

## 12.1900 Exception 1900

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### **12.1900.1 The lands shall only be used for the following purposes:**

- .1 A townhouse dwelling

### **12.1900.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Dwelling Unit Width: 6.0 metres
- .2 Minimum Setback to Veterans Drive: 3.0 metres
- .3 Minimum Setback between a wall containing a swing door and a Private Walkway running parallel to such wall: 2.0 metres
- .4 Minimum Separation Distance Between Buildings: 3.0 metres
- .5 Minimum Interior Side Yard Setback (from the Northern Property Boundary Line): 3.0 metres
- .6 Minimum Interior Side Yard Setback (from the Southern Property Boundary Line):
  - .a 5.8 metres to the rear wall of townhouse dwelling;
  - .b 3.0 metres to the side wall of a townhouse dwelling;
- .7 Notwithstanding Exception 1900.2(5) and Exception 1900.2(6), utility cabinets may encroach into the required interior side yard setback by a maximum 0.5 metres;
- .8 Minimum Building Setback from a Natural System Zone: 3.0 metres
- .9 Maximum Building Height: 3.5 storeys
- .10 Maximum Lot Coverage No Requirement
- .11 Minimum Parking Requirement:
  - .a Townhouse Dwelling: 2 spaces per unit
  - .b Visitor Parking: 0.2 spaces per unit
- .12 Minimum Landscaped Open Space: 25% of the Lot Area
- .13 Open, roofed porches not exceeding one storey in height may project no more than 2.5 metres from any wall of a dwelling unit;
- .14 Notwithstanding any other provision of the By-law, a privacy screen having a maximum height of 1.8 metres above the walking surface of a porch may project no more than 2 metres from any wall of a dwelling unit;
- .15 Notwithstanding any other provision, utility installations shall not be subject to the setbacks and yard requirements of the zone in which they are located;

- .16 Section 5.2.B shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation;
- .17 Notwithstanding any other provision of this By-law, a private lane leading to designated visitor spaces shall be a minimum of 6 metres wide to allow for 90 degree parking.

## **12.1901 Exception 1901**

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### **12.1901.1 The lands shall only be used for the following purposes:**

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

### **12.1901.2 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 Setback from a Natural System (NS) zone: 10 metres

### **12.1901.3 for the purposes of exception 1901:**

- .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 1901.2.

## 12.1902 Exception 1902

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### **12.1902.1 The lands shall only be used for the following purposes:**

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

### **12.1902.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 854 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 25.9 metres
  - .b Corner Lot: 27.7 metres
- .3 Minimum Lot Depth: 33.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where the 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: 2.0 metres
- .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 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 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space
- .12 Maximum Bay Window Encroachment:
  - .a 0.8m into the front, rear and exterior side yard only, with or without foundation. A bay window encroachment is not permitted in 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 dwelling;

- .c all portions of the bay window projecting beyond the wall are included in the width of the bay window

**12.1902.3 for the purposes of Exception 1902:**

- .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 1902.2.

## 12.1903 Exception 1903

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### **12.1903.1 The lands shall only be used for the following purposes:**

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

### **12.1903.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 365 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.2 metres
  - .b Corner Lot: 14.0 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where the 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 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width
- .10 Maximum Garage Projection:
  - .a no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
  - .b garages facing Pannahill Drive shall not project 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 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space
- .13 Maximum Bay Window Encroachment:
  - .a 0.8m into the front, rear and exterior side yard only, with or without foundation. A bay window encroachment is not permitted in 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 dwelling;
  - .c all portions of the bay window projecting beyond the wall are included in the width of the bay window

**12.1903.3 for the purposes of Exception 1903:**

- .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 1903.2.

## 12.1904 Exception 1904

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### **12.1904.1 The lands shall only be used for the following purposes:**

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

### **12.1904.2 The lands shall be subject to the following requirements and restrictions:**

.1 Minimum Lot Area: 450 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 15.2 metres
- .b Corner Lot: 17.0 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where the 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

.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 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width
- .d these restrictions shall not apply for lots having a lot width greater than 16.0 metres

.10 Maximum Garage Projection:

- .a no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- .b garages facing Pannahill Drive shall not project 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 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space
- .13 Maximum Bay Window Encroachment:
  - .a 0.8 m into the front, rear and exterior side yard only, with or without foundation. A bay window encroachment is not permitted in 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 dwelling;
  - .c all portions of the bay window projecting beyond the wall are included in the width of the bay window

**12.1904.3 for the purposes of Exception 1904:**

- .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 1904.2.

## 12.1905 Exception 1905

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### **12.1905.1 The lands shall only be used for the following purposes:**

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

### **12.1905.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 319.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres;
  - .b Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 29.0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Interior Side Yard Width:
  - .a 1.2 metres;
  - .b 0.6 metres for the interior side yard of corner lots;
- .8 Minimum Landscaped Open Space: Those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.
- .9 Minimum Setback to a Garage Door: 6.0 metres;
- .10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 Garages facing Pannahill Drive shall not project beyond a porch or front wall of a dwelling;
- .12 The following provisions shall apply to garages:
  - .a the maximum garage door width shall be: 5.5 metres;
  - .b the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .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;
- .13 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;

.14 Setback to Natural System (NS) or Open Space (OS) Zone: No portion of the main building shall be permitted within 7.5 metres of a rear lot line or within 1.2 metres of a side lot line abutting a Natural System (NS) or Open Space (OS) Zone.

**12.1905.3 for the purposes of Exception 1905:**

.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 1905.2.

## 12.1906 Exception 1906

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### **12.1906.1 The lands shall only be used for the following purposes:**

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

### **12.1906.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 348.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.0 metres;
  - .b Corner Lot: 13.8 metres;
- .3 Minimum Lot Depth: 29.0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Interior Side Yard Width: 1.2 metres;
- .8 Minimum Landscaped Open Space: Those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.
- .9 Minimum Setback to a Garage Door: 6.0 metres;
- .10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 Garages facing Pannahill Drive shall not project beyond a porch or front wall of a dwelling;
- .12 The following provisions shall apply to garages:
  - .a the maximum garage door width shall be: 5.5 metres;
  - .b the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .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;
- .13 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;

.14 Setback to Natural System (NS) or Open Space (OS) zone: No portion of the main building shall be permitted within 7.5 metres of a rear lot line or within 1.2 metres of a side lot line abutting a Natural System (NS) or Opens Space (OS) Zone.

**12.1906.3 for the purposes of Exception 1906:**

.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 1906.2.

## 12.1907 Exception 1907

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### **12.1907.1 The lands shall only be used for the following purposes:**

- .1 The purposes permitted by the LC zone;

### **12.1907.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 3.0 metres
- .2 Minimum Rear Yard Depth: 5.0 metres
- .3 Minimum Exterior Side Yard Width: 3.0 metres
- .4 Minimum Interior Side Yard Width: 5.0 metres
- .5 Maximum Building Height: 2 storeys
- .6 Minimum Landscaped Open Space:
  - .a 3.0 metres in the front and exterior side yards, except at approved access points.
  - .b 5.0 metres for any lot line adjacent to a Natural Systems (NS) or OS - Exception 1886 zone.
- .7 Drive-through facilities: No drive-through facility or driveway for a drive-through facility shall be located between a building and the front or exterior side property line.
- .8 Outside storage is not permitted.
- .9 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be fully-enclosed within the main building.
- .10 All restaurant refuse containers shall be enclosed in a climate-controlled area within a building.

### **12.1907.3 for the purposes of Exception 1907:**

- .1 Notwithstanding any other provisions of the Zoning By-law to the contrary, the subject lands shall be treated as a single lot for zoning purposes.
- .2 For the purposes of this section, the lot line abutting Pannahill Drive is deemed to be the Front Lot Line. The lot line abutting The Gore Road is deemed to be the Exterior Side Yard Lot Line.
- .3 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 1907.2.

## 12.1908 Exception 1908

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### **12.1908.1 The lands shall only be used for the following purposes:**

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

### **12.1908.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width: 5.8 metres
- .2 Minimum Lot Area: 163 square metres
- .3 Minimum Lot Depth: 26.0 metres
- .4 Minimum front yard setback: 6.0 metres
- .5 Minimum side yard setback to Wanless Drive: 6.25 metres
- .6 Minimum side yard setback to a common element road: 1.0 metres
- .7 Minimum interior side yard setback: 1.2 metres
- .8 Maximum Building Height: 11.0 metres
- .9 Setback to a Hydro Transformer: No requirement
- .10 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

### **12.1908.3 for the purposes of section 1908:**

- .1 All lands zoned in Exception 1908 and Exception 1914 shall be treated as one lot for the purposes of required visitor parking.
  - .a Minimum visitor parking spaces: 10 spaces
- .2 For the purpose of this zone a private road shall be treated as a public street for zoning purposes.

**12.1909 Exception 1909**

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**12.1909.1 The lands shall only be used for the following purposes:**

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

**12.1909.2 The lands shall be subject to the following requirements and restrictions:**

.1 Minimum Lot Area: 308 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 28 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage.

.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: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 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 Minimum Landscaped Open Space: Those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.

.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 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.

.11 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.

.12 Setback to OS, NS or P zone subject to Exception 1886: No portion of the main building shall be permitted within 7.5 metres of a rear lot line or within 1.2 metres of a side lot line abutting an OS, NS or P zone subject to Exception 1886.

## 12.1910 Exception 1910

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### **12.1910.1 The lands shall only be used for the following purposes:**

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

### **12.1910.2 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 metres
  - .b Corner Lot: 13.8 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage
- .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: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 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 Minimum Landscaped Open Space: Those areas of the yards not occupied by permitted encroachments of the main building permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.
- .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 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.
- .11 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.

.12 Setback to OS, NS or P Zone subject to Exception 1886: No portion of the main building shall be permitted within 7.5 metres of a rear lot line or within 1.2 metres of a side lot line abutting an OS, NS or P Zone subject to Exception 1886.

## 12.1911 Exception 1911

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### **12.1911.1 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.

### **12.1911.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 195 square meters per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.7 metres and 6.8 metres per dwelling unit
  - .b Corner Lot: 15.5 metres and 8.6 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- .6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Minimum Landscaped Open Space: Those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.
- .9 Maximum Garage Door Width:
  - .a the maximum garage door width shall be:
    - .i 2.5 metres on a lot having a lot width per dwelling unit of less than 7 metres;
    - .ii 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7 metres but less than 8 metres;
    - .iii 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8 metres.
  - .b the garage door width restriction does not apply to the garage door facing a flankage lot line.

- .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than maximum garage door width permitted on the lot.
- .10 Maximum Driveway Width: The maximum driveway width shall not exceed the outside width of the garage.
- .11 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.

## 12.1912 Exception 1912

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### **12.1912.1 The lands shall only be used for the following purposes:**

- .1 an office;
- .2 a bank, trust company and financial company;
- .3 a retail establishment subject to the requirement set out in exception 1912.2(7);
- .4 a personal service shop;
- .5 a dry cleaning and laundry 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 motor vehicle sales establishment;
- .12 a motor vehicle leasing establishment; and
- .13 purposes accessory to the permitted purposes including:
  - .a a motor vehicle body shop; and,
  - .b a motor vehicle repair shop

### **12.1912.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 4047 square metres;
- .2 all buildings and structures shall be located a minimum of 14.0 metres from the Regional Road #107 (Queen Street East) right-of-way, as widened;
- .3 Maximum Building Height: no restriction;
- .4 a Landscaped Area, not less than 6.0 metres in width, shall be provided and maintained where the lands abut Maritime Ontario Boulevard except at approved driveway locations;
- .5 a Landscaped Area, not less than 9.0 metres in width, shall be provided and maintained where the lands abut Regional Road #107 (Queen Street East) except at approved driveway locations;
- .6 a Landscaped Area, not less than 3.0 metres in width, shall be provided and maintained along all property lines, which do not abut a public road except at approved driveway locations;

- .7 the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;
- .8 the Maximum Floor Space Index for office purposes may exceed 0.5, to a maximum of 1.0, provided that:
  - .a the lot has a minimum lot area of 12,141 square metres;
  - .b the lot has a minimum lot width of 60 metres; and,
  - .c the maximum gross commercial floor area of an office building devoted to those uses permitted in Exception 1912.1(2) to (10), shall not exceed 15 percent of an office building;
- .9 Parking shall be provided in accordance with Section 4.1 of this by-law;
- .10 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) and Maritime Ontario Boulevard;
- .11 an adult entertainment parlour, an adult video store, an adult video bookstore, and an amusement arcade shall not be permitted;
- .12 outdoor display of goods and materials shall not be permitted along or visible from Regional Road #107 (Queen Street East) or Maritime Ontario Boulevard;
- .13 no drive thru facilities shall be located within 30 metres of Airport Road or Regional Road #107 (Queen Street East).

**12.1912.3 for the purposes of Exception 1912:**

- .1 shall also be subject to the requirements and restrictions relating to the LC Zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1912.2.

## 12.1913 Exception 1913

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### **12.1913.1 The lands shall only be used for the following purposes:**

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

### **12.1913.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 330 square metres
- .2 Minimum Interior Lot Width: 18.3 metres
- .3 Minimum Front Yard Depth: 6.0 meters to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .4 Minimum Lot Depth: 0 metres
- .5 Minimum Rear Yard Depth: 10 metres
- .6 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .7 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- .8 Where a lot has a width greater than 13.5 meters 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.
- .9 No permanent structures or 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.

### **12.1913.3 for the purposes of Exception 1913:**

- .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 1913.2.

**12.1914 Exception 1914**

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**12.1914.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for purposes permitted by the R2 zone

**12.1914.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum number of townhouse dwellings on lands zoned in R2-Exception 1914: 43
- .2 Minimum setback to Wanless Drive: 7.3 metres
- .3 Minimum front or rear yard setback to a common element road: 6.0 metres, except for lots having a side yard abutting a common element road in which case the minimum front or rear yard setback shall be 4.8 metres
- .4 Minimum setback to a lot line abutting an Open Space zone: 6.3 metres,
- .5 Minimum Side Yard Setback: 1.5 metres
- .6 Notwithstanding Exception 1914.2(3), (4), (5) and (8), the following shall apply to a lot abutting an Amenity Space:
  - .a Minimum front yard setback: 5.9m
  - .b Minimum side yard setback: 4.9m
  - .c Minimum rear yard setback: 2.0m
- .7 Minimum Dwelling Unit Width 6.0 metres
- .8 Maximum Building Height: 11.0 metres
- .9 A balcony, deck or porch, with or without a foundation, and/or cellar, may project into the minimum required front or side yard by a maximum of 1.5 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required front yard.
- .10 Maximum garage door width per dwelling unit:
  - .a Interior lots abutting Wanless Drive: 3.7 metres
  - .b End/corner lots abutting Wanless Drive: 4.9 metres
- .11 Section 5.2.J regarding fencing shall not apply.
- .12 Maximum fence height in the yard abutting Wanless Drive: 1.2 metres, except for a noise attenuation barrier
- .13 Section 5.2.Q.1 shall not apply.
- .14 Setback to a Hydro Transformer: No requirement
- .15 Minimum Common Amenity Area: 355 sq. m

.16 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

**12.1914.3 for the purposes of Exception 1914:**

- .1 Common Amenity Area: shall mean land that is intended for active recreation, including but not limited to lands developed with features such as shade structures and/or play structures, and shall consist of both hard and soft landscaping that support the amenity area.
- .2 All lands zoned in Exception 1914 and Exception 1908 shall be treated as one lot for the purposes of required visitor parking.
  - .a Minimum visitor parking spaces: 10 spaces
- .3 For the purpose of this zone a private road shall be treated as a public street for zoning purposes.

## 12.1915 Exception 1915

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### **12.1915.1 The lands shall only be used for the following purposes:**

- .1 A stacked townhouse dwelling;
- .2 A townhouse dwelling;
- .3 A semi-detached dwelling;

### **12.1915.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area shall not apply;
- .2 Minimum Lot Width shall not apply;
- .3 Minimum Front Yard Depth shall not apply;
- .4 Minimum Setback to a Private Road or Parking Lot: 0.9 metres
- .5 Minimum Exterior Side Yard Width shall not apply;
- .6 Maximum Lot Coverage shall not apply;
- .7 Minimum Landscaped Open Space: Notwithstanding Exception 1915.3(2) 10% of the total area of lands zoned R1(H) – Exception 1915;
- .8 Minimum Parking Requirements: 2.0 parking spaces for each dwelling unit, inclusive of visitor parking;
- .9 Section 3.9 shall not apply;
- .10 Sections 5.2.1.2 and 5.2.1.3 shall not apply;
- .11 No setbacks are required for building or structures used for the purpose of utility/meter room;
- .12 Maximum fire wall encroachment 2.0 metres into the front and/or rear yard setback;
- .13 Maximum Building Height: 13.0 meters
- .14 A fire wall may project above the roofline by a maximum 0.3 metres;
- .15 Notwithstanding the definition of Building Height in this by-law, for the purposes of this section, Building Height shall mean the vertical distance measured from the average finished 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;

- .16 For the purposes of this section 'Front Elevation' shall mean the side of the building where primary entrances, but excluding the garage entrance, to the units is provided;
- .17 A balcony, porch or deck, with or without a foundation, and/or cellar, may project into the minimum required yard or building separation by a maximum of 2 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required yard or building separation;
- .18 Maximum units in a stacked townhouse block: 18 units;
- .19 Maximum units in a townhouse block: 8 units;
- .20 Minimum landscaped open space between stacked townhouse buildings:
  - .a Where a rear wall abuts a side wall: 7.5 metres;
  - .b Between abutting side walls: 4.5 metres;
  - .c Between rear walls: 12 metres;
  - .d Between a rear wall and any lot line: 5.5 metres
- .21 Minimum Landscaped Open Space Between Townhouse Buildings :
  - .a Between abutting side walls: 2.4 metres
  - .b Between a rear wall and any lot line: 5.5 metres
- .22 Total Minimum Amenity Area: 450 square metres located on lands zoned R2(H)- Exception 1916 and/or R2(H)- Exception 1915;

### **12.1915.3 for the purposes of Exception 1915**

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1915.
- .2 All lands zoned, R3L(H)- Exception 1918, R2(H)- Exception 1916 and R2(H)- Exception 1915 shall be treated as one lot.

### **12. 1915.4 The Holding (H)**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone or for a private road including infrastructure providing access to and services for lands zoned R2 – Exception 1915
- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - .a Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services and the Region of Peel; and,
  - .b Confirmation that clearance has been provided from the Toronto and Region Conservation Authority; and,

- .c Confirmation that clearance has been provided from the Region of Peel; and,
- .d Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,
- .e Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

## 12.1916 Exception 1916

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### **12.1916.1 The lands shall only be used for the following purposes:**

- .1 A stacked townhouse dwelling;
- .2 A townhouse dwelling;
- .3 A semi-detached dwelling;

### **12.1916.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area shall not apply;
- .2 Minimum Lot Width shall not apply;
- .3 Minimum Front Yard Depth shall not apply;
- .4 Minimum Setback to a Private Road or Parking Lot: 0.9 metres
- .5 Minimum Exterior Side Yard Width shall not apply;
- .6 Maximum Lot Coverage shall not apply;
- .7 Minimum Landscaped Open Space: Notwithstanding Exception 1916.3(3), 10% of the total area of lands zoned in R2(H) Exception 1916;
- .8 Minimum Parking Requirements: 2.0 parking spaces for each dwelling unit, inclusive of visitor parking;
- .9 Section 3.9 shall not apply;
- .10 Section 5.2.I.2 and 5.2.I.3 shall not apply;
- .11 No setbacks are required for building or structures used for the purpose of utility/meter room;
- .12 Maximum fire wall encroachment into the front and/or rear yard setback; 2.0 metres
- .13 Maximum Building Height: 13.0 meters
- .14 A fire wall may project above the roofline by a maximum 0.3 metres;
- .15 Notwithstanding the definition of Building Height in this by-law, for the purposes of this section, Building Height shall mean the vertical distance measured from the average finished 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;

- .16 For the purposes of this section 'Front Elevation' shall mean the side of the building where primary entrances, but excluding the garage entrance, to the units is provided;
- .17 A balcony, porch or deck, with or without a foundation, and/or cellar, may project into the minimum required yard or building separation by a maximum of 2 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required yard or building separation;
- .18 Maximum units in a stacked townhouse block: 18 units;
- .19 Maximum units in a townhouse block: 8 units;
- .20 Minimum landscaped open space between stacked townhouse buildings:
  - .a Where a rear wall abuts a side wall: 7.5 metres;
  - .b Between abutting side walls: 4.5 metres;
  - .c Between rear walls: 12 metres;
  - .d Between a rear wall and any lot line: 5.5 metres
- .21 Minimum Landscaped Open Space Between Townhouse Buildings:
  - .a Between abutting side walls: 2.4 metres
  - .b Between a rear wall and any lot line: 5.5 metres
- .22 Total Minimum Amenity Area: 450 square metres located on lands zoned in R2(H)- Exception 1916 and/or R2(H)- Exception 1915;

**12.1916.3 for the purposes of Exception 1916:**

- .1 Amenity Area: shall mean land that is intended for active or passive recreation, including but not limited to lands developed with features such as gazebos and/or play structures. Amenity areas shall not be located between two (2) building facades.
- .2 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1916.
- .3 All lands zoned in Exception R3L(H)-1918, R2(H)-1916 and R2(H)-1915 shall be treated as one lot.

**12.1916.4 The Holding (H):**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone or for a private road including infrastructure providing access to and services for lands zoned R2(H)- Exception 1915.
- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

- .a Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services and the Region of Peel; and,
- .b Confirmation that clearance has been provided from the Toronto and Region Conservation Authority; and,
- .c Confirmation that clearance has been provided from the Region of Peel.

## 12.1917 Exception 1917

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### 12.1917.1 The lands shall only be used for the following purposes:

- .1 Commercial uses:
  - .a gas bar;
  - .b retail establishment;
  - .c service shop;
  - .d personal service shop;
  - .e bank, trust company, and finance company;
  - .f office;
  - .g dry cleaning and laundry distribution station;
  - .h convenience restaurant, dining room restaurant, and take out restaurant;
  - .i printing or copying establishment;
  - .j commercial school;
  - .k garden centre sales establishment;
  - .l place of commercial recreation, but not including a billiard hall;
  - .m community club;
  - .n health and fitness centre;
  - .o custom workshop;
  - .p motor vehicle sales establishment;
  - .q motor vehicle repair shop;
  - .r motor vehicle washing establishment;
  - .s swimming pool sales and service establishment;
  - .t retail warehouse;
  - .u large retail warehouse;
  - .v home furnishing and home improvement retail warehouse;
  - .w hotel;
  - .x convenience store;
  - .y banquet hall;

- .z a supermarket; and,
- .aa purposes accessory to other permitted uses.

.2 Industrial uses:

- .a the manufacturing, cleaning, packaging, repairing or assembly of goods, foods or materials within an enclosed building, excluding a motor vehicle body shop as a principal or accessory use;
- .b warehouse; and
- .c purposes accessory to the other permitted uses.

**12.1917.2 The lands shall be subject to the following requirements and restrictions:**

.1 Maximum gross leasable floor area:

- .a For commercial uses, excluding offices: 22,000 square metres which includes the gross leaseable floor area of commercial uses, on lands zoned LC-Exception 1917, LC-Exception 1919 and LC(H)- Exception 1919.
- .b For office uses: 9,290 square metres which includes the gross leaseable floor area of office uses on lands zoned LC-Exception 1917, LC-Exception 1918, LC-Exception 1919 and LC(H)- Exception 1919.
- .c Only one supermarket with a maximum gross floor area of 9290 square metres shall be permitted.
- .d A motor vehicle sales establishment, a motor vehicle repair shop and a motor vehicle washing establishment shall be located a minimum distance of 200 metres from Queen Street East.

.2 Minimum lot area: 4,050 square metres (1.0 acre).

.3 Minimum Landscaped Open Space:

- .a 5 metres abutting a “Natural System (NS)” zone.
- .b 6 metres abutting the Regional Road 50 right-of-way, except at approved access locations.
- .c 3 metres abutting all other lands not zoned LC-Exception 1919 and LC(H)- Exception 1919, except at approved access locations.

.4 Minimum building setback:

- .a 6 metres abutting the Regional Road 50 right-of-way.
- .b 10 metres abutting a “Natural System (NS)” zone.
- .c 3 metres abutting all other lands not zoned LC-Exception 1919 and LC(H)- Exception 1919.

.5 Outdoor Storage:

- .a Outdoor storage of goods and materials is only permitted in conjunction with a garden centre sales establishment, motor vehicle sales establishment, retail warehouse, large retail warehouse, home furnishing and home improvement retail warehouse.
- .b Outdoor storage shall not be located in areas required for landscaping and parking.
- .c all garbage and refuse storage, including any containers for the storage of recyclable materials, and all loading areas shall be screened from public rights-of-way.

.6 The lot line abutting Queen Street East shall be considered the front lot line.

**12.1917.3 for the purposes of Exception 1917:**

- .1 Land zoned LC-Exception 1917, LC-Exception 1919, and LC(H)- Exception 1919 shall be considered one lot for minimum building setback, minimum landscaping, minimum parking and maximum gross leaseable floor area requirements and restrictions.
- .2 Large Retail Warehouse shall mean a building or structure occupied by a single user and having a minimum gross floor area of 8,361 square metres. The predominant use permitted shall be for the sale of food and non-food products displayed and stored in a warehouse format. The total gross floor area devoted to the preparation, storage and display of food products shall not exceed 45 percent of the total gross floor area of the entire building to a maximum of 5,017 square metres.
- .3 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 shall not exceed a maximum gross floor area of 8,360.0 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.
- .4 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.
- .5 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 1917.2.

## 12.1918 Exception 1918

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### **12.1918.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a an apartment dwelling
  - .b a live-work dwelling unit
- .2 Commercial:
  - .a an office
  - .b a retail establishment
  - .c a personal service shop
- .3 The following uses shall not be permitted:
  - .a an adult video store
  - .b an adult entertainment parlour
  - .c a body art and/or tattoo parlour
  - .d a massage or body rub parlour
  - .e a drive-through facility

### **12.1918.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum setback to the lot line abutting Inspire Boulevard 1.5 metres
- .2 Minimum Side Yard Width: 1.5 metres
- .3 Minimum Setback to a private road or parking lot: 1.5 metres
- .4 Minimum Setback to lands Zoned R2(H) – Exception 1916, R2(H) – Exception 1915 and/or I1: 0.0 metres
- .5 Maximum Lot Coverage shall not apply;
- .6 Minimum Landscaped Open Space shall not apply;
- .7 Maximum Floor Space Index shall not apply;
- .8 Minimum Parking Requirement: 1.2 parking spaces for each dwelling unit, inclusive of visitor parking;
- .9 Minimum Building Height: 4 storeys;
- .10 All parking shall be screened from view from a public street;

- .11 Section 3.9 shall not apply;
- .12 Commercial uses shall be permitted on the ground floor only;
- .13 Loading area shall be screened from view from a public street;
- .14 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;

#### **12.1918.3 for the purposes of Exception 1918:**

- .1 Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor.
- .2 Shall also be subject to the requirement and restrictions relating to the R3L zone and all the general provisions of this by-law which are not in conflict with those
- .3 All lands zoned, R3L(H) – Exception 1918, R2(H) – Exception 1916 and R2(H) – Exception 1915 shall be treated as one lot for Zoning purposes.

#### **12. 1918.4 The Holding (H)**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone or for a private road including Infrastructure providing access to and services for lands zoned R2(H) – Exception 1916 and R2(H) – Exception 1915.
- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - .a Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services and the Region of Peel; and
  - .b Confirmation that clearance has been provided from the Toronto and Region Conservation Authority; and,
  - .c Confirmation that clearance has been provided from the Region of Peel; and,
  - .d Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,
  - .e Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Blvd. as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

## 12.1919 Exception 1919

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### **12.1919.1 The lands shall only be used for the following purposes:**

- .1 Commercial Uses:
  - .a convenience store;
  - .b retail establishment; excluding retail warehouse, large retail warehouse and home furnishing and home improvement retail warehouse,
  - .c personal service shop;
  - .d bank, trust company, and finance company;
  - .e office;
  - .f dry cleaning and laundry distribution station;
  - .g dining room restaurant, and take out restaurant;
  - .h printing or copying establishment;
  - .i commercial school;
  - .j place of commercial recreation, but not including a billiard hall;
  - .k community club;
  - .l health and fitness centre;
  - .m hotel; and,
  - .n purposes accessory to other permitted uses.

### **12.1919.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The following uses shall not be permitted:
  - .a Retail establishments, personal service shops and service shops that occupy a building having a gross floor area less than 930 square metres.
  - .b Drive through facilities.
- .2 Maximum gross leasable floor area:
  - .a For commercial uses, excluding offices: 22,000 square metres which includes the gross leaseable floor area of commercial uses, excluding office uses, on lands zoned LC-Exception 1917 and LC- Exception 1919 and LC(H)- Exception 1919.
  - .b For office uses: 9,290 square metres which includes the gross leaseable floor area of office uses on lands zoned LC- Exception 1917, LC- Exception 1918 and LC- Exception 1919, and LC(H)- Exception 1919.

- .3 Minimum Building Height: Three (3) storeys.
- .4 Minimum lot area: 4,050 square metres (1.0 acre).
- .5 Minimum Landscaped Open Space:
  - .a 6 metres abutting the Regional Road 107 and Regional Road 50, except at approved access locations.
  - .b 3 metres abutting all other lands not zoned LC- Exception 1917, except at approved access locations.
- .6 Minimum building setback:
  - .a 6 metres abutting the Regional Road 50 and Regional Road 107 rights-of-way.
  - .b 3 metres abutting all other lands not zoned LC- Exception 1917.
- .7 Outdoor Storage of goods and materials shall not be permitted.

**12.1919.3 for the purpose of section 1919:**

- .1 Land zoned LC- Exception 1917, LC- Exception 1919, and LC(H)- Exception 1919 shall be considered one lot for minimum building setback, minimum landscaping, minimum parking and maximum gross leaseable floor area requirements and restrictions.
- .2 Large Retail Warehouse shall mean a building or structure occupied by a single user and having a minimum gross floor area of 8,361 square metres. The predominant use permitted shall be for the sale of food and non-food products displayed and stored in a warehouse format. The total gross floor area devoted to the preparation, storage and display of food products shall not exceed 45 percent of the total gross floor area of the entire building to a maximum of 5,017 square metres.
- .3 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 shall not exceed a maximum gross floor area of 8360.0 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.
- .4 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.
- .5 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 1919.2.

#### **12.1919.4 Holding (H):**

.1 When a holding symbol (H) is appended to the Zone, the lands zoned LC(H)-Exception 1919 shall be subject to the following provisions.

.a shall only be used for the following purposes:

- .i Office,
- .ii Only in conjunction with office uses:
  - .1 Financial Institutions,
  - .2 Personal service shops,
  - .3 Retail establishments, excluding retail warehouse, large retail warehouse and home furnishing and home improvement retail warehouse,
  - .4 A printing or copying establishment,
  - .5 A convenience store,
  - .6 A dining room restaurant and take-out restaurant, and
  - .7 A health and fitness centre.

.b shall be subject to the following requirements and restrictions:

- .i The uses in Exception 1919.4(1)(a)(ii) shall only be permitted within the first storey or basement of the same building as the primary office use.
- .ii The following use shall not be permitted:  
Drive through facilities.
- .iii Maximum gross leasable floor area:
  - .1 For commercial uses, excluding offices: 19,800 square metres which includes the gross leaseable floor area of commercial uses, excluding office uses, on lands zoned LC- Exception 1917 and LC- Exception 1918.
  - .2 For office uses: 9,290 square metres which includes the gross leaseable floor area of office uses on lands zoned LC- Exception 1917 and LC- Exception 1918, LC- Exception 1919 and LC(H)- Exception 1919.
- .iv Minimum Building Height: Three (3) storeys.
- .v Minimum lot area: 4,050 square metres (1.0 acre).
- .vi Minimum Landscaped Open Space:
  - .1 6 metres abutting the Regional Road 107 and Regional Road 50, except at approved access locations.

- .2 3 metres abutting all other lands not zoned LC- Exception 1917 except at approved access locations.
- .vii Minimum building setback:
  - .1 6 metres abutting the Regional Road 50 and Regional Road 107 rights-of-way.
  - .2 3 metres abutting all other lands not zoned LC- Exception 1917.
- .viii Outdoor Storage of goods and materials shall not be permitted.
- .c 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 LC(H) - Exception 1919.2.
- .d the holding symbol (H) shall not be removed until there is a combined minimum gross floor leasable area of office uses of 9,290 square metres on lands previously zoned under Special Sections 1914, 1915, and 1916, and current Exception LC- Exception 1917, LC- Exception 1919 and LC(H)- Exception 1919.

## 12.1921 Exception 1921

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### 12.1921.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 18.2 metres, except where a lot has a side lot line that abuts an Open Space (OS), Natural System (NS) or Park (P) zone, the minimum lot width shall be 17.5 metres;
- .2 Minimum Lot Depth: 30.0 metres, except where a lot has a rear lot line that abuts a Natural System (NS) zone, the minimum lot depth shall be 27.0 metres;
- .3 Minimum front yard depth shall be 4.5 metres to the main wall, including a side wall of a garage, and 6.0 metres to the front of the garage, but in the case of a 3 bay garage, the front yard setback for one or two of the garage bays may be reduced to 5.0 metres;
- .4 Minimum exterior side yard width shall be 4.5 metres to the main wall and 6.0 metres to the front of the garage, provided that the garage is located a minimum distance of 15 metres from the front lot line;
- .5 If the garage doors face an interior side lot line, rather than the street, then the garage may project beyond the front face of a porch or the dwelling into the front yard provided the minimum front yard setback of 4.5 metres is complied with;
- .6 Notwithstanding any other provision of the by-law, a garage shall be permitted to face the front lot line and interior side lot line, and shall be permitted to face the flankage lot line if the garage is located a minimum distance of 15 metres from the front lot line;
- .7 Notwithstanding any other provision of the by-law, dwellings containing a 3 car garage shall:
  - .a have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres where the garage door faces a front lot line or a flankage lot line; or shall, and,
  - .b have a maximum individual garage door width of 5.5 metres, up to a maximum cumulative garage door width of 8.0 metres where the garage door faces an interior side lot line;
- .8 Notwithstanding any other provision of the by-law: a maximum of 25 per cent of the dwelling units shall be permitted to have a 3 bay garage with a maximum interior garage width of 57 % of the dwelling unit width, provided that no more than 2 abutting lots facing a street have a 3 bay garage and that the related driveways of those 2 lots are not paired together;
- .9 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations, and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard.

## 12.1922 Exception 1922

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### **12.1922.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;
- .2 Minimum exterior side yard width shall be 6.0 metres to the front of the garage, provided that the garage is located a minimum distance of 15 metres from the front lot line, and shall be 4.5 metres to the main wall;
- .3 Notwithstanding any other provision of the by-law, a garage shall be permitted to face the front lot line, and shall be permitted to face the flankage lot line if the garage is located a minimum distance of 15 metres from the front lot line;
- .4 Notwithstanding any other provision of the by-law, dwellings containing a 2 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 5.0 metres; and,
- .5 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard.

## 12.1923 Exception 1923

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### 12.1923.1 The lands shall only be used for the following purposes:

#### .1 Commercial Uses

- .a a recreation facility and structures;
- .b a public and utility use;
- .c a banquet hall;
- .d a retail warehouse, having no outside storage;
- .e the following uses located within 180 metres of Goreway Drive:
  - .i a retail establishment, having no outside storage;
  - .ii a service shop;
  - .iii a personal service shop;
  - .iv a bank, trust company and financial company;
  - .v an office use;
  - .vi a dry cleaning and laundry distribution station;
  - .vii Any combination of two of the following restaurants: a dining room restaurant, a convenience restaurant and a take-out restaurant;
  - .viii a printing establishment;
  - .ix a health or fitness centre;
  - .x a commercial, technical or recreational school;
  - .xi a motel; and,
  - .xii a community club;

#### .2 Industrial Uses

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

#### .3 Other:

- .a purposes accessory to the other permitted purposes.

**12.1923.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 0.6 hectares, except within 180 metres of Goreway Drive, which shall be 0.4 hectares;
- .2 Minimum Lot Width: 50 metres;
- .3 Minimum Lot Depth: 45 metres;
- .4 Yard Depth and Width(s):
  - .a Minimum Yard Depth: 6.0 metres, except for an Industrial Use which shall be 9.0 metres from any public street lot line; and,
  - .b Maximum Yard Depth: None, except for an Industrial Use which shall be 25.0 metres from the Regional Road 107 lot line;
- .5 Minimum Building Height: 5.5 metres, except for a restaurant which shall not have a minimum building height;
- .6 Minimum Landscaped Open Space, except at approved driveway locations:
  - .a abutting Regional Road 107: 9.0 metres, except in conjunction with Commercial Uses within 170.0 metres of Goreway Drive, which shall be 6.0 metres;
  - .b abutting Goreway Drive: 6.0 metres, except in conjunction with Commercial Uses which shall be 4.5 metres;
  - .c abutting Auction Lane: 3.0 metres; and,
  - .d abutting all interior property lines: none.
- .7 All garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure;
- .8 Outdoor storage shall not be permitted;
- .9 Maximum Lot Coverage:
  - .a Commercial Uses: 35 %;
  - .b Other Uses: 50 %;
- .10 Maximum Gross Floor Area per restaurant shall be 300 square metres, and the total gross leasable floor area for two restaurants shall not exceed 579 square metres;
- .11 Maximum gross floor area devoted to an office, a personal service use, and a dry cleaning establishment shall be restricted to a maximum of 465 square metres per use;
- .12 Maximum gross floor area devoted to the sale of food in any retail establishment shall be 929.0 square metres;
- .13 An adult entertainment parlour, a massage parlour, an adult video store or an adult bookstore shall not be permitted;

**12.1923.3 for the purposes of exception 1923:**

.1 RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

**12.1924 Exception 1924**

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**12.1924.1 The lands shall only be used for the following purposes:**

- .1 Commercial Uses
  - .a a gas bar; and,
  - .b only in conjunction with a gas bar, a motor vehicle washing establishment, a retail establishment having no outside storage, a convenience store, convenience restaurant, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company as an accessory use;
- .2 Other Uses
  - .a Purposes accessory to the other permitted purposes.

**12.1924.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 0.4 hectares;
- .2 Minimum Lot Width: 40 metres;
- .3 Minimum Lot Depth: 45 metres;
- .4 Minimum Landscaped Open Space, except at approved driveway locations:
  - .a 4.5 metres abutting Regional Road 107 and Goreway Drive, and 3.0 metres at a site daylight triangle at a street intersection; and,
  - .b none abutting all other property lines.
- .5 All garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure.

## 12.1925 Exception 1925

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### **12.1925.1 The lands shall only be used for the following purposes:**

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

### **12.1925.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions of the R1 – Exception 1904 zone
- .2 Minimum Building Setback to the northerly side lot line: 3.0 metres

## 12.1926 Exception 1926

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### **12.1926.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for the purposes permitted in the R3H zone.

### **12.1926.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 0.7 hectares
- .2 Maximum Number of Units: 385
- .3 Minimum Interior Side Yard Width:
  - .a For any portion of a building 3 storeys in height or less: 7.5 metres
  - .b For any portion of a building 4 to 7 storeys in height: 10.0 metres
  - .c For any portion of a building 8 to 11 storeys in height: 16.0 metres
  - .d For any portion of the building 12 to 15 storeys in height: 21.0 metres
  - .e For any portion of the building 16 to 17 storeys in height: 26.0 metres
- .4 Minimum Rear Yard Depth:
  - .a For any portion of a building 5 storeys in height or less: 7.5 metres
  - .b For any portion of a building 6 to 7 storeys in height: 10.0 metres
  - .c For any portion of a building 8 to 11 storeys in height: 16.0 metres
  - .d For any portion of building 12 to 17 storeys in height: 33.0 metres
- .5 Any portion of a below grade parking garage that projects less than 3.0 metres above ground level, may encroach into the required rear yard provided that it is no closer than 3.0 metres to the lot line.
- .6 Maximum Building Height: 17 storeys
- .7 Maximum Floor Space Index (FSI): 4.0
- .8 Maximum Lot Coverage: 50%
- .9 Minimum Landscaped Open Space: 30% of the lot area
- .10 For the purpose of this section, a retaining wall shall be permitted within required landscaped open space.
- .11 Minimum Ground Floor Height: 4.5 metres
- .12 Minimum Setback to a Hydro Transformer in any yard: 1.5 metres

.13 Windows and Doors at Grade:

- .a On the wall facing the lot line, a minimum of 60% of the gross area of the portion of the wall that is less than 4.0 metres above grade shall have windows and/or doors.
- .b On the side walls of the building within 6.0 metre of the wall facing the front lot line, a minimum of 60% of the portion of the wall that is less than 4.0 metres above grad shall have windows and/or doors.

.14 Minimum Number of Loading Spaces: 1 space

.15 Notwithstanding any other provision of the By-law, the minimum width of an aisle leading to an at grade visitor parking space with an angle of 70 degrees up to and including 90 degrees shall be 6.0 metres.

.16 Bicycle parking:

- .a Bicycle parking must be located on the same lot as the use or building for which it is required.
- .b A minimum 0.50 spaces per dwelling unit shall be provided.
- .c A maximum of 50% of the required bicycle parking may be vertical spaces, the remainder shall be horizontal spaces.
- .d Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of the total required must be located within:
  - .i A building or structure;
  - .ii A secure area such as a supervised parking lot or enclosure; or
  - .iii Within bicycle lockers.
- .e Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a bicycle rack that is securely anchored to the ground/wall and attached to a heavy base such as concrete.
- .f Dimensions:
  - .i If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres.
  - .ii If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres.

.17 All garbage and refuse storage, including any containers for storage of recyclable materials, shall be located withing a main building.

## 12.1927 Exception 1927

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### **12.1927.1 The lands shall only be used for the following purposes:**

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

### **12.1927.2 The lands shall be subject to the following requirements and restrictions:**

.1 Minimum Setback from a Natural System (NS) Zone: No permanent structures or part thereof, including inground swimming pools or other structures requiring excavations, shall be within 7.5 metres of a Natural System Zone. A balcony or porch, that does not include a basement, may project into the minimum natural system setback by a maximum of 2.5 metres.

.2 Garages:

- .a the maximum cumulative garage door width permitted is 5.5 metres. The maximum interior garage width shall be 0.6 metres wider than the maximum permitted cumulative garage door width.
- .b The maximum gross floor area of a detached garage located in a rear yard: 40 square metres.

## 12.1928 Exception 1928

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### **12.1928.1 The lands shall only be used for the following purposes:**

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

### **12.1928.2 The lands shall be subject to the following requirements and restrictions:**

.1 Minimum Setback from a Natural System (NS) Zone: No permanent structures or part thereof, including inground swimming pools or other structures requiring excavations, shall be within 7.5 metres of a Natural System Zone. A balcony or porch, that does not include a basement, may project into the minimum natural system setback by a maximum of 2.5 metres.

.2 Garages:

- .a the maximum cumulative garage door width permitted is 5.05 metres. The maximum interior garage width shall be 0.6 metres wider than the maximum permitted cumulative garage door width.
- .b Garages located in the rear yard shall not have a gross floor area greater than 36 square metres.

## 12.1929 Exception 1929

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### **12.1929.1 The lands shall only be used for the following purposes:**

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

### **12.1929.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 180 square metres per dwelling unit
- .2 Minimum dwelling unit width: 6 metres
- .3 Minimum Building Setback:
  - .a 7.5 metres from any lot line;
  - .b No permanent structures, including inground swimming pools or excavations shall be located closer than 7.5 metres to a Natural System (NS) Zone. A balcony or porch may project into the minimum setback by a maximum of 2.5 metres.
- .4 Minimum Landscaped Open Space: a 7.5 metre wide landscaped strip shall be provided abutting a “Natural System (NS)” zone.
- .5 An open space landscaped area having a minimum area of 45 square metres shall abut the rear or exterior side wall of each dwelling unit
- .6 Minimum Landscaped Open Space: 35 percent of the lot area.
- .7 Minimum hydro transformer setback: 1.8 metres from a street, except from Bramalea Road in which case the minimum setback shall be in accordance with the provisions of the By-law.
- .8 Maximum Building Height: 2 storeys;
- .9 Garages:
  - .a no garage shall project out in front of a dwelling unit more than 1.5 metres beyond a porch or front wall of the dwelling unit.
  - .b Maximum Garage Door Width:
    - .i 2.5 metres for a dwelling unit that has a width less than 8.2 metres
    - .ii 3.1 metres for a dwelling unit that has a width less than 9.2 metres but greater than or equal to 8.2 metres
    - .iii 3.7 metres for a dwelling unit that has a width greater than or equal to 9.2 metres
- .10 The width of a driveway for a townhouse unit shall not exceed the width of the garage of the unit.

.11 A balcony or porch, including eaves and cornices, may project into the minimum front yard by a maximum of 1.8 metres.

## 12.1930 Exception 1930

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### **12.1930.1 The lands shall only be used for the following purposes:**

- .1 An apartment dwelling
- .2 A multiple residential dwelling

### **12.1930.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The Lot Line abutting Sheard Avenue shall be deemed to be the Front Lot Line;
- .2 For the purposes of this By-law, the lands designated R3H(H) Exception – 1930 shall be treated as one lot, notwithstanding any future severance, partition, dedication or division of the said lands that may occur following the date of adoption of this by-law;
- .3 Maximum Number of Dwelling Units – 402;
- .4 Minimum Lot Area – No requirement;
- .5 Minimum Lot Width – No requirement;
- .6 Minimum Lot Depth – No requirement;
- .7 Minimum Front Yard Depth – 4.0 metres;
- .8 Minimum Side Yard Width – 2.0 metres
- .9 Minimum Exterior Side Yard Width – 1.8 metres;
- .10 Minimum Setback to a Daylight Triangle – 0.0 metres;
- .11 Minimum Rear Yard Depth – No requirement
- .12 Minimum Setback from Orangeville Railway Right –of –Way – 15.0 metres
- .13 Minimum Setback to lands zoned OS, NS or P – 10.0 metres;
- .14 Notwithstanding the requirements above, the minimum setbacks from lands zoned OS, NS or P to a parking structure and associated structures below established grade shall be – 0.0 metres;
- .15 Maximum Building Height
  - .a 13 storeys for an apartment dwelling;
  - .b 4 storeys for a multiple residential dwelling, excluding rooftop access enclosures and amenities;
- .16 Maximum Floor Space Index 1.2;
- .17 Minimum Parking Requirements:

- .a 1.30 spaces (including visitors) for each unit in a multiple residential dwelling back-to back stacked townhouse dwelling;
- .b 1.20 spaces (including visitors) for each unit in an apartment dwelling;

**12.1930.3 for the purposes of Exception 1930:**

- .1 Shall also be subject to the requirements and restrictions relating to the R3H zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1930.

## **12.1931 Exception 1931**

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### **12.1931.1 The lands shall only be used for the following purposes:**

- .1 The uses permitted in an OS zone;
- .2 “Private infrastructure”.
- .3 Purposes accessory to the other permitted purposes;

### **12.1931.2 for the purposes of Exception 1931:**

- .1 “Private Infrastructure” shall mean any building, structure, plant or equipment, above or below finished grade, essential to the provision and operation of storm water management.

## 12.1932 Exception 1932

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### **12.1932.1 The lands shall only be used for the following purposes:**

- .1 a retail establishment having no outside storage;
- .2 an office;
- .3 bank, trust company, or financial institution;
- .4 a service shop;
- .5 a recreation facility or structure;
- .6 a community club;
- .7 a garden centre sales establishment;
- .8 manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage within wholly enclosed buildings;
- .9 retail warehouse;
- .10 a dry cleaning and laundry distribution station;
- .11 a dining room restaurant, a takeout restaurant;
- .12 a commercial school, technical school, recreational school; and,
- .13 purposes accessory to the permitted purposes.

### **12.1932.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Front Yard Depth: 17.0 m to the closest building fronting Queen Street East;
- .2 Minimum Rear Yard Depth: 3.0 m;
- .3 Minimum Interior Side Yard Width: 4.0 m;
- .4 Minimum Exterior Side Yard Width: 3.0 m;
- .5 No outdoor storage shall be permitted;
- .6 All garbage and refuse storage, including any containers for the storage of recyclable materials shall be enclosed and screened from Queen Street East.
- .7 No drive through facilities shall be permitted;
- .8 Minimum Landscaped Open Space:
  - .a Queen Street East: 9.0 m;
  - .b Delta Park Boulevard: 3.0 m except at an approved access location;

- .c Tracey Boulevard: 3.0 m except at an approved access location;
- .9 For purposes of the Zoning By-law, Queen Street East shall be deemed the front lot line.

**12.1932.3 for the purposes of Exception 1932:**

- .1 Retail Warehouse shall mean a building or structure, or a part of a building or structure, 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

**12.1933 Exception 1933****12.1933.1 The lands shall only be used for the following purposes:**

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

**12.1933.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 540 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.0 metres
  - .b Corner Lot: 21.0 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard 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: 4.5 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% 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 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 Minimum Setback from a Natural System (NS) zone: 10 metres
- .11 no permanent structures and excavations shall be located closer than 7.0 metres to a TransCanada Pipeline Easement. No accessory structures on lots with side yards abutting TransCanada Pipeline Easement shall be located closer than 3.0 metres to a TransCanada Pipeline Easement.

**12.1933.3 for the purposes of Exception 1933:**

- .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 1933.2.

**12.1934 Exception 1934**

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**12.1934.1 The lands shall only be used for the following purposes:**

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

**12.1934.2 The lands shall be subject to the following requirements and restrictions:**

.1 Minimum Lot Area: 630 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 21.0 metres
- .b Corner Lot: 23.7 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door

.5 Minimum Rear Yard Depth: 7.5 metres

.6 Minimum Interior Side Yard 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: 4.5 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% 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 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 Setback from a Natural System (NS) zone: 10 metres for the rear wall of the main building or 5.0 metres for a side wall of the main building

**12.1934.3 for the purposes of Exception 1934:**

.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 1934.2.

## 12.1935. Exception 1935

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### **12.1935.1 The lands shall only be used for the following purposes:**

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

### **12.1935.2 The lands shall be subject to the following requirements and restrictions:**

.1 Minimum Lot Area: 600 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 24.0 metres
- .b Corner Lot: 26.7 metres

.3 Minimum Lot Depth: 25.0 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: 1.5 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: 4.5 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% 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 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 Minimum Setback from an NS zone: 10 metres

### **12.1935.3 for the purposes of exception 1935:**

.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 1935.2.

## 12.1936 Exception 1936

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### **12.1936.1 The lands shall only be used for the following purposes:**

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

### **12.1936.2 The lands shall be subject to the following requirements and restrictions:**

.1 Minimum Lot Area: 350 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 13.5 metres.
- .b Corner Lot: 15.3 metres.

.3 Minimum Lot Depth: 25 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, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 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 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.

.9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.1937 Exception 1937

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### **12.1937.1 The lands shall only be used for the following purposes:**

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

### **12.1937.2 The lands shall be subject to the following requirements and restrictions:**

.1 Minimum Lot Area: 430 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: 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, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

.8 Maximum Garage Door Width:

- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 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 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.

.9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.0 metres beyond a porch or front wall of a dwelling.

- .10 When a holding symbol (H) is appended to the Zone on Schedule A of the Zoning By-law, the lands designated R1(H)-Exception 1937 shall be only be used for the purposes of the OS, NS or P zone.
- .11 the holding symbol (H) shall not be removed until the Commissioner of Planning, Design and Development is satisfied that the lands are not required to provide a pedestrian pathway.

## 12.1938 Exception 1938

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### **12.1938.1 The lands shall only be used for the following purposes:**

- .1 The uses permitted in a R2 zone;
- .2 Multiple Residential Dwelling;
- .3 Back-to-Back Townhouse Dwelling;
- .4 Rear Lane Townhouse Dwelling; and,
- .5 Purposes accessory to the other permitted purposes

### **12.1938.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The lot line abutting a public street shall be deemed to be the front lot line;
- .2 Minimum Lot Area shall not apply;
- .3 Minimum Lot Width: 4.4 metres;
- .4 Minimum Yard Setback for a Principal Building:
  - .a The minimum front yard setback of the applicable zone shall not apply;
  - .b The front wall of a dwelling unit: 3.0 metres to a public street;
  - .c The rear wall of a dwelling unit: 6.0 metres to a private road and 0 metres in all other situations;
  - .d The side wall of a dwelling unit: 2.0 metres to a private road, 1.2 metres to a lot line not zoned in the same zoning category, and 0 metres in all other situations;
  - .e Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- .5 Maximum Building Height: 4 storeys;
- .6 Minimum Parking Requirements: 2 spaces per dwelling unit within a private garage or driveway;
- .7 No visitor parking spaces are required;
- .8 Section 3.9 shall not apply;
- .9 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres;
- .10 Section 5.2.Q.1 and 5.2.Q.2 shall not apply;
- .11 The sale of pre-build dwelling units shall be permitted

## 12.1939 Exception 1939

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### **12.1939.1 The lands shall only be used for the following purposes:**

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

### **12.1939.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 140 square metres per dwelling unit.
- .2 Minimum Lot Width:
  - .a Interior Lot: 5.75 metres
  - .b Corner Lot: 7.0 metres
- .3 Minimum Lot Depth: 24.5 metres.
- .4 Minimum Yard Setback for a Principal Building:
  - .a The front wall of a dwelling unit: 3 metres to a private road.
  - .b The rear wall of a dwelling unit: 6 metres to a lot line.
  - .c The side wall of a dwelling unit:
    - .i 3 metres to a public road and 2 metres to a private road;
    - .ii 1.5 metres to a lot line not zoned in the same zoning category but 1.2 metres to a lot line zoned in the any other category.
  - .d The garage door opening shall have a minimum setback of 6 metres from a private road.
- .5 Maximum Porch Encroachment: 1.8 metres into the minimum front yard depth.
- .6 Maximum Building Height: 11.0 metres or 3 storeys.
- .7 Maximum Lot Coverage: No requirement.
- .8 Minimum Landscaped Open Space: 40 percent of lot area.
- .9 Garage Control:
  - .a The maximum garage door width per dwelling unit shall be 2.5 metres;
  - .b The maximum garage door width may be increased by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to a private road than the ground floor main entrance of the dwelling unit;
  - .c No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of its dwelling unit;
  - .d These requirements do not apply to the garage door facing a flankage lot line.

## 12.1940 Exception 1940

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### **12.1940.1 The lands shall only be used for the following purposes:**

- .1 The uses permitted in a R2 zone;
- .2 Multiple Residential Dwelling;
- .3 Street Townhouse Dwelling; and,
- .4 Purposes accessory to the other permitted purposes;

### **12.1940.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Yard Setback for A Principal Building:
  - .a The side wall of a dwelling unit: 2.0 metres to a private road and 0 metres in all other situations;
  - .b Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- .2 Maximum Building Height: 4 storeys;
- .3 Section 3.9 shall not apply;
- .4 Section 5.2.Q.1 and 5.2.Q.2 shall not apply;
- .5 Minimum Parking Requirements: 2 spaces per dwelling unit within a private garage or driveway;
- .6 No visitor parking spaces shall be required;
- .7 The sale of pre-build dwelling units shall be permitted

## 12.1941 Exception 1941

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### **12.1941.1 The lands shall only be used for the following purposes:**

- .1 The uses permitted in a R2 zone;
- .2 Multiple Residential Dwelling;
- .3 Back-to-Back Townhouse Dwelling;
- .4 Purposes accessory to the other permitted purposes;

### **12.1941.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area shall not apply;
- .2 Minimum Lot Width: 2.5 metres;
- .3 Minimum Yard Setback for a Principal Building:
  - .a The minimum front yard setback of the applicable zone shall not apply;
  - .b The front wall of a dwelling unit: 3.0 metres to a private road and 0 metres in all other situations;
  - .c The rear wall of a dwelling unit: 0.0 metres;
  - .d The side wall of a dwelling unit: 2.0 metres to a private road and 0 metres in all other situations;
  - .e Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- .4 Maximum Building Height: 4 storeys;
- .5 Minimum Dwelling Unit Width: 6.5 metres;
- .6 Minimum Parking Requirements: 2 spaces per dwelling unit within a private garage or driveway;
- .7 No visitor parking spaces are required;
- .8 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres;
- .9 Section 3.9 shall not apply;
- .10 Section 5.2.Q.1 and 5.2.Q.2 shall not apply;
- .11 The sale of pre-build dwelling units shall be permitted;
- .12 The front lot line shall be the shortest lot line abutting the private road

## 12.1942 Exception 1942

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### **12.1942.1 The lands shall only be used for the following purposes:**

- .1 The uses permitted in a R3L zone;
- .2 “Skylight Apartment Dwelling”;
- .3 Stacked Townhouse Dwelling;
- .4 Back-to-Back townhouse dwelling;
- .5 Stacked Back-to-Back Townhouse Dwelling;
- .6 Purposes accessory to the other permitted purposes;

### **12.1942.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width shall not apply;
- .2 Buildings must be setback a minimum of 2.5 metres from all lot lines abutting a private road and a minimum of 1 metre from all other lot lines, except where the lot line coincides with the party wall between two dwelling units;
- .3 Maximum Building Height: 4 storeys (excluding rooftop mechanical enclosures and roof-top access enclosures);
- .4 Parking Requirements: a minimum of 1.2 parking space per dwelling, plus a minimum of 0.2 parking spaces per dwelling devoted to visitors parking;
- .5 Maximum Lot Coverage shall not apply;
- .6 Minimum Landscaped Open Space: 20% of the lot area;
- .7 Maximum Floor Space Index: 1.5;
- .8 Section 3.9 shall not apply;
- .9 Sections 5.2.Q.1 and 5.2.Q.4 shall not apply;

### **12.1942.3 for the purposes of Exception 1942:**

- .1 “Skylight Apartment Dwelling” shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse;
- .2 A private road shall mean a road established as a common element;
- .3 In this Exception, a private road is treated as a street for the zoning purposes regarding definitions of lot, lot area, corner lot, and lot lines as well as provisions of Frontage on road, or Street and

Visibility Triangle in the General Provisions for All Zones and provisions in General Regulations for Residential Zones;

- .4 A private road is treated as an aisle for the purposes of Section 4.2.B.2;
- .5 The sale of pre-build dwelling units shall be permitted

## 12.1943 Exception 1943

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### **12.1943.1 The lands shall only be used for the following purposes:**

- .1 The uses permitted in a R3L zone;
- .2 Purposes accessory to the other permitted purposes;

### **12.1943.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 4.5 metres;
- .2 Minimum Side Yard Width: 4.5 metres;
- .3 Minimum Rear Yard Depth: 10 metres;
- .4 Maximum Lot Coverage shall not apply;
- .5 Minimum Landscaped Open Space – 20% of the lot area;
- .6 A minimum of 1.2 parking space per dwelling, plus 0.2 parking spaces per dwelling unit devoted to visitors parking;
- .7 Maximum Floor Space Index: 1.5;
- .8 The sale of pre-build dwelling units shall be permitted

## 12.1944 Exception 1944

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### **12.1944.1 The lands shall only be used for the following purposes:**

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

### **12.1944.2 The lands shall be subject to the following requirements and restrictions:**

.1 Minimum Lot Area: 440 square metres.

.2 Minimum Lot Width:

- .a Interior Lot: 15.24 metres
- .b Corner Lot: 17.04 metres.

.3 Minimum Lot Depth: 29 metres

.4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

.5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres..

.6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.

.7 Minimum Interior Side Yard: 1.2 metres on one side and 0.6 metres of the other.

.8 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.

.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 metre 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 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 Porch Projection: Where a lot has a width 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 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.

**12.1944.3 for the purposes of Exception 1944:**

- .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 1944.2.

## 12.1945 Exception 1945

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### **12.1945.1 The lands shall only be used for the following purposes:**

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

### **12.1945.2 The lands shall be subject to the following requirements and restrictions:**

- .1 those purposes permitted in Exception 1944 and the requirements and restrictions as set out in Exception 1944.

### **12.1945.3 for the purposes of exception 1945:**

- .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 1945.2.

## 12.1946 Exception 1946

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### **12.1946.1 The lands shall only be used for the following purposes:**

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

### **12.1946.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 530 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.3 metres
  - .b Corner Lot: 20.1 metres.
- .3 Minimum Lot Depth: 29 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area. Where a rear yard abuts an NS Zone the minimum rear yard setback shall be 7.5m.
- .7 Minimum Interior Side Yard: 1.2 metres
- .8 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.
- .9 Maximum Interior Garage Width: the maximum interior garage width shall not exceed 50% of the width of the dwelling unit.;
- .10 Maximum Porch Projection: Where a lot has a width 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 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.
- .12 a minimum 7.5 metre structural rear yard setback is required for all lots abutting an NS Zone and no buildings, accessory structures, (including sheds, pools, decks or patios), paved/hardened surfaces or any other infrastructure are permitted within this 7.5 metre setback area.

**12.1946.3 for the purposes of exception 1946:**

- .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 1946.2.

## 12.1947 Exception 1947

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### **12.1947.1 The lands shall only be used for the following purposes:**

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

### **12.1947.2 The lands shall be subject to the following requirements and restrictions:**

- .1 those purposes permitted in Exception 1787, and the requirements and restrictions as set out in Exception 1787.

### **12.1947.3 for the purposes of exception 1947:**

- .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 1947.2.

## 12.1948 Exception 1948

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### **12.1948.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted by exception 1948.1(1)(a), or the purposes permitted by exception 1948.1(1)(b), but not both sections and not any combination of both exceptions:
  - .a either the following:
    - .i those purposes permitted in an P zone; and,
    - .ii purposes accessory to the other permitted purposes;
  - .b or the following:
    - .i those purposes permitted in a R1 – Exception 1944 zone; and,
    - .ii purposes accessory to the other permitted purposes.

### **12.1948.2 The lands shall be subject to the following requirements and restrictions:**

- .1 for those purposes permitted in a R1 – Exception 1944 zone, the requirements and restrictions as set out in an R1 – Exception 1944 zone;
- .2 for those purposes permitted in an P zone, the requirements and restrictions as set out in an P zone.
- .3 shall also be subject to all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1948.2.

**12.1949 Exception 1949**

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**12.1949.1 The lands shall only be used for the following purposes:**

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

**12.1949.2 The lands shall be subject to the following requirements and restrictions:**

.1 the requirements and restrictions as set out in an R1 zone.

.2 Garage Control:

- .a where the minimum interior lot width in the R1 zone is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width in the R1 zone is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling.
- .b No garage shall face the flankage lot line
- .c The maximum cumulative garage door width for an attached garage shall be 5.5 metres.
- .d The maximum interior garage width of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; unless the interior lot width in the R1 zone is greater than 14 metres, then the maximum interior garage width shall be 50% of the dwelling unit width.

.3 The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width, unless (i) where a decorative pier is included on the outside of the garage between the garage doors, the maximum interior garage width shall be 0.9 metres wider than the maximum permitted cumulative garage door width and (ii) the interior lot width in the R1 zone is greater than 14.0 metres, then the maximum interior garage width shall be 50 percent of the dwelling unit width.

## 12.1950 Exception 1950

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### **12.1950.1 The lands shall only be used for the following purposes:**

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

### **12.1950.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions as set out in an R1 zone.
- .2 Minimum Dwelling Unit Width: 5.6 metres
- .3 Garage Control:
  - .a No garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling;
  - .b No garage shall face the flankage lot line
  - .c The maximum cumulative garage door width for an attached garage shall be
    - .i 2.5 metres if the minimum lot width of an interior dwelling unit is less than 8.2 metres;

## 12.1951 Exception 1951

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### **12.1951.1 The lands shall only be used for the following purposes:**

- .1 recreation facility or structure

### **12.1951.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Interior Side Yard Width: 15.0 metres
- .2 Minimum Exterior Side Yard Width: 5.0 metres
- .3 Minimum Rear Yard Depth: 3.0 metres
- .4 Maximum Building Height: 1 storey
- .5 Minimum Landscape Open Space: 3.0 metres wide abutting all property boundaries, except at approved access locations.
- .6 Minimum Building Setback to NS or OS zone: 7.5 metres
- .7 Maximum Building Coverage: 25 %
- .8 for the purposes of RC – Exception 1951, the front yard is Don Minaker Drive
- .9 all lands zoned RC – Exception 1951 shall be treated as one property.
- .10 for the purposes of RC – Exception 1951:
  - .a RECREATION FACILITY OR STRUCTURE shall mean a building or place, an area, surface, place, installation or device, which is designed and used, for active recreational pursuits. A recreation facility may include, but shall not be limited to, a squash court, swimming pool, fitness centre, a tennis court, ice skating rink, horseshoe pit, bocce court, lawn bowling court, croquet pitch, shuffleboard court and a parking lot. In addition, a dining room restaurant and banquet hall is permitted within the recreation facility. A recreation facility or structure shall not include a bowling alley, billiard hall or amusement arcade.

## 12.1952 Exception 1952

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### **12.1952.1 The lands shall only be used for the following purposes:**

- .1 An Apartment Dwelling;
- .2 The uses permitted in an LC zone;
- .3 Purposes accessory to the other permitted purposes;

### **12.1952.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 4.5 metres;
- .2 Minimum Side Yard Width: 4.5 metres;
- .3 Maximum setback to at least one of the lot lines abutting a public street: 6.5 metres;
- .4 Minimum Rear Yard Depth: 10 metres;
- .5 Maximum Building Height: 4 storeys;
- .6 Maximum Lot Coverage shall not apply;
- .7 Minimum Landscaped Open Space – 15% of the lot area;
- .8 No parking spaces are required for the non-residential uses;
- .9 A minimum of 1.2 parking space per dwelling, plus 0.2 parking spaces per dwelling unit devoted to visitors parking;
- .10 Maximum Floor Space Index: 1.5;
- .11 The sale of pre-build dwelling units shall be permitted;
- .12 A minimum of 50% of the ground floor area of an apartment building shall be used for purposes permitted in an LC zone

## 12.1953 Exception 1953

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### **12.1953.1 The lands shall only be used for the following purposes:**

- .1 the uses permitted in an NS zone
- .2 a golf course and accessory purposes
- .3 a tennis court
- .4 a golf driving range

### **12.1953.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Setback to NS or OS – Exception 1886 zone for an accessory use: 7.5 metres
- .2 Minimum Setback to NS – Exception 1597 zone for an accessory use: 10.0 metres
- .3 Parking:
  - .a Tennis Court: 4 spaces for each court
  - .b Golf Driving Range: 1 parking space for each tee.

## 12.1954 Exception 1954

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### **12.1954.1 The lands shall only be used for the following purposes:**

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

### **12.1954.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 470 square metres
- .2 Minimum Lot Width: 21.0 metres
- .3 Minimum Lot Depth: 18.0 metres
- .4 Minimum Front Yard: 4.5 metres, but 6.0 metres to the front of the garage
- .5 Minimum Rear Yard: 6 metres
- .6 Minimum Landscaped Open Space: The entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law.
- .7 Permitted Balcony or Porch Encroachment: A balcony or porch may project into the minimum front or exterior side yard by a maximum of 1.8 metres including eaves and cornices.

## 12.1955 Exception 1955

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### **12.1955.1 The lands shall only be used for the following purposes:**

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

### **12.1955.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch with or without cold cellar may project into the minimum 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 front yard or exterior side yard;
- .2 Maximum cumulative garage door width: 5.5 metres

### **12.1955.3 Holding (H):**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - .a Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and,
  - .b Approval of a functional Servicing Report to the satisfaction of Director of Engineering Services; and,
  - .c Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,
  - .d Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth management Staging and Sequencing Strategy; and,
  - .e Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Torbram Road and Countryside Drive as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy; and,
  - .f Confirmation that the Hewson Farmhouse Heritage Impact Assessment has been completed to the satisfaction of the Commissioner of Development Services.

## 12.1956 Exception 1956

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### **12.1956.1 The lands shall only be used for the following purposes:**

- .1 Permitted uses within the R3L zone;
- .2 Townhouse Dwellings;
- .3 Rear Lane Townhouse Dwellings;
- .4 Stacked Townhouse Dwellings;
- .5 Live-work Townhouse Dwellings

### **12.1956.2 The Holding (H):**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - .a Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and
  - .b Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services; and,
  - .c Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,
  - .d Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,
  - .e Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

## 12.1957 Exception 1957

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### **12.1957.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum lot area: 1,500 square metres
- .2 Minimum lot depth: 57 metres
- .3 Minimum rear yard depth: 15 metres
- .4 Minimum setback to an NS Zone: no permanent structures, including in-ground swimming pools, accessory buildings or excavations shall be located within 5 metres of a side lot line abutting an NS Zone

## 12.1958 Exception 1958

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### **12.1958.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum exterior side yard width: 3.5 metres
- .2 Minimum setback to an NS Zone: no permanent structures, including in-ground swimming pools, accessory buildings or excavations shall be located within 7.5 metre of a rear lot line abutting an NS Zone, or 5 metres of a side lot line abutting an NS Zone

## 12.1959 Exception 1959

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### **12.1959.1 The lands shall be subject to the following requirements and restrictions:**

- .1 minimum setback to an NS Zone: no permanent structures, including in-ground swimming pools, accessory buildings or excavations shall be located within 7.5 metres of a rear lot line abutting an NS Zone, or 5 metres of a side lot line abutting an NS Zone

## **12.1960 Exception 1960**

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### **12.1960.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum lot size: 1,200 square metres
- .2 Minimum lot depth: 57 metres
- .3 Minimum rear yard depth: 15 metres

## **12.1961 Exception 1961**

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### **12.1961.1 The lands shall only be used for the following purposes:**

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

### **12.1961.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area per dwelling unit: Shall be the value of 24 times the minimum lot width in square metres.
- .2 Minimum Lot Depth: 24 metres.

## 12.1962 Exception 1962

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### **12.1962.1 The lands shall only be used for the following purposes:**

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

### **12.1962.2 The lands shall be subject to the following requirements and restrictions:**

.1 the requirements and restrictions as set out in a R1 zone.

.2 Minimum Lot Area:

.a 546.0 square metres, except where a lot has a rear lot line that abuts an OS, NS or P zone, the minimum lot area shall be 525.0 square metres.

.3 Minimum Front Yard Depth:

.a 4.5 metres for any portion of a dwelling, including a side wall of a garage, but shall be 6.0 metres when the front of a garage faces a street.

.4 Minimum Lot Depth:

.a 30.0 metres, except where a lot has a rear lot line that abuts an OS, NS or P zone, in which case the minimum lot depth shall be 22.0 metres.

.5 Minimum Interior Side Yard Width:

.a 1.2 metres for the first storey and 1.5 metres for the second storey.

.6 Garage Control:

.a No garage shall project into the front yard beyond a porch or front wall of a dwelling, except when the garage has a garage door that faces a side lot line.

.b No garage shall face the flankage lot line.

.c On Lots greater than 18.2 metres in width, the maximum interior garage width, of an attached garage, shall be 57 % of the dwelling unit width.

.7 Encroachment: A balcony, bay window or porch may project into the minimum front, exterior side yard, or rear yard by a maximum of 1.8 metres including eaves and cornices.

## **12.1963 Exception 1963**

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### **12.1963.1 The lands shall only be used for the following purposes:**

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

### **12.1963.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions as set out in a R1 zone.
- .2 Minimum Exterior Side Yard Width:
  - .a 4.5 metres, which may be reduced to 4.0 metres where that portion of a dwelling abuts an entry feature block, and which may be further reduced to 2.0 metres for that portion of a dwelling which abuts a site daylight triangle at the McVean Drive street intersection.
- .3 Encroachment: A balcony, bay window or porch may project into the minimum front, exterior side yard, or rear yard by a maximum of 1.8 metres including eaves and cornices.

## 12.1964 Exception 1964

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### **12.1964.1 The lands shall only be used for the following purposes:**

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

### **12.1964.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions as set out in a R1 zone.
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.2 metres; and,
  - .b Corner Lot: 15.5 metres, except for a lot has a rear lot line that abuts Exception 1864 and Exception 1860, the minimum lot width shall be 14.5 metres.
- .3 Encroachment: A balcony, bay window or porch may project into the minimum front, exterior side yard, or rear yard by a maximum of 1.8 metres including eaves and cornices.

## **12.1965 Exception 1965**

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### **12.1965.1 The lands shall only be used for the following purposes:**

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

### **12.1965.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions as set out in a R1 zone.
- .2 Minimum Lot Depth: 28.0 metres.
- .3 Encroachment: A balcony, bay window or porch may project into the minimum front, exterior side yard, or rear yard by a maximum of 1.8 metres including eaves and cornices.

## 12.1966 Exception 1966

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### 12.1966.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted within the R2 zone
- .2 Dual Frontage Townhouse Dwelling;

### 12.1966.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .2 Minimum building setback to a daylighting triangle/rounding: 1.5 metres
- .3 No minimum dwelling unit width shall apply;
- .4 Minimum Rear Yard Depth 4.5 metres to any living space above a garage
- .5 Minimum setback to a garage door: 0.0 metres when accessed from from the rear yard
- .6 Minimum Interior Side Yard Width:
  - .a 1.2 metres; or
  - .b 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
- .7 Minimum Front Yard Depth: 3.0 metres
  - .a For the purposes of lands zoned R2(H)- Exception 1984, the front lot line shall be deemed to be Torbram Road.
- .8 Maximum Building Height: 14.0 metres
- .9 Maximum Lot Coverage: no requirement
- .10 The requirement for maintaining a minimum 0.6 metre wide permeable landscape surface abutting one side lot line shall not apply;
- .11 Maximum garage door width: 3.5 metres

### 12.1966.3 Holding (H):

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

.b The Holding (H) symbol shall not be removed until such time as the following have been provided:

- .i Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and,
- .ii Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services; and,
- .iii Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,
- .iv Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,
- .v Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

## 12.1967 Exception 1967

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### **12.1967.1 The lands shall only be used for the following purposes:**

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

### **12.1967.2 The lands shall be subject to the requirements and restrictions of the R1 Zone with the following modification:**

- .1 Minimum Northerly Interior Side Width: 6.2 metres.

## 12.1968 Exception 1968

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### **12.1968.1 The lands shall only be used for the following purposes:**

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

### **12.1968.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width:
  - .a Where the side lot lines are not parallel but converge towards the rear lot line, the lot width shall be the straight line distance between two points, one on each side lot line, measured 13.0 metres back from the front lot line.
  - .b 13.5 metres for lots with frontage on a cul-de-sac,
- .2 Minimum Lot Depth: 18.0 metres where a lot has a width of 15.0 metres or greater
- .3 Minimum Rear Yard Depth: 4.5 metres
- .4 Maximum Building Height: 11.5 metres
- .5 Garage Control: The maximum cumulative garage door width for an attached garage shall be 5.05 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres
- .6 Notwithstanding any other section of the Zoning By-law, a private condominium road is permitted and shall be treated as a street for zoning purposes

### **12.1968.3 for the purposes of Exception 12.1968:**

- .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 this Section 1968 of this Amendment.

## 12.1969 Exception 1969

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### **12.1969.1 The lands shall only be used for the following purposes:**

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

### **12.1969.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The maximum cumulative garage door width for an attached garage shall be 7.5 metres;
- .2 The maximum interior garage width shall be 9.14 metres; and
- .3 The maximum building height shall be 12.0 metres.

## 12.1970 Exception 1970

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### **12.1970.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for private open space purposes, and no buildings or structures including above and below ground pools or ponds shall be constructed.

### **12.1970.2 for the purposes of Exception 1970:**

- .1 This OS – Exception 1970 zone applies to lands 5 metres wide from the rear lot line of the lot.

## 12.1971 Exception 1971

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### **12.1971.1 The lands shall only be used for the following purposes:**

- .1 Commercial Uses
  - .a the purposes permitted in a LC zone
  - .b a day care centre
  - .c a commercial school
  - .d a dentist office
- .2 Other Use
  - .a a single detached dwelling on a lot separate from the permitted commercial uses

### **12.1971.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width – 50 metres
- .2 Minimum Yards – 3.0 metres abutting all lot lines except a lot line abutting an NS zone in which case the minimum setback shall be 7.5m
- .3 Minimum Landscape Open Space – 3.0 metres abutting all lot lines except at approved access locations
- .4 The requirement of providing a loading space shall not apply provided the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres
- .5 No drive through facilities are permitted except for those used in conjunction with a bank, trust company, finance company, convenience restaurant and take-out restaurant
- .6 For the purpose permitted by Exception 1972.1(b)(1), the requirements and restrictions of the R1 zone

## 12.1972 Exception 1972

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### **12.1972.1 The lands shall only be used for the following purposes:**

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

### **12.1972.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Section 4.2.B.1 shall not apply;
- .2 The minimum interior side yard width shall be 0.6 metres;
- .3 The rear lot line shall be deemed to be the lot line most distant from Clarkway Drive and substantially parallel thereto.

## 12.1973 Exception 1973

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### **12.1973.1 The lands shall only be used for the following purposes:**

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

### **12.1973.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Bellchase Trail shall be deemed to be the Front Lot Line;
- .2 The Minimum Rear Yard Depth shall be 6.0 metres;
- .3 The Maximum Building Height shall be 11.0 metres;
- .4 Section 5.2.Q.1 shall not apply;
- .5 All lots shall be deemed to be Interior Lot

## 12.1974 Exception 1974

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### **12.1974.1 The lands shall only be used for the following purposes:**

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

### **12.1974.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The maximum interior garage width of an attached garage shall be 3.5 metres.

## 12. 1975 Exception 1975

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### **12.1975.1 The lands shall only be used for the following purposes:**

- .1 Uses permitted in a LC zone;
- .2 a daycare centre;
- .3 a pharmacy;
- .4 a veterinary clinic;
- .5 a commercial school;
- .6 a religious institution;
- .7 a drive-through facility in conjunction with any permitted purpose.

### **12.1975.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The Minimum Front Yard shall be 3.0 metres;
- .2 The Minimum Exterior and Interior Yard Depth shall be 3.0 metres;
- .3 The Minimum Rear Yard Shall be 6.0 metres;
- .4 The requirement of providing a loading space shall not apply provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;
- .5 For the purposes of this Exception zone, PHARMACY shall mean a building or structure, or part thereof engaged in the business of the preparation and dispensing of medication prescribed by doctors and in the sale of non-prescribed medication that shall occupy at least twenty percent (20%) of the total gross commercial floor area and may also include non-pharmacy retail goods and services, such as groceries, cosmetics, a photo lab and a postal outlet.

### **12.1975.3 The Holding [H]:**

- .1 The holding [H] symbol shall not be removed until the Commissioner of Planning, Design and Development is satisfied with arrangements that ensure the lands designated LC [H] – Exception 1975 are not subject to flooding.
- .2 Until the holding [H] symbol is removed, the lands designated LC [H] – Exception 1975 shall only be used for those purposes permitted in the A zone, subject to the requirements and restrictions of the A zone, and all the general provisions of this by-law.

## 12.1976 Exception 1976

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### **12.1976.1 The lands shall only be used for the following purposes:**

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

### **12.1976.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .2 Minimum building setback to a daylighting triangle/rounding: 1.5 metres
- .3 Minimum lot width for a lot abutting a daylighting triangle: 7.0 metres
- .4 No minimum dwelling unit width shall apply;
- .5 Minimum Interior Side Yard Width:
  - .a 1.2 metres; or
  - .b 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
- .6 Maximum Lot Coverage: No requirement
- .7 Maximum garage door width: 3.5 metres

### **12.1976.3 The Holding (H):**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - .a Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and,
  - .b Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services; and,
  - .c Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,
  - .d Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,
  - .e Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between

Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

## 12.1977 Exception 1977

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### **12.1977.1 The lands shall only be used for the following purposes:**

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

### **12.1977.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The front lot line shall be deemed the Peachill Court lot line
- .2 No fence exceeding 1.0 metres in height shall be located in the exterior side yard within 15 metres of the front lot line.

## 12.1978 Exception 1978

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### **12.1978.1 The lands shall only be used for the following purposes:**

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

### **12.1978.2 Holding:**

.1 The holding [H] symbol shall not be removed until the Commissioner of Planning, Design and Development is satisfied with arrangements that ensure the lands designated R1 [H] – Exception 1978 are not subject to flooding.

.2 Until the holding [H] symbol is removed, the lands designated R1 [H] – Exception 1978 shall only be used for those purposes permitted in the A zone, subject to the requirements and restrictions of the A zone, and all the general provisions of this by-law.

## 12. 1979. Exception 1979

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### **12.1979.1 The lands shall only be used for the following purposes:**

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

### **12.1979.2 Holding (H):**

.1 The holding [H] symbol shall not be removed until the Commissioner of Planning, Design and Development is satisfied with arrangements that ensure the lands designated R1 [H] – Exception 1979 are not subject to flooding.

.2 Until the holding [H] symbol is removed, the lands designated R1 [H] – Exception 1979 shall only be used for those purposes permitted in the A zone, subject to the requirements and restrictions of the A zone, and all the general provisions of this by-law.

## **12.1980 Exception 1980**

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### **12.1980.1 The lands shall only be used for the following purposes:**

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

### **12.1980.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Northerly Interior Side Yard – 2.5 metres
- .2 Minimum Southerly Interior Side Yard – 0.6 metres.

## **12.1981 Exception 1981**

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### **12.1981.1 The lands shall only be used for the following purposes:**

- .1 The purposes permitted in an I1 zone;
- or,
- .2 The purposes permitted in an R1 zone.

### **12.1981.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Shall be subject to the requirements and restrictions of an I1 zone for the purposes permitted in an I1 zone and the requirements and restrictions of an R1 zone for the purposes permitted in an R1 zone.

## 12. 1982. Exception 1982

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### **12.1982.1 The lands shall only be used for the following purposes:**

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

### **12.1982.2 The Holding (H):**

- .1 The Holding (H) symbol shall not be removed until the Commissioner of Planning, Design and Development is satisfied that site plan approval can be granted demonstrating that the development of the lands can be properly integrated with future development of the lands to the north including satisfactory access arrangements.
- .2 Until the holding (H) symbol is removed, the lands shall only be used in accordance with the Non-Agricultural provisions of the Agricultural Zone.

## 12.1983 Exception 1983

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### **12.1983.1 The lands shall only be used for the following purposes:**

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

### **12.1983.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .2 Maximum cumulative garage door width: 5.5 metres

### **12.1983.3 The Holding (H):**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - .a Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and,
  - .b Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services; and,
  - .c Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,
  - .d Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,
  - .e Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance With the Growth Management Staging and Sequencing Strategy.

## 12.1984 Exception 1984

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### **12.1984.1 The lands shall only be used for the following purposes:**

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

### **12.1984.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 440 square metres
- .2 Minimum Lot Width: 13.7 metres
- .3 Minimum Lot Depth: 32.0 metres
- .4 Minimum Front Yard Setback: 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door
- .5 Minimum Rear Yard Setback: 7.5 metres
- .6 Minimum Interior Side Yard Setback: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .7 Minimum Exterior Side Yard Setback: 4.5 metres
- .8 Maximum Building Height: 11 metres

### **12.1984.3 for the purposes of Exception 1984:**

- .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 1984.2.

## 12.1985 Exception 1985

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### 12.1985.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ML zone and the following permitted purposes:
  - .a Apartment Dwellings;
  - .b Back to Back Townhouse Dwellings;
  - .c Stacked Townhouse Dwellings;
  - .d Live Work Townhouse Dwellings;
  - .e Townhouse Dwellings;
  - .f Rear Lane Townhouse Dwellings;
  - .g Bank, Trust Company and Finance Company;
  - .h Service Shop;
  - .i Retail Establishment, having no outside storage or display;
  - .j Home occupation;
  - .k Commercial, Technical or Recreational School;
  - .l Art gallery;
  - .m Artist and Photography Studio including framing;
  - .n Personal Service Shop;
  - .o Health or Fitness Centre;
  - .p Dining Room Restaurant and Take-Out Restaurant;
  - .q Laundromat;
  - .r Dry Cleaning and Laundry Distribution Station;
  - .s Printing or Copying Establishment;
  - .t Custom Workshop;
  - .u Animal Hospital;
  - .v Convenience Store;
  - .w Office including the office of a health care practitioner;
  - .x Day Nursery;
  - .y Radio or Television broadcast Establishment; and

- .z Purposes Accessory to the other permitted purposes;

**12.1985.2 The following uses are specifically prohibited:**

- .1 Tattoo Parlour;
- .2 Amusement Arcade;
- .3 Massage or Body Rub Parlour;
- .4 The Repair and Servicing of Motor Vehicles or Internal Combustion Engines;
- .5 Billiard Parlour or Pool Hall; and
- .6 Adult Video Store or Bookstore;

**12.1985.3 The lands shall be subject to the following requirements and restrictions:**

- .1 Townhouse Dwellings, Back to Back Townhouse Dwellings, Live-Work Townhouse Dwellings, and Rear Lane Townhouse Dwellings shall be subject to the requirements and restrictions set out in the R2 – Exception 2015 zone;
  - .a Stacked Townhouses shall be subject to the following requirements and restrictions:
    - .i Minimum Lot Area: No requirement;
    - .ii Minimum Lot Width: No Requirement
    - .iii Minimum Lot Depth: No requirement;
    - .iv Minimum Front Yard Depth: 0.0 metres;
    - .v Minimum Exterior Side Yard Depth: 0.0 metres;
  - .b Residential Apartments shall be subject to the following requirement and restrictions:
    - .i Minimum Lot Area: no requirement;
    - .ii Minimum Lot Width: no requirement;
    - .iii Minimum Lot Depth: no requirement;
    - .iv Minimum Front Yard Depth: 0.0 metres;
    - .v Minimum Exterior Side Yard Depth: 0.0 metres;
    - .vi Minimum Rear Yard Depth: 0.0 metres;
    - .vii Minimum Interior Side Yard Width: 0.0 metres;
    - .viii Minimum Setback to an underground parking structure: 0.0 metres;
    - .ix Where a drive aisle runs between two supporting columns, the minimum space between support columns or wall is 7.0 metres, otherwise the minimum drive aisle width is 6.6 metres;

- .x Maximum Building Height: 3 storeys
- .xi Minimum Landscaped Open Space – no requirement;
- .xii Notwithstanding Section 4.1, minimum 1.25 parking spaces per apartment dwelling and 0.25 visitor parking spaces per dwelling unit shall be provided;

.2 Shall also be subject to the requirements and restrictions relating to the ML zone and the general provisions of this by-law not in conflict with those set out in Exception 1985

## 12.1986 Exception 1986

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### **12.1986.1 The lands shall only be used for the following purposes:**

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

### **12.1986.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 Minimum Rear Yard Depth: 6.0 metres;
- .4 Minimum Lot Area per dwelling unit: 160 sq.m.
- .5 Minimum Lot Depth: 27 metres;
- .6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
- .7 Minimum Landscape Open Space: The entire yard areas shall be landscaped open space other than a driveway, an encroachment, sidewalk or an accessory building permitted by this bylaw;
- .8 Maximum Building Height: 12.5 metres.

### **12.1986.3 for the purposes of Exception 1986:**

- .1 For the purposes of this section, the Maximum Building Height shall be 12.5 metres and 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.

**12.1987 Exception 1987****12.1987.1 The lands shall only be used for the following purposes:**

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

**12.1987.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .4 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .5 The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- .6 Minimum Rear Yard Depth: 6.0m
- .7 Temporary sales offices shall be permitted until December 31, 2025;
- .8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- .11 Maximum Building Height: 11.6 metres

**12.1987.3 for the purposes of Exception 1987:**

- .1 For the purposes of this Exception, the Maximum Building Height shall be 11.6 metres and 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

## 12.1988 Exception 1988

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### **12.1988.1 The lands shall only be used for the following purposes:**

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

### **12.1988.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .4 On lots equal to or greater than 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .5 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .6 The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- .7 Temporary sales offices shall be permitted until December 31, 2025;
- .8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- .11 For the purposes of this section, the Maximum Building Height shall be 11.6 metres and 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.

## 12.1989 Exception 1989

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### **12.1989.1 The lands shall only be used for the following purposes:**

.1 Shall only be used for purposes permitted in an R2 zone.

### **12.1989.2 The lands shall be subject to the following requirements and restrictions:**

.1 Minimum Lot Area:

- .a Interior Lot – 135.0 square metres;
- .b Corner Lot – 210.0 square metres;
- .c End Lot – 165.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 5.5 metres;
- .b Corner Lot – 8.5 metres;
- .c End Lot – 6.7 metres;

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard:

- .a 3.0 metres;
- .b 5.5 metres to garage door facing the front lot line;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

.6 Minimum Rear Yard:

- .a 5.0 metres for an interior lot;
- .b 3.5 metres to a deck off the main floor;

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two Dwelling Units;

.8 Maximum Building Height: 12.0 metres

.9 Minimum Dwelling Unit Width: 5.0 metres

- .10 The following provisions shall apply to garages:
  - .a the maximum cumulative garage door width shall be 3.0 metres;
  - .b the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- .11 For lands designated R2 - Exception 1989, Section 5.2.Q.1 shall not apply.

**12.1989.3 for the purposes of Exception 1989:**

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1989.

## 12.1992 Exception 1992

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### **12.1992.1 The lands shall only be used for the following purposes:**

Shall only be used for the purposes permitted by the R1 zone.

### **12.1992.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 456 square metres
- .2 Minimum Lot Width: 15.5 metres
- .3 Minimum Front Yard Depth: 4.5 metres
- .4 Minimum Interior Side Yard: 1.2 metres
- .5 Maximum Building Height: 10.6 metres
- .6 Residential Driveway:
  - .a The driveways shall be paired, up to a maximum of 6.0 metres from the Front Lot Line;
  - .b The Maximum Driveway Width at the municipal Right-of-Way shall be a maximum of 6.0 metres;
  - .c Where a driveway is shared with a property to the north or south the maximum depth of the shared driveway shall be 6.0 metres from the Front Lot Line.
  - .d The driveway portion that is not paired or part of the shared driveway must comply with the requirements of the R1 zone and the General Provisions.
- .7 Garage Control:
  - .a A garage may project a maximum of 1.5 metres beyond the front wall of a dwelling;
  - .b The maximum interior garage width shall be 6.8 metres.
- .8 Stairs and steps including foundations may project a maximum of 1.5 metres in the required front or rear yard.

### **12.1992.3 for the purposes of Exception 1992:**

- .1 For zoning purposes, the front lot line shall be deemed to be Goreway Drive.

## 12.1993 Exception 1993

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### **12.1993.1 The lands shall only be used for the following purposes:**

- .1 Uses permitted in an R2 zone; and
- .2 Dwelling, Street Townhouse

### **12.1993.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior Lot – 150 square metres;
  - .b Corner Lot – 225 square metres;
  - .c End Lot – 180 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot – 6.0 metres
  - .b Corner Lot – 9.0 metres
  - .c End Lot – 7.2 metres;
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to garage door facing the front lot line;
  - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle
  - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .f a bay window, bow window or box window with or without foundation or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the exterior side yard yard;
- .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.

.6 Minimum Rear Yard:

- .a 7.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- .c 3.5 metres to a deck off the main floor;
- .d a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.8 Maximum Building Height – 12.0 metres;

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.10 The following provisions apply to garages:

- .a the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the garage door width permitted on the lot;

.11 The following shall apply to a bay, bow or box window;

- .a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow window with or without foundation shall be 4.5 metres;
- .b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.12 Notwithstanding any other provision of the By-law, the following shall apply:

- .a front to rear access shall be permitted via non habitable rooms with more than a two step grade difference;

.13 Notwithstanding any other provision of the By-law, the following shall apply:

- .a The minimum driveway width shall be 2.75 metres;

**12.1993.3 for the purposes of Exception 1993:**

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1993.2.

**12.1994 Exception 1994**

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**12.1994.1 The lands shall only be used for the following purposes:**

- .1 Uses permitted in an R2 zone, and,
- .2 Dwelling, Street Townhouse

**12.1994.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior Lot – 150 square metres;
  - .b Corner Lot – 225 square metres;
  - .c End Lot – 180 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot – 6.0 metres
  - .b Corner Lot – 9.0 metres
  - .c End Lot – 7.2 metres;
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to garage door facing the front lot line;
  - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle
  - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .f a bay window, bow window or box window with or without foundation or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the exterior side yard;
- .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;

.6 Minimum Rear Yard:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- .c 3.5 metres to a deck off the main floor;
- .d a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.8 Maximum Building Height – 12.0 metres;

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

.10 The following provisions apply to garages:

- .a the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the garage door width permitted on the lot;

.11 The following shall apply to a bay, bow or box window;

- .a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow window with or without foundation shall be 4.5 metres;
- .b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .12 Notwithstanding any other provision of the By-law, the following shall apply:
  - .a front to rear access shall be permitted via non habitable rooms with more than a two step grade difference;
- .13 Notwithstanding any other provision of the By-law, the following shall apply:
  - .a The minimum driveway width shall be 2.75 metres;

**12.1994.3 for the purposes of Exception 1994:**

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1994.2.

## 12.1995 Exception 1995

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### **12.1995.1 The lands shall only be used for the following purposes:**

- .1 Uses permitted in an R2 zone;
- .2 Dwelling, Rear Lane Townhouse with Optional Live-Work Unit;
- .3 The following uses are permitted within a Live-Work Townhouse Dwelling on the ground/first floor:
  - .a a residential unit;
  - .b bank, trust company and finance company;
  - .c service shop;
  - .d retail establishment with not outdoor storage or display
  - .e home occupation;
  - .f commercial, technical or recreational school;
  - .g are gallery;
  - .h artist and photography studio including framing;
  - .i personal service shop;
  - .j health or fitness centre;
  - .k a dining room restaurant, and take-out restaurant;
  - .l a laundromat;
  - .m a dry cleaning and laundry distribution station;
  - .n a printing or copying establishment;
  - .o a custom workshop;
  - .p an animal hospital
  - .q a convenience store;
  - .r an office, including the office of a health care practitioner;
  - .s a day nursery;
  - .t a police station;
  - .u a radio or television broadcast establishment; and;
  - .v purposes accessory to the other permitted purposes;

**12.1995.2 The following uses are specifically prohibited:**

- .1 amusement arcade;
- .2 massage or body rub parlour; and
- .3 adult video store or adult book store;

**12.1995.3 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior Lot - 160
  - .b End Lot – 187 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot – 7.3 metres
  - .b End Lot – 8.5 metres;
- .3 Minimum Lot Depth: 22.0 metres
- .4 Minimum Front Yard Depth:
  - .a 4.0 metres;
  - .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .c a bay window, bow window or box window with or without foundation or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - .d a canopy, roof overhang, architectural brackets, goose neck lamps, and architectural cornices may encroach into a public road allowance by a maximum 0.5 metres;
- .5 Minimum Rear Side Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the rear lot line;
  - .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum rear yard and;
  - .d a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle;
- .6 Minimum Interior Side Yard Width:
  - .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings

- .b 0.0 metres when abutting side lot line coincides with a common wall between two garages;
- .c 0.5 metres into the 1.2 metre interior side yard for a bay window, or box window with or without foundation or cold cellar; and
- .d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.7 Maximum Building Height – 12.0 metres;

.8 Minimum Landscape Open Space:

- .a those portions or all yards not occupied by permitted accessory accessory structures, permitted encroachments and the permitted driveway and sidewalk shall consist of landscaped open space;

.9 Maximum Lot Coverage: - No Requirement;

.10 Minimum Amenity Space:

- .a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the rear yard at ground level;

.11 The following provisions apply to garages:

- .a the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 5.6 metres; and
- .b the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

.12 The following shall apply to a bay, bow or box window;

- .a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain windows;

.13 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided;

.14 Notwithstanding any other provision of the By-law, the following shall apply: a) The minimum driveway width shall be 2.75 metres;

.15 Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard;

.16 For zoning purposes, the front property line shall be deemed to be on Kennedy Road;

- .17 Maximum fence height abutting Mayfield Road or Kennedy Road – 1.2 metres;
- .18 No permanent accessory structures shall be erected in the front yard; and
- .19 No outdoor storage is permitted in the front yard; and
- .20 No additional parking is required for commercial uses.

**12.1995.4 for the purposes of Exception 1995:**

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1995.3.

## 12.1996 Exception 1996

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### **12.1996.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;
- .2 Minimum exterior side yard width shall be 6.0 metres to the front of the garage, provided that the garage is located a minimum distance of 15 metres from the front lot line, and shall be 4.5 metres to the main wall;
- .3 Notwithstanding any other provision of the By-law, a garage shall be permitted to face the front lot line, and shall be permitted to face the flankage lot line if the garage is located a minimum distance of 15 metres from the front lot line;
- .4 Notwithstanding any other provision of the By-law, dwellings containing a 2 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 5.0 metres; and,
- .5 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard

**12.1997 Exception 1997**

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**12.1997.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;
- .2 Minimum exterior side yard width shall be 6.0 metres to the front of the garage, provided that the garage is located a minimum distance of 15 metres from the front lot line, and shall be 4.5 metres to the main wall;
- .3 If the garage doors face an interior side lot line, rather than the street, then the garage may project beyond the front face of a porch or the dwelling into the front yard provided the minimum front yard setback of 4.5 metres is complied with;
- .4 Notwithstanding any other provision of the by-law, a garage shall be permitted to face the front lot line, and shall be permitted to face the flankage lot line if the garage is located a minimum distance of 15 metres from the front lot line;
- .5 Notwithstanding any other provision of the by-law, dwellings containing a 2 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 5.0 metres; and,
- .6 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard;

## 12.1998 Exception 1998

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### **12.1998.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 666.0 square metres;
- .2 Minimum Lot Depth: 19.5 metres;
- .3 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;
- .4 Minimum interior side yard width: 3.0 metres, except where the interior lot line abuts Exception 1922, the minimum interior side yard width shall be 8.0 metres;
- .5 Minimum Rear Yard Depth: 2.5 metres;
- .6 Notwithstanding any other provision of the By-law, dwellings containing a 3 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres; and,
- .7 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard;

## 12.1999 Exception 1999

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### **12.1999.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Notwithstanding any other provision of the by-law, the minimum interior and corner lot width shall both be 14.2 metres;
- .2 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;
- .3 Notwithstanding any other provision of the bylaw, the minimum exterior side yard width and the and the minimum interior side yard width for a side yard that abuts Exception 1998 shall both be 1.2 metres;
- .4 If the garage doors face an interior side lot line, rather than the street, then the garage may project beyond the front face of a porch or the dwelling into the front yard provided the minimum front yard setback of 4.5 metres is complied with;
- .5 Notwithstanding any other provision of the by-law, a garage shall be permitted to face the front lot line, and shall be permitted to face the flankage lot line;
- .6 Notwithstanding any other provision of the by-law, dwellings containing a 2 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 5.0 metres; and,
- .7 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard.