

12.2000 Exception 2000

12.2000.1 The lands shall only be used for the following purposes:

- .1 A place of worship;
- .2 A caretaker's residence; and
- .3 A community club

12.2000.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum lot area shall be 1.8 hectares;
- .2 Maximum gross floor area for a place of worship shall be 929 square metres;
- .3 Maximum gross floor area for a community club shall be 232 square metres;
- .4 Maximum gross floor area for a caretaker's residence to be located on the second floor of the community club building shall be 232 square metres;
- .5 A minimum 4.5 metre landscape open space strip shall be provided along the Mayfield Road frontage except at an approved access location;
- .6 A minimum 10 metre wide landscape open space strip shall be provided along all property boundaries except along the Mayfield Road frontage;

12.2000.3 The Holding (H)

- .1 The Holding (H) symbol shall remain in place to prevent the use of the lands for the uses noted in Exception 2000.1 until such time as agreements have been entered into with the Region of Peel and the City with respect to water, sanitary servicing and access following which time the (H) symbol shall be removed and the provisions of Exception 2000.3.1 of this by-law shall not apply.

12.2001 Exception 2001

12.2001.1 The lands shall only be used for the following purposes:

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

12.2001.2 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
- .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 may encroach 1.0 metres into the minimum rear yard;
- .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 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;

.9 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 12 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;

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

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

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

.13 The width of the driveway shall not exceed 4.9 metres or the Width of the garage or whichever is greater;

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

.15 For zoning purposes, the front property line shall be deemed to be On Mayfield Road or Kennedy Road;

.16 Maximum fence height abutting Mayfield Road or Kennedy Road – 1.2 metres;

.17 No permanent accessory structures shall be erected in the front yard; and

.18 No outdoor storage is permitted in the front yard;

12.2001.3 for the purposes of Exception 2001:

.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 2001.2

12.2002 Exception 2002

12.2002.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an R1-13.0 zone;

12.2002.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Corner Lot – 450 square metres;
- .2 Minimum Lot Width: Corner Lot – 13 metres;
- .3 Minimum Lot Depth: 20.0 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .d 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
 - .e Daylight roundings and triangles shall not be applicable;
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the exterior side
 - .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - .d 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; and triangle; and
 - .e Daylight roundings and triangles shall not be applicable;
- .6 Minimum Rear Yard Setback:
 - .a 6.0 metres for an interior lot;
 - .b 3.0 metres provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
 - .c 3.5 metres to a deck off the main floor;
 - .d 4.5 metres for open roofed porches and or uncovered terraces; and

- .e 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 minimum rear yard;
- .7 Minimum Interior Side Yard: 1.2 metres
- .8 Maximum Building Height – 12 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 for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater; and
 - .b the garage door width restriction does not apply to a garage door facing the exterior lot line/or front lot line;
- .11 The following shall apply to a bay, bow or box window:
 - .a Notwithstanding any other provision of this By-law, the maximum width of a bay, bow window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding any other provision of this By-law, 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;

12.2002.3 for the purposes of Exception 2002:

- .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 2002.2.

12.2003 Exception 2003

12.2003.1 The lands shall only be used for the following purposes:

- .1 the uses permitted in a GE Zone; and
- .2 a bowling alley facility

12.2003.2 The lands shall be subject to the following requirements and restrictions:

- .1 Outdoor storage shall be permitted in the front yard provided the storage material does not exceed 4 metres in height, is no closer than 9 metres from the front property line and is located behind a minimum 3 metre high solid fence.

12.2004 Exception 2004

12.2004.1 The lands shall only be used for the following purposes:

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

12.2004.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 325.0 metres;
- .b Corner Lot – 370.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 13.0 metres;
- .b Corner Lot – 14.8 metres;

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a 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 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater in width;

- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e 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;
- .f 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; and
- .g 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 Setback:

- .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 6.0 metres from the rear lot line;
- .c 3.5 metres to a deck off the main floor;
- .d 0.6 metres to the side wall of a garage where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
- .e 4.5 metres for open roofed porches and or uncovered terraces; and
- .f 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 minimum rear yard;

.7 Minimum Interior Side Yard:

- .a 1.2 metres

.8 Maximum Building Height – 12 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 maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
- .b for lots 14.0 metres wide or greater, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
- .c the garage door width restriction does not apply to a garage door facing the exterior lot line and

- .d the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative 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;

12.2004.3 for the purposes of Exception 2004:

.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 2004.2.

12.2005 Exception 2005

12.2005.1 The lands shall only be used for the following purposes:

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

12.2005.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 225.0 metres;
- .b Corner Lot – 270.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 9.0 metres;
- .b Corner Lot – 10.8 metres;

.3 Minimum Lot Depth: 25.0 metres

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to a 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 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater in width;

- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e 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;
- .f 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; and
- .g 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 Setback:

- .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 6.0 metres from the rear lot line;
- .c 3.5 metres to a deck off the main floor;
- .d 0.6 metres to the side wall of a garage where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
- .e 4.5 metres for open roofed porches and or uncovered terraces; and
- .f 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 minimum rear yard;

.7 Minimum Interior Side Yard:

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metes and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abut a public walkway or a non-residential zone; and
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;

.8 Maximum Building Height – 12 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 maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
- .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
- .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
- .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
- .e the garage door width restriction does not apply to a garage door facing the exterior lot line and
- .f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative 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;

12.2005.3 for the purposes of Exception 2005:

.12 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 2005.2.

12.2006 Exception 2006

12.2006.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the LC zone;
- .2 An Apartment Dwelling;
- .3 A Retirement Home;
- .4 A Commercial School
- .5 A Private School
- .6 A Day Nursery
- .7 Purposes accessory to the other permitted purposes.

12.2006.2 Prohibited Uses

- .1 Notwithstanding the definition of Convenience Restaurant, a drive-through facility associated with any permitted use shall be prohibited

12.2006.3 The lands shall be subject to the following requirements and restrictions:

- .1 The lot line abutting Mayfield Road shall be the front lot line and the entire lands zoned Exception 2006 shall be considered as one lot for zoning purposes.
- .2 Minimum Lot Width: No requirement
- .3 Minimum Yard Depth: 3.0 meters to any lot line abutting a street or daylight triangle.
- .4 Minimum Rear Yard Depth: 6.0 metres for the first 3 storeys and any portion of the building above the third storey, the minimum rear yard depth shall not be less than the vertical height for that portion of the building.
- .5 Setback to an Underground Garage: 0.0 metres to the front and exterior side lot lines and 3.0 metres to the rear property lines.
- .6 Minimum Landscaped Open Space: A minimum 3.0 metre wide strip along all property lines.
- .7 Maximum Building Height for all residential and office/retail/commercial uses: 6 storeys
- .8 Minimum Ground Floor Height for commercial uses in an Apartment Dwelling or Retirement Home: 5.0 meters
- .9 Maximum Floor Space Index: 2.00
- .10 Maximum Dwelling Units per Hectare: 150
- .11 Maximum Lot Coverage: No requirement

.12 In conjunction with an Apartment Dwelling or Retirement Home a minimum of 900 meters square of commercial space shall be provided on the ground floor.

12.2006.4 for the purposes of Exception 2006:

.1 Garbage, Refuse and Waste: Refuse storage for an Apartment Dwelling or Retirement Home, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.

12.2007 Exception 2007

12.2007.1 The lands shall only be used for the following purposes:

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

12.2007.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum setback from a Natural System (NS) zone: 10 metres.
- .2 Any building or part thereof, including a swimming pool, deck, and any other structure shall not be permitted within 7.5 metres of the rear lot line.

12.2008 Exception 2008

12.2008.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in the R2 zone; and
- .2 Dwelling, Rear Lane Townhouse.

12.2008.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 120 square metres;
 - .b Corner Lot – 185 square metres;
 - .c End Lot – 145 square metres;
- .2 Minimum Lot Width
 - .a Interior Lot – 5.5 metres
 - .b Corner Lot – 8.5 metre
 - .c End Lot – 6.7 metres
- .3 Minimum Lot Depth: 22.0
- .4 Minimum Front Yard Depth:
 - .a 6.0 metres;
 - .b the main wall of dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle
 - .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to with 0.0 metres of a daylight rounding/triangle;
 - .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .f 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 daylight rounding/triangle
- .5 Minimum Exterior Side Yard Width:
 - .a 3.0 metres;
 - .b 1.2 metres where the exterior side yard abuts a public or private lane;

- .c The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .d A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e 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;
- .f 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;
- .g 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; and
- .h For corner lots with a 1.2m exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Depth:

- .a 3.0 metres;
- .b 5.5 metres to garage door facing the rear lot line
- .c the main wall of dwelling may encroach into the rear 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 rear yard;
- .e a porch and/or balcony 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;
- .f a bay window, bow window or box window with or without foundation Or cold cellar may encroach 1.0 metres into the minimum rear yard; and
- .g a bay window, bow window or box with or without foundation or cellar including eaves and conices may encroach into the rear yard to within 0.0 metres of daylight rounding/triangle

.7 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 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height –14.0 metres;

.9 Notwithstanding any other provision of the By-law, the minimum dwelling unit width shall be 5.5 metres

.10 Minimum Amenity Space:

- .a 4.5 square metres shall be provided either on an uncovered balcony/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 less than 6.0 metres shall be 3.7 metres;
- .b 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 4.6 metres;
- .c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
- .d the maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
- .e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
- .f a two bay garage shall be permitted on a corner lot;
- .g 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; and
- .h A garage door width shall not exceed the width of any unit or main wall of a dwelling;

.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 0.6m does not need to contain side windows; and
- .d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side 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 A public/private lane is deemed to be a street for zoning purposes;
- .17 For zoning purposes, the front property line shall be deemed to be on Mayfield Road or Mississauga Road;
- .18 Maximum fence height required within the front yard and in the rear yard – 1.2 metres
- .19 No accessory structures shall be erected in the rear yard; and

12.2008.3 for the purposes of Exception 2008:

- .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 2008.2

12.2009 Exception 2009

12.2009.1 The lands shall only be used for the following purposes:

- .1 a conservation purpose
- .2 a private driveway access serving a use on adjacent R3H lands

12.2010 Exception 2010

12.2010.1 The lands shall only be used for the following purposes:

- .1 The uses permitted in the LC- Exception 2259.1(1) zone;
- .2 Motor vehicle sales, leasing and rental establishment;
- .3 Motor vehicle repair and/or motor vehicle body shop as an accessory use to a motor vehicle sales, leasing and rental establishment;
- .4 Outside storage shall not be permitted except for the display of motor vehicles in conjunction with a motor vehicle sales, leasing and rental establishment;
- .5 Drive-through facilities associated with a dining room or takeout restaurant, bank, trust company, or financial institution;
- .6 Purposes accessory to other permitted purposes.

12.2010.2 The lands shall be subject to the following requirements and restrictions:

- .1 Uses permitted under LC - Exception 2010.1 shall be subject to the requirements and restrictions of the LC- Exception 2259 zone.
- .2 For the purpose of this Section, the lot line abutting Inspire Boulevard shall be deemed to be the front lot line;
- .3 All lands zoned LC- Exception 2010 shall be considered one lot for the purposes of this by-law;
- .4 Minimum building height:
 - .a For buildings within 50m of the lot line abutting Dixie Road: 7.5m
 - .b For buildings within 50m of the lot line abutting Inspire Boulevard: 7.5m
 - .c For all other buildings: 1 storey

12.2011 Exception 2011

12.2011.1 The lands shall only be used for the following purposes:

- .1 the uses permitted in a PE Zone, excluding a warehouse and distribution centre and a motor vehicle repair shop; and,
- .2 a self-storage facility

12.2011.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the requirements and restrictions of an PE Zone and the applicable general provisions, except for a self-storage facility which shall be subject to the following specific requirements and restrictions:
 - .a Minimum Front Yard Depth: 5 metres;
 - .b Minimum Rear Yard Depth: 5 metres;
 - .c Minimum number of parking spaces: 5;
 - .d A loading space is not required;

12.2011.3 for the purposes of Exception 2011:

- .1 For the purposes of this by-law a self-storage facility shall mean a building or buildings divided into compartments of varying sizes offered for rent for the purpose of storing household or business goods and materials or other personal items.

12.2012 Exception 2012

12.2012.1 The lands shall only be used for the following purposes:

- .1 a Public School;
- .2 a Day Nursery;
- .3 a Park, Playground or Recreation Facility operated by a Public Authority;
- .4 a Library; and,
- .5 purposes accessory to the other permitted purposes.

12.2012.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 0 metres;
- .2 Minimum exterior side yard: 0 metres;
- .3 Minimum rear yard depth: 0 metres; and,
- .4 Maximum Lot Coverage: 55.0%.

12.2012.3 for the purposes of Exception 2012:

- .1 all land zoned I1- Exception 2012 is considered to be one lot.
- .2 the south lot line is considered to be the front lot line.

12.2013 Exception 2013

12.2013.1 The lands shall only be used for the following purposes:

- .1 Shall be used for the following purposes in addition to the uses permitted in an OS zone:
 - .a transit related structure and facilities operated by, or leased by or leased from or managed under an agreement with a Public Authority including or with Canadian National Railway Company.

12.2013.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 0.0 metres;
- .2 Minimum Exterior Side Yard: 0.0 metres;
- .3 Minimum Rear Yard: 0.0 metres;
- .4 Minimum Interior Side Yard: 0.0 metres; and,
- .5 No parking spaces shall be required or provided.

12.2014 Exception 2014

12.2014.1 The lands shall only be used for the following purposes:

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

12.2014.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 225 square metres;
- .b Corner Lot – 255 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 9.0 metres;
- .b Corner Lot – 10.8 metres;

.3 Minimum Lot Depth: 25.0 metres;

.4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b 5.75 metres to the front of a garage;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0m into the front yard;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;
- .f a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard;
- .g a bay window, bow window or box window with or without foundation may encroach into the front yard to within 1.0m of a daylight rounding; and,
- .h 5.75 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.75 metres to a garage;

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

.6 Minimum Rear Yard Depth:

- .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 6.0 metres from the rear lot line;
- .c 3.5 metres to a rear yard walkout balcony or uncovered terrace on the second storey; and,
- .d 0.6 metres to the side wall of a garage where access to the garage is from the exterior side yard for lots 11.0 metres and greater.

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and,
- .c 0.3 metres to a porch and/or balcony with or without foundation or cold cellar with or without foundation.

.8 Maximum Building Height: 11.0 metres

.9 Minimum Landscape Open Space:

- .a those portions of all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway shall consist of Landscaped Open Space;

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

.11 The following provisions apply to garages for lots having a lot width of less than 11.0 metres:

- .a the maximum garage door width for an interior lot with a lot width less than 10.4 metres shall be: 3.7 metres;
- .b the maximum garage door width for an interior lot with a lot width greater than or equal to 10.4m, but less than 11.0m shall be: 4.6 metres
- .c the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and

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

.12 The following provisions shall apply to garages for lots having a lot width of 11 metres or greater:

- .a the maximum garage door width for an interior lot with a lot width less than 12.5 metres shall be 4.9 metres;
- .b the maximum garage door width for an interior lot with a lot width greater than or equal to 11.0 metres but less than 14.0 metres shall be 5.5 metres;
- .c a two bay garage shall be permitted on an exterior corner lot when accessed from the front yard;
- .d a three bay garage shall be permitted on an exterior corner lot when accessed from the exterior side yard;
- .e the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
- .f the garage door width restriction does not apply to a garage door facing the exterior lot line; and
- .g the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot.

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

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

12.2014.3 for the purposes of Exception 2014:

.1 Shall be subject to the requirements and restrictions relating to the R1 Zone and the general provisions of this by-law not in conflict with those set out in Exception 2014.2.

12.2015 Exception 2015

12.2015.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R2 zone and the following permitted purposes:

- .a Back to Back Townhouse Dwellings;
- .b Townhouse Dwellings;
- .c Live-Work Townhouse Dwellings;
- .d Rear lane Townhouse Dwellings; and
- .e purposes accessory to the other permitted purposes

12.2015.2 The lands shall be subject to the following requirements and restrictions:

.1 Back to Back Townhouse dwellings within R2- Exception 2015 shall be subject to the following requirements and restrictions:

- .a Minimum Lot Area:
 - .i Interior Lot – 78 square metres;
 - .ii Corner Lot – 105 square metres; and,
 - .iii End Lot – 90 square metres;
- .b Minimum Lot Width:
 - .i Interior Lot – 6.0 metres;
 - .ii Corner Lot - 9.0 metres; and,
 - .iii End Lot – 7.2 metres.
- .c Minimum Lot Depth: 13.0 metres;
- .d Minimum Front Yard Depth:
 - .i 3.0 metres;
 - .ii 5.75 metres to the front of the garage;
 - .iii the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding;
 - .iv a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;
 - .v a porch and or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;

- .vi a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard; and,
- .vii a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding;
- .e Minimum Exterior Side Yard Width:
 - .i 3.0 metres;
 - .ii 1.2 metres to a public or private lane
 - .iii 5.75 metres to front of a garage;
 - .iv the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
 - .v a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;
 - .vi a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,
 - .vii a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard.
- .f Notwithstanding any other provision of the By-law, the following shall apply:
 - .i Minimum Rear Yard Depth: 0.0 metres;
- .g Minimum Interior Side Yard Width:
 - .i 1.2 metres; and
 - .ii 0.0 metre abutting a side lot line that coincides with the shared common wall between two dwellings.
- .h Maximum Building Height: 14.0 metres;
- .i Minimum Landscape Open Space:
 - .i those portions of all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway and sidewalk shall consist of landscaped open space;
 - .j Maximum Lot Coverage: - no requirement;
 - .k Back to Back Townhouses: a maximum of 16 dwelling units may be attached in a contiguous structure, provided that the structure is only 8 units wide and 2 units deep;
 - .l Minimum Balcony Area:
 - .i 7.0 square metres shall be provided on a balcony or uncovered terrace on the second floor or third floor;

- .m Air Conditioning Units are permitted to be located on the balcony or uncovered terrace in the front yard;
- .n The following provisions shall apply to garages;
 - .i the maximum garage door width shall be 3.7 metres for interior and end units;
 - .ii the maximum garage door width shall be 4.9 metres for corner units;
 - .iii the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than that ground floor main entrance of the dwelling unit;
 - .iv the garage door width restriction does not apply to the garage door facing a flankage lot line; and
 - .v the interior garage width, as calculated 3.0 metres from the garage door opening shall not exceed 0.9 metres greater than the maximum garage door width permitted on the lot.
- .o A walkout balcony/uncovered terrace is permitted on the second and third storeys; and
- .p Notwithstanding any other provision in the By-law, the following shall apply:
 - .i The minimum driveway width shall be 2.75 metres.

.2 Townhouse dwellings within R2- Exception 2015 shall be subject to the following requirements and restrictions:

- .a Minimum Lot Area:
 - .i Interior Lot – 129 square metres;
 - .ii Corner Lot – 185 square metres;
 - .iii End Lot – 155 square metres;
- .b Minimum Lot Width:
 - .i Interior Lot – 5.5 metres;
 - .ii Corner Lot – 8.5 metres;
 - .iii End Lot – 6.7 metres;
- .c Minimum Lot Depth: 23.5 metres;
- .d Minimum Front Yard Depth:
 - .i 3.0 metres;
 - .ii 5.75 metres to the front of a garage;
 - .iii the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding;

- .iv a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;
- .v a porch and/or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;
- .vi a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard; and,
- .vii a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding;

.e Minimum Exterior Side Yard Depth:

- .i 3.0 metres;
- .ii 5.75 metres to front of a garage;
- .iii 1.2 metres to a public or private laneway;
- .iv the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
- .v a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;
- .vi a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,
- .vii a bay window, bow widow or box window with or without foundation may encroach 1.0 metres into the exterior side yard.

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

- .i Minimum rear yard depth of 6.0 metres for interior lots;
- .ii Minimum rear yard depth of 3.0 metres for a corner lot, provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line
- .iii Minimum rear yard of 3.5 metres to a balcony;

.g Minimum Interior Side Yard Width:

- .i 1.2 metres; and
- .ii 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;

.h Maximum Building Height: 14.0 metres;

.i Minimum Landscape Open Space:

- .i Those portions of all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway and sidewalk shall consist of landscaped open space;
- .j The following provisions shall apply to garages:
 - .i the maximum garage door width per interior dwelling unit shall be 3.7 metres for a (single car) lot width less than 6.0 metres; and, 5.5 metres for a (double car) for a lot width equal to or greater than 6.0 metres;
 - .ii a two car garage shall be permitted on an exterior corner lot;
 - .iii the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than that ground floor main entrance of the dwelling unit;
 - .iv the garage door width restriction does not apply to the garage door facing the flankage lot line; and
 - .v the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot;
- .k No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for an interior unit;
- .l Front yard to the rear yard access shall be permitted via habitable rooms; and
- .m Notwithstanding any other provision of the By-law, the following shall apply:
 - .i The minimum driveway width shall be 2.75 metres;

.3 Live-Work Townhouse dwellings within R2- Exception 2015 shall be subject to the following requirements and restrictions:

- .a The following uses are permitted within a Live-Work Townhouse Dwelling on the ground/first floor:
 - .i a residential unit;
 - .ii bank, trust company and finance company;
 - .iii service shop;
 - .iv retail establishment with no outdoor storage or display;
 - .v home occupation;
 - .vi commercial, technical or recreational school;
 - .vii art gallery;
 - .viii artist and photography studio including framing;
 - .ix personal service shop;

- .x health or fitness centre;
- .xi a dining room restaurant, and take-out restaurant;
- .xii a laundromat;
- .xiii a dry cleaning and laundry distribution station;
- .xiv a printing or copying establishment;
- .xv a custom workshop;
- .xvi an animal hospital;
- .xvii a convenience store;
- .xviii an office, including the office of a health care practitioner;
- .xix a day nursery;
- .xx a police station;
- .xxi a radio or television broadcast establishment; and;
- .xxii purposes accessory to the other permitted purposes.

.b The following uses shall not be permitted:

- .i tattoo parlour;
- .ii amusement arcade;
- .iii massage or body rub parlour;
- .iv the repair and servicing of motor vehicles or internal combustion engines;
- .v billiard parlour or pool hall; and,
- .vi adult video store or adult book store.

.c Minimum Lot Area:

- .i Interior Lot – 122 square metres;
- .ii Corner Lot – 140 square metres; and,
- .iii End Lot – 140 square metres;

.d Minimum Lot Width:

- .i Interior Lot: - 7.0 metres;
- .ii Corner Lot: - 8.8 metres; and,
- .iii End Lot: - 8.2 metres;

.e Minimum Lot Depth: - 17.5 metres;

- .f Minimum Front Yard Depth:
 - .i 0.0 metres;
 - .ii 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; and,
 - .iii an awning may encroach into a public road allowance by a maximum 0.5 metres.
- .g Minimum Exterior Side Yard Width:
 - .i 0.0 metres;
 - .ii a canopy, roof overhang, architectural brackets, lamps and architectural cornices may encroach into a public road allowance by a maximum 0.35 metres; and,
 - .iii an awning may encroach into a public road allowance by a maximum of 0.5 metres.
- .h Notwithstanding any other provision of the By-law, the following shall apply:
 - .i Minimum Rear Yard Depth: 0.0 metres;
- .i Minimum Setback to a Garage Door:
 - .i 0.0 metres when accessed by a rear lane;
- .j Minimum Interior Side Yard Width:
 - .i 1.2 metres; and,
 - .ii 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
- .k Maximum Building Height: 14.0 metres;
- .l Minimum Landscape Open Space:
 - .i those portions of all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway and sidewalk, shall consist of landscaped open space;
- .m Maximum Lot Coverage: No Requirement;
- .n Minimum Amenity Area:
 - .i 7.0 square metres shall be provided on a balcony or uncovered terrace on the second or third floor;
- .o Air Conditioning units are permitted to be located on the balcony or uncovered terrace;
- .p Notwithstanding any other provision of the By-law, the following shall apply:
 - .i the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit or dwelling wall;
- .q Notwithstanding any other provision of the By-law:

- .i a home occupation may occupy not more than 40% of the gross floor area of the residential unit located on the second and third floors;
- .r Notwithstanding any other provision of the By-law, the following shall apply:
 - .i an office including a health care practitioner operating on the ground floor shall be permitted to occupy not more than 40% of the residential unit located on the second and third floors.

.4 Rear-Lane Townhouse dwellings within R2- Exception 2015 shall be subject to the following requirements and restrictions:

- .a Minimum Lot Area:
 - .i Interior Lot: 70 square metres;
 - .ii Corner Lot: 110 square metres;
 - .iii End Lot: 90 square metres;
- .b Minimum Lot Width:
 - .i Interior Lot: 4.4 metres;
 - .ii Corner Lot: 7.4 metres;
 - .iii End Lot: 5.6 metres;
- .c Minimum Lot Depth: 16.9 metres;
- .d Minimum Front Yard Depth:
 - .i 3.0 metres;
 - .ii the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding;
 - .iii a porch and/or balcony with or without foundation or cold cellar a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;
 - .iv a porch and/or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;
 - .v a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard;
 - .vi a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding;
- .e Minimum Exterior Side Yard Width:
 - .i 3.0 metres;
 - .ii 1.2 metres to a public or private lane;

- .iii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
- .iv a porch or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;
- .v a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding;
- .vi a bay window, bow widow or box window with or without foundation may encroach 1.0 metres into the exterior side yard;
- .f Notwithstanding any other provision of the By-law, the following shall apply:
 - .i Minimum rear yard depth: 0.0 metres;
- .g Minimum setback to a garage door:
 - .i 0.0 metres when accessed by a rear lane;
- .h Minimum Interior Side Yard Width:
 - .i 1.2 metres; and
 - .ii 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
- .i Maximum Building Height: 14.0 metres;
- .j Minimum Landscape Open Space:
 - .i those portions of all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway shall consist of landscaped open space;
- .k Maximum Lot Coverage: no requirement;
- .l Minimum Balcony Area:
 - .i 7.0 square metres shall be provided on a balcony/uncovered terrace on the second or third floor;
- .m The following provisions shall apply to garages:
 - .i a garage door width shall not exceed the width of any unit or the main wall of a dwelling;
- .n Notwithstanding any other provision of the By-law, the following shall apply:
 - .i the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;
- .o air conditioning units are permitted to be located on the balcony or uncovered terrace.
- .p a public/private lane is deemed to be a street for zoning purposes.

12.2015.3 for the purposes of Exception 2015:

.1 Shall also be subject to the requirements and restrictions relating to the R2 zone and the general provisions of this by-law not in conflict with those set out in exceptions R2- Exception 2015.2(1), R2- Exception 2015.2(2), and R2- Exception 2015.2(3), and R2- Exception 2015.2(4).

12.2016 Exception 2016

12.2016.1 The lands shall only be used for the following purposes:

- .1 purposes permitted in the GC Zone, excluding a convenience restaurant;
- .2 one supermarket having a maximum gross floor area of 850 square metres;
- .3 a day nursery;
- .4 a Drive-Through Facility associated with a bank, trust company, or finance company; and,
- .5 a tool and equipment rental establishment, having no outside storage.

12.2016.2 The following uses are specifically prohibited:

- .1 an adult entertainment parlour;
- .2 an adult video tape store;
- .3 an adult book store;
- .4 a massage or body rub parlour;
- .5 a parking lot;
- .6 a motor vehicle sales and rental establishment;
- .7 a motor vehicle repair shop and body shop;
- .8 a motor vehicle washing establishment ; and,
- .9 a Drive Through Facility, except as permitted by Exception 2016.1(4) of this by-law.

12.2016.3 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Gross Commercial Floor Area for all uses: 4,600 square metres
- .2 Minimum Building Setbacks
 - .a Minimum Front Yard Depth – 4.5 metres
 - .b Minimum Exterior Side Yard width – 4.5 metres
 - .c Minimum Interior Side Yard width – 11 metres
 - .d Minimum Rear Yard Depth – 5.5 metres
 - .e Minimum Setback to the Daylight Triangle - 4.5 metres
- .3 Maximum Building Setbacks
 - .a Maximum Front Yard Depth – 11.0 metres

- .b Maximum Exterior Side Yard Depth – 6.0 metres
- .4 Maximum Building Height: 11 metres
- .5 Drive-Through Facility associated with a bank, trust or finance company
 - .a Minimum 4 stacking spaces
 - .b No Drive-Through Facility shall be located between a building and a public street.
- .6 Minimum Landscape Open Space
 - .a 4.0 metres along a lot line abutting Countryside Drive, except at approved driveway locations
 - .b 4.0 metres along a lot line abutting Goreway Drive, except at approved driveway locations
 - .c 4.0 metres along a lot line abutting a day light triangle
 - .d Landscaped Open Space areas may include retaining walls, decorative walls and canopies associated with a permitted use.
- .7 Minimum Landscape Buffer Area
 - .a 4.0 metres along a lot line abutting an RE Zone
 - .b 6.5 metres along a lot line abutting an R1 Zoning, except that within 80 metres of Goreway Drive, the minimum landscape buffer along the interior side yard shall be 4.5 metres
 - .c Landscaped buffer areas may include fences, masonry walls and retaining walls
- .8 Minimum setback for any portion of a Drive-Through Facility to a residential zone: 9.9 m
- .9 Minimum separation distance between buildings: 5.0 m
- .10 Minimum setback from a rooftop outdoor play area associated with a day nursery to all property lines: 15 m
- .11 Maximum encroachment for sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies into any yard: 0.7 m

12.2016.4 for the purposes of Exception 2016:

- .1 for the purposes of this section, the lot line abutting Goreway Drive shall be deemed to be the front lot line.
- .2 for the purpose of this section, the land zoned Exception 2016 shall be treated as one lot for zoning purposes.
- .3 Notwithstanding any other provision of the By-law, for the purpose of calculating parking, gross commercial floor area shall exclude areas used exclusively for garbage rooms and/or vestibules.

12.2017 Exception 2017

12.2017.1 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 Dwellings;
- .e Single Detached Dwellings;
- .f Townhouse Dwellings;
- .g Rear Lane Townhouse Dwellings;
- .h bank, trust company and finance company;
- .i service shop;
- .j retail establishment, having no outside storage or display ;
- .k home occupation;
- .l commercial, technical or recreational school;
- .m art gallery;
- .n artist and photography studio including framing;
- .o personal service shop;
- .p health or fitness centre;
- .q a dining room restaurant and take-out restaurant;
- .r a laundromat;
- .s a dry cleaning and laundry distribution station;
- .t a printing or copying establishment;
- .u a custom workshop;
- .v an animal hospital;
- .w convenience store;
- .x an office, including the office of a health care practitioner;
- .y a day nursery;

- .z a police station;
- .aa a radio or television broadcast establishment; and,
- .bb purposes accessory to the other permitted purposes.

12.2017.2 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.

12.2017.3 The lands shall be subject to the following requirements and restrictions:

- .1 Townhouse Dwellings, Back to Back Townhouses, Live-Work Townhouse, and Rear Lane Townhouses shall be subject to the requirements and restrictions as set out in R2- Exception 2015;
- .2 Single Detached Dwellings shall be subject to the requirements and restrictions set out in R1 – Exception 2014;
- .3 Stacked Townhouses shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area: No requirement;
 - .b Minimum Lot Width: No Requirement
 - .c Minimum Lot Depth: No requirement;
 - .d Minimum Front Yard Depth: 0.0 metres;
 - .e Minimum Exterior Side Yard Depth: 0.0 metres;
 - .f Minimum Rear Yard Depth: 0.0 metres;
 - .g Minimum Interior Side Yard Width: 0.0 metres;
 - .h Maximum building height : 4 storeys;
 - .i Minimum Landscape Coverage: no requirement;
- .4 Residential Apartments shall be subject to the following requirement and restrictions:
 - .a Minimum Lot Area: no requirement;
 - .b Minimum Lot Width: no requirement;

- .c Minimum Lot Depth: no requirement;
- .d Minimum Front Yard Depth: 0.0 metres;
- .e Minimum Exterior Side Yard Depth: 0.0 metres;
- .f Minimum Rear Yard Depth: 0.0 metres;
- .g Minimum Interior Side Yard Width: 0.0 metres;
- .h Minimum Setback to an underground parking structure: 0.0 metres;
- .i Underground support columns may encroach into minimum parking space of 2.7 metres and 5.4 metres;
- .j Where drive isle runs between two supporting columns, the minimum space between support columns or wall is 7.0 metres, otherwise the minimum drive isle width is 6.6 metres;
- .k Maximum building height: 6 storeys
- .l Minimum Landscape Coverage: no requirement;
- .m commercial uses shall be permitted on the ground floor of an apartment building only; and

.5 The lands designated lands designated ML – Exception 2017 (H) shall be reserved for an apartment dwelling with ground floor commercial uses, back to back townhouses, live-work townhouses and stacked townhouses only, until February 24, 2012 after which time the other permitted uses would apply;

.6 shall also be subject to the requirements and restrictions relating to the CRC zone and the general provisions of this by-law not in conflict with those set out in ML- Exception 2017.2, ML- Exception 2017.3(1), ML- Exception 2017.3(2), ML- Exception 2017.3(3), ML- Exception 2017.3(4), ML- Exception 2017.3(15), and ML- Exception 2017.4(1).

12.2017.4 The Holding (H):

.1 The holding (H) zone provision shall be lifted when the Commissioner of Planning Design and Development, in consultation with Credit Valley Conservation, has determined that satisfactory stormwater management measures have been implemented.

12.2018 Exception 2018

12.2018.1 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 Single Detached Dwellings;
- .f Townhouse Dwellings;
- .g Rear Lane Townhouse Dwellings;
- .h bank, trust company and finance company;
- .i service shop;
- .j retail establishment, having no outside storage or display;
- .k home occupation;
- .l commercial, technical or recreational school;
- .m art gallery;
- .n artist and photography studio including framing;
- .o personal service shop;
- .p health or fitness centre;
- .q a dining room restaurant and take-out restaurant;
- .r a laundromat;
- .s a dry cleaning and laundry distribution station;
- .t a printing or copying establishment;
- .u a custom workshop;
- .v an animal hospital;
- .w convenience store;
- .x an office, including the office of a health care practitioner;
- .y a day nursery.

- .z a police station;
- .aa a radio or television broadcast establishment; and,
- .bb purposes accessory to the other permitted purposes.

12.2017.2 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;

12.2018.3 The lands shall be subject to the following requirements and restrictions:

- .1 Townhouse Dwellings, Back to Back Townhouses, Live-Work Townhouse, and Rear Lane Townhouses shall be subject to the requirements set out in R2- Exception 2015;
- .2 Single Detached Dwellings shall be subject to the requirements and restrictions set out in R1 – Exception 2014;
- .3 Stacked Townhouses shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area: No requirement;
 - .b Minimum Lot Width: No Requirement
 - .c Minimum Lot Depth: No requirement;
 - .d Minimum Front Yard Depth: 0.0 metres;
 - .e Minimum Exterior Side Yard Depth: 0.0 metres;
 - .f Minimum Rear Yard Depth 0.0 metres;
 - .g Minimum Interior Side Yard Width: 0.0 metres;
 - .h Maximum building height: 4 storeys;
 - .i Minimum Landscape Coverage: No Requirement;
- .4 Apartments shall be subject to the following requirement and restrictions:
 - .a Minimum Lot Area: no requirement;
 - .b Minimum Lot Width no requirement;
 - .c Minimum Lot Depth: no requirement;

- .d Minimum Front Yard Depth: 0.0 metres;
- .e Minimum Exterior Side Yard Depth: 0.0 metres;
- .f Minimum Rear Yard Depth: 0.0 metres;
- .g Minimum Interior Side Yard Width: 0.0 metres;
- .h Minimum Setback to an underground parking structure: 0.0 metres;
- .i Underground support columns may encroach into minimum parking space of 2.7 metres and 5.4 metres;
- .j Where drive isle runs between two supporting columns, the minimum space between support columns or wall is 7.0 metres, otherwise the minimum drive isle width is 6.6 metres;
- .k Maximum building height: 6 storeys;
- .l Minimum Landscape Coverage: no requirement;
- .m Commercial uses shall be permitted on the ground floor of an apartment building only; and

.5 The lands designated as ML – Exception 2018 shall be reserved for an apartment dwelling with ground floor commercial uses, back to back townhouses, live-work townhouses and stacked townhouses only, until February 24, 2015 after which time the other permitted uses would apply; and,

.6 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 section ML- Exception 2018.3.

12.2019 Exception 2019

12.2019.1 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 Single Detached Dwellings;
- .f Townhouse Dwellings;
- .g Rear Lane Townhouse Dwellings;
- .h bank, trust company and finance company;
- .i service shop;
- .j retail establishment, having no outside storage or display;
- .k home occupation;
- .l commercial, technical or recreational school;
- .m art gallery;
- .n artist and photography studio including framing;
- .o personal service shop;
- .p health or fitness centre;
- .q a dining room restaurant and take-out restaurant;
- .r a laundromat;
- .s a dry cleaning and laundry distribution station;
- .t a printing or copying establishment;
- .u a custom workshop;
- .v an animal hospital;
- .w convenience store;
- .x an office, including the office of a health care practitioner;
- .y a day nursery.

- .z a police station;
- .aa a radio or television broadcast establishment; and,
- .bb purposes accessory to the other permitted purposes;

12.2017.2 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

12.2019.3 The lands shall be subject to the following requirements and restrictions:

- .1 Townhouse Dwellings, Back to Back Townhouses, Live-Work Townhouse, and Rear Lane Townhouses shall be subject to the requirements set out in R2- Exception 2015;
- .2 Single Detached Dwellings shall be subject to the requirements and restrictions set out in R1 – Exception 2014
- .3 Stacked Townhouses shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area: No requirement;
 - .b Minimum Lot Width: No Requirement;
 - .c Minimum Lot Depth: No requirement;
 - .d Minimum Front Yard Depth: 0.0 metres;
 - .e Minimum Exterior Side Yard Depth: 0.0 metres;
 - .f Minimum Rear Yard Depth: 0.0 metres;
 - .g Minimum Interior Side Yard Width: 0.0 metres;
 - .h Maximum building height: 4 storeys;
 - .i Minimum Landscape Coverage: No Requirement;
- .4 Apartments shall be subject to the following requirement and restrictions:
 - .a Minimum Lot Area: no requirement;
 - .b Minimum Lot Width no requirement;
 - .c Minimum Lot Depth: no requirement;

- .d Minimum Front Yard Depth: 0.0 metres;
- .e Minimum Exterior Side Yard Depth: 0.0 metres;
- .f Minimum Rear Yard Depth: 0.0 metres;
- .g Minimum Interior Side Yard Width: 0.0 metres;
- .h Minimum Setback to an underground parking structure: 0.0 metres;
- .i Underground support columns may encroach into minimum parking space of 2.7 metres and 5.4 metres;
- .j Where drive isle runs between two supporting columns, the minimum space between support columns or wall is 7.0 metres, otherwise the minimum drive isle width is 6.6 metres;
- .k Maximum building height: 6 storeys;
- .l Minimum Landscape Coverage: no requirement;
- .m Commercial uses shall be permitted on the ground floor of an apartment building only; and

.5 The lands designated as ML – Exception 2019 shall be reserved for an apartment dwelling with ground floor commercial uses, back to back townhouses, live-work townhouses and stacked townhouses only, until February 24, 2017 after which time the other permitted uses would apply; and,

.6 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 section ML- Exception 2019.3.

12.2020 Exception 2020

12.2020.1 The lands shall only be used for the following purposes:

- .1 a religious institution;
- .2 a day nursery;
- .3 purposes accessory to the other permitted purposes. or:
- .4 those purposes permitted in R1- Exception 2014;

12.2020.2 The lands shall be subject to the following requirements and restrictions:

- .1 Institutional Uses within I1 – Exception 2020 shall be subject to the following requirements and restrictions:
 - .a Minimum Front Yard Depth: 0.5 metres to the front wall of a building;
 - .b Minimum interior side yard: 0.5 metres to the sidewall of a building;
 - .c Minimum exterior side yard: 0.5 metres to the sidewall of a building;
 - .d Minimum rear yard depth: 0.5 metres to the rear wall of a building;
 - .e Maximum building height: 3 storeys
 - .f Maximum Lot Coverage: 55.0%
- .2 The purposes permitted in an R1 zone shall be subject to the requirements and restrictions in R1-Exception 2014;
- .3 Shall also be subject to the requirements and restrictions of the I1 zone, and all the general provisions of this By-law which are part in conflict with those in I1- Exception 2020.2(1), and I1-Exception 2020.2(2);

12.2020.3 for the purposes of Exception 2020:

- .4 Dwelling, Back to Back Townhouse shall mean a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- .5 Dwelling, Live-Work Townhouse shall mean a townhouse dwelling composed of three (3) or more dwelling units, where each dwelling unit is located on its own lot, or has frontage on a public street, with the garage in the rear yard and has access to the garage from a public street, public lane or private lane, where units have a least one common interior side wall; and where commercial and or residential uses are permitted on the ground floor/first floor, portions of the second or third floor; and where a home occupation is permitted on all floors; and where each dwelling unit has may have a balcony or uncovered terrace on the second or third storey;

- .6 Dwelling, Rear Lane Townhouse shall mean a townhome dwelling composed of three (3) or more dwelling units, where each dwelling unit is located on its own lot with the garage in the rear yard and has access to the garage from a public street, public lane or private lane, has at least one common interior side wall, and where each dwelling may have a balcony or uncovered terrace on the second or third storey; and,
- .7 Dwelling, Stacked Townhouse shall mean a building containing four or more dwelling units where each dwelling unit is separated horizontally and vertically from another dwelling by a common wall.

12.2021 Exception 2021

12.2021.1 The lands shall only be used for the following purposes:

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

12.2021.2 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, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;

12.2022 Exception 2022

12.2022.1 The lands shall only be used for the following purposes:

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

12.2022.2 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, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;
- .3 Maximum interior garage width shall be 6.1 metres.

12.2023 Exception 2023

12.2023.1 The lands shall only be used for the following purposes:

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

12.2023.2 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, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;

12.2024 Exception 2024

12.2024.1 The lands shall only be used for the following purposes:

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

12.2024.2 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, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10;
- .3 The maximum interior garage width shall be 9.14 metres.

12.2025 Exception 2025

12.2025.1 The lands shall only be used for the following purposes:

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

12.2025.2 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 1.9 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Notwithstanding Exception 2025.2(1) balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 2.4 metres, with attached eaves and cornices permitted to project an additional 0.6m into the minimum front or exterior side yard on a lot with a garage facing the flankage lot line.
- .3 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 3.10 of the By-law;
- .4 The minimum front yard depth shall be 4.0 metres on a lot with a garage facing the flankage lot line;
- .5 Notwithstanding any other provision of the By-law, the garage door opening shall not be located any closer than 5.8 metres from the flankage lot line on a lot with a garage facing the flankage lot line;
- .6 A detached garage shall have a maximum gross floor area of 42 square metres;
- .7 A detached garage shall not contain a habitable room(s).
- .8 The minimum interior side yard width shall be 0.0 metres on a lot with an attached garage facing the flankage lot line;
- .9 The minimum rear yard depth to a garage shall be 0.6 metres on a lot with a garage facing the flankage lot line; 1
- .10 A minimum landscaped open space area of 42 square metres shall be provided in the exterior side yard and no accessory structure shall be permitted in this minimum landscaped open space area where a garage faces the flankage lot line;
- .11 The maximum cumulative garage door width shall be 5.5 metres on a lot with a garage facing the flankage lot line.

12.2026 Exception 2026

12.2026.1 The lands shall only be used for the following purposes:

- .1 Live-Work Townhouse Dwelling which shall permit the following uses restricted only to the ground floor/first floor of the live-work townhouse dwelling:
 - .a an office, including the office of a health care practitioner;
 - .b a retail establishment having no outdoor storage;
 - .c a bank, trust company, or financial institution;
 - .d an art gallery;
 - .e a service shop;
 - .f a personal service shop;
 - .g a dry-cleaning and laundry distribution station;
 - .h a laundromat;
 - .i a printing or copying establishment;
 - .j a commercial, technical or recreation school;
 - .k a place of commercial recreation;
 - .l a take-out restaurant;
 - .m a health or fitness centre
 - .n a custom workshop;
 - .o a visual and performing arts studio;
 - .p purposes accessory to the other permitted uses;

12.2026.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum lot area per dwelling unit: 138 square metres
- .2 Minimum Lot Depth: 23.0 metres;
- .3 Minimum Rear Yard Depth: 0.5 metres
- .4 Maximum Building Height: 3 storeys:
- .5 Minimum Landscaped Open Space: The entire front yard area shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law

- .6 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, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .7 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 3.10 of the By-law;
- .8 **Parking:**
 - .a A minimum of 2 parking spaces per residential unit shall be provided plus 1 parking space for any commercial use on the ground floor/first floor of the live-work townhouse dwelling unit;
- .9 The required commercial parking space for the live-work townhouse dwelling unit is not required to be provided or maintained on the same lot or parcel as the building or use for which they are required or intended;
- .10 A minimum amenity area of 10.0 square metres shall be provided for each residential dwelling unit. The minimum amenity area may include patios, porches, decks, balconies and roof terraces;
- .11 Each live-work townhouse dwelling unit is not required to have direct pedestrian access from the front yard to the rear yard;
- .12 No drive-through facilities are permitted.

12.2026.3 for the purposes of Exception 2026:

- .1 Live-Work Townhouse Dwelling shall mean a townhouse dwelling unit, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor with access from the rear yard and residential uses are only permitted on the ground floor/first floor with access from the front yard and where only residential uses are permitted on the second and third floors.

12.2027 Exception 2027

12.2027.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a GC zone, excluding a place of worship;

12.2027.2 The following uses shall be prohibited:

- .1 a private school; and
- .2 a day nursery or child care centre;

12.2027.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Building Setbacks:
 - .a 6 metres to any lot line abutting a Residential zone;
 - .b 3 metres to all other lot lines.
- .2 Maximum Building Height:
 - .a 2 storeys for any building or portion thereof within 50 metres of Heritage Road;
 - .b 1 storey for any building or portion thereof 50 metres or more from Heritage Road.
- .3 Minimum Landscaped Open Space:
 - .a 3 metres along any lot line abutting a street; and,
 - .b 8% of the total lot area.

12.2027.4 The Holding (H):

- .1 The Holding (H) symbol shall remain in place until the following condition has been completed to the satisfaction of the Commissioner, Planning, Building, and Growth Management:
 - .a The owner shall provide a Trustee Letter confirming that all payments required under the Bram West 40-3 Cost Sharing Agreement (CSA) have been received for the associated subdivision.
- .2 While the Holding (H) symbol remains in place, the lands shall only be used for purposes permitted in the FD zone subject to the requirements and restrictions of the FD zone.

12.2028 Exception 2028

12.2028.1 The lands shall only be used for the following purposes:

- .1 A dining room restaurant, a convenience restaurant, a take-out restaurant;
- .2 A community club;
- .3 A convenience store;
- .4 A personal service shop;
- .5 A retail establishment having no outside storage;
- .6 An office;
- .7 A day nursery;
- .8 A dry cleaning and laundry distribution station;
- .9 A bank, trust company or finance company;
- .10 A private school.

12.2028.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purpose of this section, the lot line abutting Highway 50 shall be deemed to be the front lot line;
- .2 Minimum setback to the lot line abutting Highway 50: 3.0 metres, except for a day nursery which shall be setback a minimum 30 metres from the lot line abutting Highway 50;
- .3 Minimum Landscape Open Space: 3.0 metres along the lot line abutting Highway 50, except at approved driveway locations;
- .4 Minimum interior side yard width: 10 metres along the northern side yard and 3 metres along the southern side yard
- .5 Maximum Floor Space Index: 0.5
- .6 Maximum of one (1) bank, trust company or finance company.
- .7 All garbage, refuse and waste containers for any use shall be located within a climate controlled area within the building.

12.2029 Exception 2029

12.2029.1 The lands shall only be used for the following purposes:

- .1 an office, including the office of a health practitioner;
- .2 a retail establishment having no outdoor storage;
- .3 a bank, trust company, or financial institution;
- .4 a tavern;
- .5 a service shop;
- .6 a personal service shop;
- .7 a dry-cleaning and laundry distribution station;
- .8 a laundromat;
- .9 a printing or copying establishment;
- .10 a commercial, technical or recreational school;
- .11 a place of commercial recreation
- .12 a community club;
- .13 a health or fitness center;
- .14 a custom workshop;
- .15 a shopping centre;
- .16 an animal hospital;
- .17 a visual and performing arts studio;
- .18 a dining room restaurant, a take-out restaurant;
- .19 an art gallery;
- .20 purposes accessory to the other permitted uses;

12.2029.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this by-law, the lands zoned OC- Exception 2029 and which are not owned by a Public Authority shall be deemed to be one lot;
- .2 The Lot Line abutting Mississauga Road shall be deemed to be the Front Lot line;
- .3 Minimum Front Yard Depth: 4.5 metres;
- .4 Minimum Exterior Side Yard: 4.5 metres;

- .5 The minimum setback to a lot line abutting a daylight or visibility triangle shall be 3.0 metres;
- .6 Maximum Canopy Encroachment:
 - .a 2.5 metres into the required front yard or exterior side yard;
 - .b 1.0 metre into the visibility triangle.
- .7 Minimum Landscaped Open Space, except at approved access locations:
 - .a 6.0 metres wide along Mississauga Road;
 - .b 3.0 metres wide along a lot line abutting any other public street or a daylight or visibility triangle.
- .8 Notwithstanding Exception 2029.2(7)(a) and 2029.2(7)(b), a building may encroach into the minimum landscaped open space required to a maximum of 1.5 metres;
- .9 Minimum Building Height
 - .a 2 storeys within 30 metres of the intersection of a public street and Mississauga Road;
 - .b 5.5 metres for buildings that are located beyond 30 metres of the intersection of a public street and Mississauga Road;
- .10 Maximum Building Height – none;
- .11 Minimum Parking Spaces:
 - .a Office 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;
 - .b All other uses 1 parking space for each 23 square metres of gross commercial floor area or portion thereof;
- .12 Bicycle parking space rate:
 - .a 1 per 250 square metres of gross floor area for office uses
 - .b 1 per 1,000 square metres of gross floor area for uses in Exception 2029.1(2) to (20), inclusive;
- .13 The minimum combined Gross Floor Area for commercial and office uses shall be 2800 square metres;
- .14 The minimum building setback to lands zoned R2- Exception 2026, R2(H) – Exception 2058 and R2(H) – Exception 2059 shall be 6.0 metres;
- .15 No above ground parking structures shall be permitted;
- .16 All garbage and refuse storage, including any containers for the storage or recyclable materials, shall be contained within a building;
- .17 All restaurant refuse or storage shall be enclosed in a climate controlled area within a building;

- .18 Minimum Building Frontage:
 - .a 50% along Mississauga Road;
- .19 No stand alone-telecommunication facilities are permitted;
- .20 For the purposes of this by-law, a telecommunication antenna, a wind turbine, solar panels or solar collectors are permitted only on the roofs of the uses specified in Exception 2029.1;
- .21 No drive-through facilities are permitted.

12.2030 Exception 2030

12.2030.1 The lands shall only be used for the following purposes:

- .1 a multiple residential dwelling;
- .2 an office, including the office of a health practitioner;
- .3 a retail establishment having no outdoor storage
- .4 a bank, trust company, or financial institution;
- .5 a tavern;
- .6 a service shop;
- .7 a personal service shop;
- .8 a dry-cleaning and laundry distribution station;
- .9 a laundromat;
- .10 a printing or copying establishment;
- .11 a commercial, technical or recreational school;
- .12 a place of commercial recreation;
- .13 a community club;
- .14 a health or fitness centre;
- .15 a custom workshop;
- .16 a shopping centre;
- .17 an animal hospital
- .18 a visual and performing arts studio;
- .19 a dining room restaurant, a take-out restaurant;
- .20 an art gallery;
- .21 purposes accessory to the other permitted uses.

12.2030.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this by-law, the lands zoned OC- Exception 2030 and which not owned by a Public Authority shall be deemed to be one lot;
- .2 The Lot Line abutting Mississauga Road shall be deemed to be the Front Lot line;
- .3 Minimum Front Yard Depth: 4.5 metres;

- .4 Minimum Exterior Side Yard: 4.5 metres;
- .5 The minimum setback to a lot line abutting a daylight or visibility triangle shall be 3.0 metres;
- .6 Maximum Canopy Encroachment:
 - .a 2.5 metres into the required front yard or exterior side yard;
 - .b 1.0 metre into the visibility triangle.
- .7 The minimum setback to a lot line abutting a daylight or visibility triangle shall be 3.0 metres;
- .8 Minimum Building Height
 - .a 2 storeys within 30 metres of the intersection of a public street and Mississauga Road
 - .b 5.5 metres for buildings that are located beyond 30 metres of the intersection of public street and Mississauga Road;
- .9 Maximum building height – none;
- .10 Minimum parking spaces:
 - .a Office 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;
 - .b All other 1 parking space for each 23 commercial square metres of gross uses commercial floor area or portion thereof;
- .11 Notwithstanding Section 4.1 of the By-law, for buildings with both commercial and residential uses, one parking space per commercial premise plus one parking space for each dwelling unit shall be provided;
- .12 Bicycle Space Parking Rate:
 - .a 1 per 250 square metres of gross floor area for office uses
 - .b 1 per 1,000 square metres of gross floor area for uses in Exception 2030.1(3) to (21), inclusive;
- .13 Minimum Landscaped Open Space, except at approved access locations:
 - .a 6.0 metres wide along Mississauga Road;
 - .b 3.0 metres wide along a lot line abutting any other public street or a daylight or visibility triangle.
- .14 Notwithstanding 2030.2(13)(a) and 2030.2(13)(b), a building may encroach into the minimum landscaped open space requirement to a maximum of 1.5 metres;
- .15 The minimum combined Gross Floor Area for commercial and office uses shall be 3400 square metres;
- .16 The minimum building setback to lands zoned R2(H) – Exception 2058 or R2(H) – Exception 2059 shall be 6.0 metres;

- .17 No above ground parking structures shall be permitted;
- .18 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be contained within a building;
- .19 All restaurant refuse or storage shall be enclosed in a climate controlled area within a building;
- .20 Minimum Building Frontage; 50% along Mississauga Road;
- .21 No stand alone-telecommunication facilities are permitted;
- .22 For the purposes of this by-law, a telecommunication antenna, a wind turbine, solar panels or solar collectors are permitted only on the roofs of the uses specified in Exception 2030.1;
- .23 No drive-through facilities are permitted.

12.2031 Exception 2031

12.2031.1 The lands shall only be used for the following purposes:

- .1 a an office;
- .2 a research and development facility;
- .3 a hotel;
- .4 a conference centre;
- .5 only in conjunction with and ancillary to the uses permitted in Exception 2031.1 (1) and (2), light manufacturing and repairing and assembly of finished goods but shall not include the following purposes:
 - .a a warehouse;
 - .b a distribution facility or operation;
 - .c the processing of raw foods or by-products;
 - .d a motor vehicle repair shop or a motor vehicle body shop;
 - .e a transport terminal;
 - .f a taxi or bus station;
 - .g a motor vehicle parts or boat parts sales establishment;
 - .h a salvage, junk, scrap or bulk storage yard;
 - .i outdoor storage including intermodal containers on chassis;
 - .j a parking lot;
 - .k the cleaning of goods or products;
- .6 only in conjunction with the uses permitted in Exception 2031.1 (1), (2), (3) and (4), the following purposes:
 - .a a bank, trust company or financial institution;
 - .b a retail establishment;
 - .c a convenience store;
 - .d a banquet hall;
 - .e a dry cleaning and laundry establishment;
 - .f a dining room restaurant, a take-out restaurant
 - .g a service shop;

- .h a personal service shop, but excluding a massage or body rub parlour;
- .i a printing or copying establishment;
- .j a commercial school;
- .k a community club;
- .l a fitness club;
- .m a health centre;
- .n a day nursery;

.7 a park, playground, recreational facility;

.8 the purposes permitted by the NS zone; and,

.9 purposes accessory to the other permitted purposes.

12.2031.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: no requirement
- .2 Minimum Lot Width: no requirement
- .3 Minimum Front Yard Depth: 4.0 metres;
- .4 Minimum Interior Side Yard Width: 3.0 metres;
- .5 Minimum Exterior Side Yard Width: 6.0 metres;
- .6 Minimum Rear Yard Depth: 6.0 metres;
- .7 Minimum Lot Depth: 45 metres;
- .8 Minimum Building Setback to a Natural System (NS) zone shall be 5 metres;
- .9 Minimum Building Height: 22 metres;
- .10 Minimum Landscaped Open Space along the Front and Side Lot Lines: 3 metres
- .11 Uses permitted in Exception 2031.1(5) shall be limited to a maximum of 30 per cent of the gross floor area and shall not be located within a freestanding building;
- .12 Uses permitted in Exception 2031.1(6) shall be limited to a maximum of 20 per cent of the office building's gross floor area;
- .13 The openings for waste disposal and loading facilities of any buildings shall face away from an adjacent public street or be screened;
- .14 No outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted accessory to or in association with any of the permitted uses;

- .15 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building;
- .16 An adult entertainment parlour or an adult videotape store shall not be permitted.
- .17 For the purpose of this by-law lands zoned OC- Exception 119 and OC- Exception 2031 shall be treated as one lot for the purposes of bicycle and vehicle parking.

12.2031.3 for the purposes of Exception 2031:

- .1 shall also be subject to the requirements and restrictions of the OC zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2031.2.
- .2 CONFERENCE CENTRE shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

12.2032 Exception 2032

12.2032.1 The lands shall only be used for the following purposes:

- .1 public recreational purposes comprising a public area of land which is used for a public walkway and trail system, and for the growth, maintenance, conservation of grass, flowers, trees, shrubs or similar visual amenities;
- .2 flood and erosion control;
- .3 conservation area or purpose;
- .4 purposes accessory to other permitted purposes.

12.2032.2 The lands shall be subject to the following requirements and restrictions:

- .1 no buildings or structures shall be permitted, except that which is required for flood and erosion control, and for excavations and grading required to accommodate a paved or similar type of walkway path.
- .2 the OS- Exception 2032 zone shall have a minimum width of 5 metres.

12.2033 Exception 2033

12.2033.1 The lands shall only be used for the following purposes:

- .1 a retail establishment having no outside storage;
- .2 a personal service shop;
- .3 a banquet hall;
- .4 a bank, trust company and finance company;
- .5 an office (including medical, dental and drugless practitioner);
- .6 a dining room restaurant, a take-out restaurant;
- .7 a printing or copying establishment;
- .8 a grocery store;
- .9 a retail warehousing establishment having no outside storage;
- .10 a community club;
- .11 a health or fitness centre;
- .12 an animal hospital;
- .13 a service shop;
- .14 a dry cleaning and laundry distribution station; and,
- .15 a day nursery.

12.2033.2 The lands shall be subject to the following requirements and restrictions:

- .1 For setback purposes, Humberwest Parkway shall be deemed the front of the property and Goreway Drive shall be deemed the rear;
- .2 The maximum front yard depth shall be 30 metres;
- .3 The maximum rear yard depth shall be 30 metres;
- .4 For the purposes of this By-law, the lands zoned LC- Exception 2033 shall be treated as one property;
- .5 No more than five (5) retail units shall be less than 139.35m² in size;
- .6 The maximum floor space index for an office shall be 0.5;
- .7 Drive-throughs shall not be permitted;

- .8 A 3 metre in width landscaped buffer zone with a wood privacy fence shall be provided abutting the existing residential zoned lands with the exception the lands parallel to and at the ends of the service road. The privacy fence shall remain until the existing adjacent residential lots are rezoned for non-residential purposes;
- .9 A minimum of 2900m² (31,215ft²) of office use shall be developed on the site; and,
- .10 Minimum Landscaped Open Space, except at approved driveway locations and on lands parallel to and at the ends of the service road, adjacent to residential zoned lands: 3 metres in width.

12.2034 Exception 2034

12.2034.1 The lands shall only be used for the following purposes:

- .1 Residential:
 - .a A single detached dwelling;
 - .b A semi-detached dwelling;
 - .c A group home type 1 or group home type 2;
 - .d An auxiliary group home;
 - .e A lodging home;
 - .f A supportive lodging home;
 - .g A multi-residential dwelling containing not more than 9 dwelling units.
- .2 Non-residential
 - .a An office;
 - .b A personal service shop;
 - .c An art gallery;
 - .d An art studio
 - .e A retail establishment having no outside storage;
 - .f A service shop;
 - .g A bank, trust company, or finance company
 - .h A day nursery.

12.2034.2 The lands shall be subject to the following requirements and restrictions:

- .1 The lands zoned ML – Exception 2034 shall be deemed one lot for zoning purposes
- .2 Section 3.9 shall not apply
- .3 Minimum Lot Area, Lot Depth, Lot Width and Lading Space Requirements shall not apply
- .4 Minimum Yard Depths and Widths – 4.5 metres to all lot lines, except to the southerly lot line where a minimum of 3 metres is required.
- .5 Any garage door shall be setback 6 metres from the lot line it faces
- .6 Maximum Building Height – 3 storeys
- .7 Minimum Landscaped Open Space – 40% of the lands zoned ML – Exception 2034

.8 Parking spaces shall be provided as follows:

- .a Residential: In accordance with Section 4.1
- .b Non-residential: as per Section 4.1

12.2035 Exception 2035

12.2035.1 The lands shall be subject to the following requirements and restrictions:

- .1 For an attached garage that is part of a townhouse dwelling unit and which dwelling unit is on a lot not less than 12.5 metres in width and is attached to only one other dwelling unit, the maximum cumulative garage door width is 5.5 metres

12.2036 Exception 2036

12.2036.1 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum lot depth shall be 22.0 metres.
- .2 The front lot line shall mean the longer line that divides the lot from the street.

12.2037 Exception 2037

12.2037.1 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch is permitted to encroach 0.8 metres into the required side yard.

12.2038 Exception 2038

12.2038.1 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: 15.0 metres
 - .b Corner Lot: 18.0 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 the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres.
- .6 Minimum Interior Side Yard Width: 1.2 metres.
- .7 Minimum Exterior Side Yard Width: 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 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

12.2039 Exception 2039

12.2039.1 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 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 10.5 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 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- .10 A maximum of 50% of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3 car wide garage facing the street provided that these lots are not paired together, all in accordance with the approved Architectural Guidelines for the community.
- .11 Minimum setback from a Natural System (NS) zone: 10 metres.

12.2040 Exception 2040

12.2040.1 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 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 10.5 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 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- .10 A maximum of 50% of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3 car wide garage facing the street provided that these lots are not paired together, all in accordance with the approved Architectural Guidelines for the community.
- .11 Minimum setback from a Natural System (NS) zone: 10 metres.

12.2041 Exception 2041

12.2041.1 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 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres.
- .6 Minimum Interior Side Yard 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 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- .10 Minimum setback from a Natural System (NS) zone: 10 metres.

12.2042 Exception 2042

12.2042.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 892 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 25.5 metres
 - .b Corner Lot: 28.2 metres
- .3 Minimum Lot Depth: 35 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 10.5 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 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

12.2043 Exception 2043

12.2043.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 4,000 square metres.
- .2 Minimum Lot Width: 30.0 metres
- .3 Minimum Lot Depth: 45 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres.
- .6 Minimum Interior Side Yard Width: 3.0 metres
- .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 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

12.2044 Exception 2044

12.2044.1 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: 15.0 metres
 - .b Corner Lot: 18.0 metres
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 3.0 metres
- .5 Minimum Rear Yard Depth: 1.5 metres.
- .6 Minimum Interior Side Yard Width: 7.0 metres, except where a side yard abuts a buffer block the minimum interior side yard width shall be 1.5 metres.
- .7 Minimum Exterior Side Yard Width: 1.5 metres.
- .8 Minimum Landscaped Open Space: 40 percent of the minimum front yard area.

12.2045 Exception 2045

12.2045.1 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 metres.
- .4 Minimum Front Yard Depth: 3.0 metres
- .5 Minimum Rear Yard Depth: 1.5 metres.
- .6 Minimum Interior Side Yard Width: 7.0 metres to the side wall of the dwelling and 1.5 metres to the side wall of the garage, except where a side yard abuts a buffer block the minimum interior side yard shall be 1.5 metres.
- .7 Minimum Exterior Side Yard Width: 1.5 metres.
- .8 Minimum Landscaped Open Space: 40 percent of the minimum front yard area.
- .9 Minimum setback from a Natural System (NS) zone: 10 metres.

12.2046 Exception 2046

12.2046.1 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: 15.0 metres
 - .b Corner Lot: 18.0 metres
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front wall of the dwelling and 7.5 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres.
- .6 Minimum Interior Side Yard Width: 1.2 metres.
- .7 Minimum Exterior Side Yard Width: 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 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

12.2047 Exception 2047

12.2047.1 The lands shall only be used for the following purposes:

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

12.2047.2 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: 15.0 metres
 - .b Corner Lot: 18.0 metres
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 4.5 metres
- .5 Minimum Rear Yard Depth: 1.5 metres provided that the minimum area of landscaped open space between the rear wall of the dwelling and rear property line is at a minimum 25% of the minimum lot area.
- .6 Minimum Interior Side Yard Width: 1.5 metres.
- .7 Minimum Exterior Side Yard Width: 4.5 metres
- .8 Minimum Landscaped Open Space: 40 percent of the minimum front yard area.

12.2048 Exception 2048

12.2048.1 The lands shall only be used for the following purposes:

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

12.2048.2 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum cumulative garage door width is 5.05 metres;
- .2 The maximum interior garage width is 5.65 metres;
- .3 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 with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .4 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.
- .5 The lands abutting an I1 zone shall permit dwelling units for display purposes subject to the following:
 - .a A dwelling unit for display purposes, or portion thereof, shall permit a temporary sales office until May 12, 2015;
 - .b A temporary parking lot, with a maximum size of 440 square metres, for a temporary sales office shall be permitted until May 12, 2015.

12.2049 Exception 2049

12.2049.1 The lands shall only be used for the following purposes:

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

12.2049.2 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.5 metres;
- .2 The maximum cumulative garage door width is 5.05 metres;
- .3 The maximum interior garage width is 5.65 metres;
- .4 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 with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .5 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.

12.2050 Exception 2050

12.2050.1 The lands shall only be used for the following purposes:

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

12.2050.2 The lands shall be subject to the following requirements and restrictions:

- .1 The rear lot line shall be deemed to be the lot line abutting the Hydro Corridor;
- .2 Notwithstanding any other provision to the contrary, the lot width shall be the straight line distance between two points, one on the side lot line and one on the rear lot line, each measured fifteen (15) metres back from the front lot line;
- .3 The minimum interior side yard shall be 7.5 metres;
- .4 The minimum rear yard depth shall be 1.2 metres;
- .5 The minimum lot depth shall be 18.5 metres;
- .6 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 with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .7 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.

12.2051 Exception 2051

12.2051.1 The lands shall only be used for the following purposes:

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

12.2051.2 The lands shall be subject to the following requirements and restrictions:

- .1 The rear lot line shall be deemed to be the lot line abutting the Hydro Corridor;
- .2 Notwithstanding any other provision to the contrary, the lot width shall be the straight line distance between two points, one on the side lot line and one on the rear lot line, each measured fifteen (15) metres back from the front lot line;
- .3 The minimum interior side yard shall be 7.5 metres;
- .4 The minimum rear yard depth shall be 1.2 metres;
- .5 The minimum lot depth shall be 18.5 metres;
- .6 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 with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .7 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.

12.2052 Exception 2052

12.2052.1 The lands shall only be used for the following purposes:

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

12.2052.2 The lands shall be subject to the following requirements and restrictions:

- .1 The lot shall be deemed to be a corner lot;
- .2 The shortest lot line abutting a street shall be deemed to be the front lot line;
- .3 The longer lot line abutting a street and the lot line abutting the Hydro Corridor shall be deemed to be the flankage lot line;
- .4 The minimum exterior side yard between the main building and the portion of the flankage lot line abutting a street shall be 4.5 metres;
- .5 The minimum exterior side yard between the main building and the portion of the flankage lot line abutting the Hydro Corridor shall be 1.2 metres;
- .6 The minimum distance of 6.0 metres which is measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall not apply;
- .7 The maximum cumulative garage door width is 5.05 metres;
- .8 The maximum interior garage door width is 5.65 metres;
- .9 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 with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .10 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.

12.2053 Exception 2053

12.2053.1 The lands shall only be used for the following purposes:

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

12.2053.2 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum cumulative garage door width is 5.5 metres;
- .2 The maximum interior garage door width is 6.1 metres;
- .3 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 with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .4 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10.
- .5 The lands abutting an I1 zone shall permit dwelling units for display purposes subject to the following:
 - .a A dwelling unit for display purposes, or portion thereof, shall permit a temporary sales office until May 12, 2015;
 - .b A temporary parking lot, with a maximum size of 440 square metres, for a temporary sales office shall be permitted until May 12, 2015.

12.2054 Exception 2054

12.2054.1 The lands shall only be used for the following purposes:

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

12.2054.2 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 with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.

12.2055 Exception 2055

12.2055.1 The lands shall only be used for the following purposes:

- .1 Shall only permit the uses permitted in the R1 Zone

12.2055.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 390.0 square metres
- .2 Minimum Lot Width: 17.0 metres
- .3 Minimum Lot Depth: 18.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Interior Side Yard Setback:
 - .a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.4 metres.
 - .b Notwithstanding Exception 2055.2 (5)(a), the minimum interior side yard setback to lands zoned Open Space or Park shall be 3.0 metres.
- .6 Minimum Rear Yard Setback: 5.0 metres
- .7 Maximum Building Height: 10.5 metres.

12.2056 Exception 2056

12.2056.1 The lands shall only be used for the following purposes:

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

12.2056.2 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 with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.

12.2057 Exception 2057

12.2057.1 The lands shall only be used for the following purposes:

- .1 a day nursery.
- .2 an office in conjunction with a day nursery.

12.2057.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 60.0 metres
- .2 Minimum Front Yard Depth: 3.0 metres
- .3 Minimum Rear Yard Depth, including an Outdoor Play Area Associated with a Day Nursery: 34.0 metres.
- .4 Minimum Setback from the West Property Line, including an Outdoor Play Area Associated with a Day Nursery: 2.0 metres.
- .5 Minimum Setback from the Easterly Property Line: 23.0 metres.
- .6 Maximum Building Height: 15 metres.
- .7 Minimum required Landscaped Open Space:
 - .a a 3.0 metre wide strip along the east property line, except at approved access locations;
 - .b a 2.0 metre wide strip along the west property line, except within an Outdoor Play Area associated with a Day Nursery Use;
 - .c a 2.0 metre wide strip along the north property line; and,
 - .d a 1.5 metre wide strip along Wanless Drive, except at approved access locations.
- .8 Maximum Gross Commercial Floor area: 1,470 square metres.
- .9 Minimum Number of Parking Spaces: 56.
- .10 Notwithstanding Section 3.10, sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies may encroach a maximum of 1.7 metres into any yard.
- .11 Notwithstanding any other provision of the By-law, the following requirements and restrictions shall apply to accessory shed structures
 - .a Maximum Number of Structures: 4
 - .b Maximum Gross Floor Area of each Structure: 7.5 square metres
 - .c Minimum Setback to a Property Line: 0.5 metres
- .12 Notwithstanding any other provision of the By-law, the following requirements and restrictions shall apply to accessory play structures:

- .a Maximum Number of Structures: 4
- .b Maximum Gross Floor Area of each Structure: 6 square metres

12.2057.3 for the purposes of Exception 2057:

- .1 For the purposes of this section, the lot line abutting Wanless Drive shall be deemed to be the front lot line.
- .2 All lands zoned Exception 2057 shall be considered one lot for zoning purposes

12.2058 Exception 2058

12.2058.1 The lands shall only be used for the following purposes:

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

12.2058.2 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, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard; and
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 3.10 of the By-law.

12.2059 Exception 2059

12.2059.1 The lands shall only be used for the following purposes:

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

12.2059.2 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, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-by windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;

12.2059.3 Holding (H):

- .1 The holding (H) symbol shall not be removed until a minimum gross commercial floor area of 1500 square metres of the uses permitted in Exception 2030.1 exists on lands zoned OC-Exception 2029;
- .2 Until the holding (H) symbol is removed, the lands zoned R2(H) – Exception 2059 shall only be used for those purposes permitted in an A zone, subject to the requirements and restrictions of an A zone.

12.2060 Exception 2060

12.2060.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the OS zone
- .2 uses permitted by Exception 2078.1, only within a heritage building
- .3 a landscape buffer

12.2060.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes permitted by Exception 2060.1(2), the minimum setback between a heritage building and a Natural System (NS) Zone shall be 3.5 metres;
- .2 All waste or recycling containers or materials for restaurant purposes shall be stored within a climate-controlled garbage area within a building.
- .3 Except for a heritage building, the landscape buffer required by Exception 2060.1(2) shall have a minimum width of 10 metres.

12.2060.3 for the purposes of Exception 2060:

- .1 a heritage building is a building designated under the Ontario Heritage Act, as amended.
- .2 The entirety of the lands zoned OS- Exception 2060 and LC- Exception 2078 shall be considered one lot for zoning purposes.

12.2061 Exception 2061

12.2061.1 The lands shall only be used for the following purposes:

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

12.2061.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- .3 A detached garage shall have a maximum gross floor area of 65 square metres.
- .4 A detached garage shall not contain a habitable room.
- .5 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- .6 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.
- .7 Minimum building setback to a daylight triangle: 1.2 metres.

12.2062 Exception 2062

12.2062.1 The lands shall only be used for the following purposes:

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

12.2062.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

12.2063 Exception 2063

12.2063.1 The lands shall only be used for the following purposes:

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

12.2063.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Setback - 5.5 metres but 7.0 metres to the front of the garage.
- .2 Minimum Rear Yard Depth - 7.0 metres.
- .3 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .4 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

12.2064 Exception 2064

12.2064.1 The lands shall only be used for the following purposes:

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

12.2064.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth – 6.8 metres but 8.3 metres to the front of the garage.
- .2 Minimum Rear Yard Depth – 7.0 metres.
- .3 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .4 A detached garage shall have a maximum gross floor area of 42 square metres.
- .5 A detached garage shall not contain a habitable room.
- .6 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- .7 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.
- .8 Minimum building setback to a daylight triangle – 1.2 m.
- .9 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

12.2065 Exception 2065

12.2065.1 The lands shall only be used for the following purposes:

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

12.2065.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 7.8 metres but 9.3 metres to the front of the garage.
- .2 Minimum Rear Yard Depth – 7.0 metres.
- .3 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .4 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

12.2066 Exception 2066

12.2066.1 The lands shall only be used for the following purposes:

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

12.2066.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 A detached garage shall have a maximum gross floor area of 42 square metres.
- .3 A detached garage shall not contain a habitable room.
- .4 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- .5 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.
- .6 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

12.2067 Exception 2067

12.2067.1 The lands shall only be used for the following purposes:

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

12.2067.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 A detached garage shall have a maximum gross floor area of 42 square metres.
- .3 A detached garage shall not contain a habitable room.
- .4 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- .5 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.

12.2068 Exception 2068

12.2068.1 The lands shall only be used for the following purposes:

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

12.2068.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 A detached garage shall have a maximum gross floor area of 42 square metres.
- .3 A detached garage shall not contain a habitable room.
- .4 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- .5 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.

12.2069 Exception 2069

12.2069.1 The lands shall only be used for the following purposes:

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

12.2069.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 A detached garage shall have a maximum gross floor area of 42 square metres.
- .3 A detached garage shall not contain a habitable room.
- .4 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- .5 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.

12.2070 Exception 2070

12.2070.1 The lands shall only be used for the following purposes:

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

12.2070.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 6 metres.
- .2 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

12.2071 Exception 2071

12.2071.1 The lands shall only be used for the following purposes:

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

12.2071.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 3 metres.
- .2 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

12.2072 Exception 2072

12.2072.1 The lands shall only be used for the following purposes:

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

12.2072.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 35 metres
- .2 Minimum Front Yard Depth: 4.5 metres
- .3 Minimum Rear Yard Depth: 6 metres
- .4 Minimum Landscaped Open Space:
 - .a 3.0 metres abutting a Natural System (NS) zone, Agricultural (A) zone or a Residential zone; and,
 - .b 3.0 metres along Queen Street West, except at approved access locations.
- .5 Minimum Interior Side Yard Width: 0 metres abutting a Commercial zone

12.2073 Exception 2073

12.2073.1 The lands shall only be used for the following purposes:

- .1 The uses permitted in the LC - Exception 830 and PE zones; and
- .2 Purposes accessory to the permitted uses.

12.2073.2 The lands shall be subject to the following requirements and restrictions:

- .1 shall be subject to the applicable requirements and restrictions of the LC - Exception 830 zone with the exception of the uses permitted in the PE zone, and that outside storage only be permitted in conjunction with a garden centre associated with a retail establishment. The PE zone uses shall be subject to the following requirements and restrictions.
 - .a Parking spaces are required to be provided and maintained in accordance with the following:
 - .i Manufacturing, cleaning, packaging, processing, repairing, assembling, or printing operation - 1 parking space for each 93 square metres of gross area devoted to the industrial use, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail or education uses.
 - .b Parking spaces are required to be provided and maintained in accordance with the following:
 - .i Manufacturing, cleaning, packaging, processing, repairing, assembling, or printing operation - 1 parking space for each 93 square metres of gross area devoted to the industrial use, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail or education uses.
 - .c No loading spaces shall be required; and
 - .d No outside storage shall be permitted within 50 metres of a public street.

12.2074 Exception 2074

12.2074.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- .3 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place;
- .4 Notwithstanding Exception 2074 (3), a dwelling unit for display purposes, with or without a sales office, shall be permitted until May 12, 2015.
- .5 A temporary parking lot, with a maximum size of 440 square metres, for a temporary sales office shall be permitted until May 12, 2015.

12.2075. Exception 2075

12.2075.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows with or without foundation, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- .3 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place;
- .4 Notwithstanding, Exception 2075(iii), a dwelling unit for display purposes, with or without a sales office, shall be permitted until May 12, 2015;

12. 2076. Exception 2076

12.2076.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum lot depth shall be 28 metres;
- .2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .3 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- .4 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no building or structures shall be permitted while the (H) is in place;
- .5 Notwithstanding, Exception 2076 (iv), a dwelling unit for display purposes, with or without a sales office, shall be permitted for a maximum period of 5 years from the enactment of the by-law;
- .6 A temporary parking lot for a temporary sale office, shall be permitted until May 12, 2015.

12.2077 Exception 2077

12.2077.1 The lands shall be subject to the following requirements and restrictions:

- .1 The purposes permitted in an I1 zone; or,
- .2 The purposes permitted in an R1 (H) - Exception 1490 zone, but not any combination of Exception 2077.1(1) and 2077.1(2);

12.2077.3 The Holding (H)

- .1 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and Region of Peel. Until such time as the Holding (H) symbol is removed, the lands may only be used for Institutional General (I1) purposes.

12.2078 Exception 2078

12.2078.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted in a LC zone.
- .2 A supermarket
- .3 A private school
- .4 A day nursery
- .5 A commercial, technical or recreational school
- .6 A heritage building.

12.2078.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 3.0 metres
- .2 Minimum Rear Yard Depth: 0 metres
- .3 Minimum Setback to a Natural System (NS) Zone:
 - .a For the purposes permitted by Exception 2078.1(1) to (5): 10 metres
 - .b For a heritage building: 3.5 metres
- .4 Minimum Setback to the Westerly Property Line: 1.0 metres
- .5 Minimum Setback to the Easterly Property Line: 1.5 metres
- .6 Minimum Setback to a Daylight Triangle: 0 metres
- .7 Minimum Landscape Open Space:
 - .a 40% of the minimum required front yard; and,
 - .b 100% of the minimum required side yard yards.
- .8 Minimum Number of Parking Spaces: 166
- .9 Maximum Combined Total Gross Commercial Floor area 4,344 square metres.
- .10 All waste or recycling containers or materials for restaurant purposes shall be stored within a climate controlled garbage area within a building.

12.2078.3 for the purposes of Exception 2078:

- .1 a heritage building is a building designated under the Ontario Heritage Act, as amended.
- .2 the lot line abutting Mayfield Road shall be deemed the front lot line.

.3 the entirety of the lands zoned LC-Exception 2078 and OS-Exception 2060 shall be considered one lot for zoning purposes.

12.2079 Exception 2079

12.2079.1 The lands shall only be used for the following purposes:

- .1 A street townhouse dwelling;
- .2 Purposes accessory to other permitted purposes.

12.2079.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 105 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres
 - .b Corner Lot: 5.5 metres
- .3 Minimum Front Yard Depth:
 - .a 2.4 metres provided that the centre of the front wall of any dwelling units shall not be closer than 3 metres from the front lot line;
 - .b 6 metres to the front of any garage door opening.
- .4 Minimum Interior Side Yard Width: 1.2 metres except that 0.0 m is required when the side lot line coincides with a common wall between two dwelling units;
- .5 Maximum Building Height: 13 metres
- .6 Minimum Landscaped Open Space: Each lot shall have a minimum of 22 square metres of landscaped open space in the rear yard;
- .7 Minimum Exterior Side Yard Width:
 - .a 1.2 metres;
 - .b 0.6 metres abutting a parking area and a public walkway
- .8 Minimum Rear Yard;
 - .a 5 metres for units that do not have a rooftop amenity space having a minimum area of 20 square metres
 - .b 4 metres for units containing a rooftop amenity space having a minimum area 20 square metres, provided that a least 50 percent of the rear main wall shall be setback a minimum of 5 metres from the rear lot line;
- .9 Minimum Distance Between Buildings: 2.4 metres
- .10 Minimum Private Condominium Laneway Aisle Width: 6 metres, including an aisle providing access to parking spaces;

- .11 Minimum Visitor Parking Spaces: 0.23 spaces per unit;
- .12 Minimum Residential parking Spaces: 2 spaces per unit;
- .13 Minimum Rooftop Amenity Area: 20 square metres for each unit, except where a rear yard depth of 5 metres is maintained across the width of the dwelling in which case a rooftop amenity area is not required

12.2086 Exception 2086

12.2086.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in an R2 zone
- .2 Dwelling, Dual Frontage Townhouse

12.2086.2 The lands shall be subject to the following requirements and restrictions:

- .1 For zoning purposes, Queen Street West shall be deemed the front lot line.
- .2 Maximum Number of Townhouse Dwelling Units on Lands Zoned R2- Exception 2086: 9 units.
- .3 Maximum Number of Townhouse Dwelling Units in a Row: 9.
- .4 Minimum Lot Area: 100 square metres
- .5 Minimum Lot Width: 5.5 metres.
- .6 Minimum Yard Setback for a Principle Building:
 - .a The front wall of a dwelling unit: 3 metres to Queen Street.
 - .b The rear wall of a dwelling unit: 6 metres to a private road.
 - .c The side wall of a dwelling unit: 1.2 metres to a lot line not zoned in the same zoning category, 1.2 metres to a private road, and 1.2 metres to a common amenity area.
 - .d The garage door opening shall have a minimum setback of 6 metres from a private or public road.
- .7 Maximum Building Height: 12.0 metres.
- .8 Maximum Permitted Encroachment into the Rear Yard for an Open, Roofed Porch: 2.5 metres.
- .9 Minimum Landscape Open Space: Each dwelling unit shall have a minimum of 5.0 square metres of landscape open space in its rear yard.
- .10 Minimum Required Visitor Parking: 0.27 spaces per dwelling unit.
- .11 For the purpose of providing visitor parking and landscape open space owned by the condominium corporation all lands zoned R2- Exception 2088 and R2- Exception 2086 shall be treated as one lot.
- .12 Fencing shall be permitted in the front yard with a maximum height of 1.2 metres

12.2086.3 for the purposes of Exception 2086:

- .1 For the purpose of Exception 2086.1, a Dwelling, Dual Frontage Townhouse shall be defined as follows:

- .a Dwelling, Dual Frontage Townhouse: Shall mean a townhouse dwelling composed of three (3) or more dwelling units, with at least one common interior side wall where each dwelling unit is located on its own lot with the garage in the rear yard and independent pedestrian access separate from the garage to two-streets and/or a street and a public or private lane in both the front and rear yard.
- .2 The provisions of Section 5.2.Q.1 of this By-law shall not apply.

12.2087 Exception 2087

12.2087.1 The lands shall only be used for the following purposes:

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

12.2087.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots greater than 14.0 metres wide, the maximum interior garage width shall not exceed 58% of the dwelling unit width.

12.2088 Exception 2088

12.2088.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an R2 Zone.

12.2088.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Number of Townhouse Dwelling Units Permitted on Lands Zoned R2- Exception 2088: 34 units.
- .2 Minimum Yard Setback for a Principle Building:
 - .a The front wall of a dwelling unit: 4 metres to a private road, 1.5 metres to a common amenity area, and 4.5 metres in all other situations.
 - .b The rear wall of a dwelling unit: 5.75 metres to a lot line.
 - .c The side wall of a dwelling unit: 1.2 metres to a lot line not zoned in the same zoning category, 1.2 metres to private road, 1.5 metres to a common amenity area, 2.4 metres to the side wall of a dwelling unit.
 - .d The garage door opening shall have a minimum setback of 6 metres from a private or public road.
- .3 Maximum Building Height: 12.0 metres.
- .4 Maximum Permitted Encroachment into the Rear Yard for an Open, Roofed Porch: 2.5 metres.
- .5 Minimum Required Visitor Parking: 0.27 spaces per dwelling unit.
- .6 For the purpose of providing visitor parking and landscape open space owned by the condominium corporation all lands zoned R2- Exception 2088 and R2 – Exception 2086 shall be treated as one lot.

12.2088.3 for the purposes of Exception 2088:

- .1 The provisions of Section 5.2.Q.1 of this By-law shall not apply.

12.2089 Exception 2089

12.2089.1 The lands shall only be used for the following purposes:

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

12.2089.2 The lands shall be subject to the following requirements and restrictions:

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

12.2090 Exception 2090

12.2090.1 The lands shall only be used for the following purposes:

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

12.2090.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots greater than 14.0 metres wide, the maximum interior garage width shall not exceed 58% of the dwelling unit width.

12.2091 Exception 2091

12.2091.1 The lands shall only be used for the following purposes:

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

12.2091.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 The garage is permitted to face the flankage lot line.
- .4 Minimum Corner Lot Width: 22.2 metres

12.2092 Exception 2092

12.2092.1 The lands shall only be used for the following purposes:

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

12.2092.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard or rear yard.
- .2 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 0.5 metres into any exterior side yard.
- .3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 The garage is permitted to face the flankage lot line.
- .5 Minimum Lot Width - Interior and Corner Lots: 15.2m
- .6 Minimum Front Yard Depth – 4.5 metres
- .7 Minimum Exterior Side Yard Width – 3.0m

12.2093 Exception 2093

12.2093.1 The lands shall only be used for the following purposes:

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

12.2093.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard or rear yard.
- .2 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 0.5 metres into any exterior side yard.
- .3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 The garage is permitted to face the flankage lot line.
- .5 Minimum Lot Width - Interior and Corner Lots: 11.6m
- .6 Minimum Front Yard Depth – 4.5 metres
- .7 Minimum Exterior Side Yard Width – 3.0 metres.

12.2094 Exception 2094

12.2094.1 The lands shall only be used for the following purposes:

- .1 Commercial uses:
 - .a A gas bar;
 - .b A retail establishment;
 - .c A service shop;
 - .d A personal service shop;
 - .e A bank, trust company, and finance company;
 - .f An office;
 - .g A dry cleaning and laundry distribution station;
 - .h A convenience restaurant, dining room restaurant, and take out restaurant;
 - .i A printing or copying establishment;
 - .j A commercial school;
 - .k A garden centre sales establishment;
 - .l A community club;
 - .m A health or fitness centre;
 - .n A custom workshop;
 - .o A motor vehicle sales establishment;
 - .p A motor vehicle repair shop;
 - .q A motor vehicle washing establishment;
 - .r A retail warehouse;
 - .s A large retail warehouse;
 - .t A home furnishing and home improvement retail warehouse;
 - .u A hotel;
 - .v A supermarket;
 - .w A convenience store;
 - .x A banquet hall; and
 - .y 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 a printing establishment;
- .c a warehouse;

12.2094.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Building Setback:

- .a 6.0 metres from Regional Road 107 (Queen Street) and Regional Road 50 (Highway 50);
- .b 10.0 metres from a Natural System (NS) Zone;
- .c 10.0 metres from The Gore Road;
- .d 17.0 metres from the rear (south) lot line;

.2 Minimum Landscaped Open Space:

- .a 3 metres abutting a Natural System (NS) Zone;
- .b 6 metres abutting the Regional Road 107 (Queen Street), Regional Road 50 (Highway 50) and The Gore Road, except at approved access locations;
- .c 3 metres abutting all other lot lines, except at approved access locations;

.3 Outdoor storage associated with industrial uses, a motor vehicle sales establishment, a motor vehicle repair shop and a garden centre sales establishment shall not be located within 200 metres of Regional Road 107 (Queen Street) and Regional Road 50 (Highway 50).

.4 Stand alone retail establishments, personal service shops and service shops with a gross floor area less than 930 square metres shall not be located within 100 metres of Regional Road 107 (Queen Street);

.5 Buildings within 80 metres of Regional Road 107 (Queen Street) and of Regional Road 50 (Highway 50) shall have a minimum building height of 3 storeys;

.6 Gas pumps and gas pump islands of a gas bar shall not be located between the principal building of a gas bar and a street;

.7 Drive-through facilities, including queuing lanes, shall not be located between a building and a street;

.8 Floor Area Restriction:

The combined Gross Leasable Commercial Floor Area of uses listed in 2094.1(1), excluding an office, that are located within 80 metres of the Regional Road 107 (Queen Street) and Regional Road 50 (Highway 50) shall only exceed 8,000 sq.m. (86,000 sq.ft.) in conjunction with a

minimum gross floor area 5,500 sq.m. (60,000 sq.ft.) office uses located anywhere on the entire lands zoned LC – Exception 2094.

12.2094.3 for the purposes of Exception 2094:

- .1 For the purposes of this by-law, the lands zoned LC- Exception 2094 shall be considered one lot for zoning purposes.

12.2095 Exception 2095

12.2095.1 The lands shall only be used for the following purposes:

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

12.2095.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- .3 Minimum Rear Yard Depth: 7.0 metres.
- .4 Minimum Front Yard Depth: 8.2 metres.

12.2096 Exception 2096

12.2096.1 The lands shall only be used for the following purposes:

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

12.2096.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- .3 Minimum Rear Yard Depth: 7.0 metres.
- .4 Minimum Front Yard Depth: 7.8 metres.

12.2097 Exception 2097

12.2097.1 The lands shall only be used for the following purposes:

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

12.2097.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- .3 Minimum Rear Yard Depth: 7.0 metres.
- .4 Minimum Front Yard Depth: 8.8 metres.

12.2098 Exception 2098

12.2098.1 The lands shall only be used for the following purposes:

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

12.2098.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 Minimum building setback to a daylight triangle: 1.2m
- .3 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- .4 Minimum Rear Yard Depth: 7.0 metres.
- .5 Minimum Front Yard Depth: 9.3 metres.

12.2099 Exception 2099

12.2099.1 The lands shall only be used for the following purposes:

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

12.2099.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- .3 Minimum Rear Yard Depth: 7.0 metres.
- .4 Minimum Front Yard Depth: 11.8 metres.