;
  - .c the garage door width restriction does not apply to the garage door facing a flankage not line or on a lot having a lot width greater than or equal to 16 metres;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling

- .11 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50% or less of the ground floor width of the dwelling unit excluding any garage, the porch may encroach 2.0 metres into the maximum front yard depth.

**12.1899.3 for the purposes of Exception 1899:**

- .1 for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.