

12.2100 Exception 2100

12.2100.1 The lands shall only be used for the following purposes:

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

12.2100.2 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.

12.2101 Exception 2101

12.2101.1 The lands shall only be used for the following purposes:

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

12.2101.2 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.

12.2102 Exception 2102

12.2102.1 The lands shall only be used for the following purposes:

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

12.2102.2 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.

12.2103 Exception 2103

12.2103.1 The lands shall only be used for the following purposes:

- .1 shall be used for the purposes permitted in the R1 zone and a '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;
 - .b a retail establishment having no outdoor storage;
 - .c a convenience store;
 - .d a bank, trust company or financial institution;
 - .e an art gallery;
 - .f a service shop;
 - .g a personal service shop;
 - .h a dry-cleaning and laundry distribution station;
 - .i a laundromat
 - .j a printing or copying establishment;
 - .k a commercial, technical or recreation school;
 - .l a place or commercial recreation;
 - .m a take-out restaurant;
 - .n a health or fitness centre;
 - .o a custom workshop;
 - .p a visual and performing arts studio;
 - .q purposes accessory to the other permitted uses.

12.2103.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Depth: 30 metres
- .2 Minimum Exterior Side Yard Width: 1.8m
- .3 Minimum Rear Yard Depth: 1.5m
- .4 Maximum Building Height: 12.0m

- .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 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.
- .7 Minimum Parking Spaces: A minimum of 2 parking spaces per residential unit. There are no minimum parking spaces required for non-residential uses.
- .8 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.
- .9 Each live-work townhouse dwelling unit is not required to have direct pedestrian access from the front yard to the rear yard.
- .10 No drive-through facilities are permitted.

12.2103.3 for the purposes of Exception 2103:

- .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.

12.2104 Exception 2104

12.2104.1 The lands shall only be used for the following purposes:

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

12.2104.2 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.

12.2105 Exception 2105

12.2105.1 The lands shall only be used for the following purposes:

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

12.2105.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Landscaped Open Space: 3.0 metres along all lot lines, except at approved access locations.

12.2106 Exception 2106

12.2106.1 The lands shall only be used for the following purposes:

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

12.2106.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window 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 lot depth: 22.5
- .3 Minimum interior side yard abutting the easterly property boundary – 7.5 metres
- .4 Minimum rear yard setback – 0.6m.

12.2107 Exception 2107

12.2107.1 The lands shall only be used for the following purposes:

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

12.2107.2 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.

12.2108 Exception 2108

12.2108.1 The lands shall only be used for the following purposes:

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

12.2108.2 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.

12.2109 Exception 2109

12.2109.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the following purposes:
 - .a those purposes permitted in an PE zone
 - .b a place of worship.

12.2109.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall only be permitted within an industrial mall.
- .2 parking for place of worship uses shall be provided as follows:
 - .a a minimum of 14 parking spaces for any amount of the total gross floor area devoted to place of worship use equal to or less than 660 square metres; and,
 - .b parking in accordance with Section 4.1 of this By-law for any amount of the total gross floor area devoted to place of worship use in excess of 660 square metres.

12.2110 Exception 2110

12.2110.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in PE – Exception 1668
- .2 a place of worship

12.2110.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall only be permitted within an industrial mall, and shall not exceed 330 square metres in gross floor area.
- .2 a maximum of 60 seats shall be used for a place of worship containing seats in the main worship area.
- .3 a minimum of 8 parking spaces shall be provided for a place of worship.

12.2111 Exception 2111

12.2111.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in PE – Exception 1548;
- .2 a place of worship

12.2111.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall only be permitted within an industrial mall, and shall not exceed 605 square metres in gross floor area.
- .2 a maximum of 176 seats shall be used for a place of worship containing seats in the main worship area.
- .3 parking for a place of worship shall be calculated at 1 space for every 4 seats, or where no seat is provided, 8.4 square metres of worship area or portion thereof.

12.2112 Exception 2112

12.2112.1 The lands shall only be used for the following purposes:

- .1 Either
 - .a those uses permitted in a GE zone, or
 - .b as a temporary use until September 28, 1995, the following:
 - .i a retail establishment;
 - .ii an office, not including the office of a medical, dental or other drugless practitioner;
 - .iii a warehouse; and
 - .iv a display area and showroom;
- .2 purposes accessory to the other permitted purposes, but not both Exception 2112.1(1)(a) and (b), and
- .3 a place of worship

12.2112.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall not exceed 4,230 square metres in gross floor area.
- .2 parking for a place of worship shall be calculated at 1 space for every 4 seats, or where no seat is provided, 8.4 square metres of worship area or portion thereof.

12.2113 Exception 2113

12.2113.1 The lands shall only be used for the following purposes:

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

12.2113.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard;
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard;
- .3 On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .4 Minimum rear yard depth shall be 7.0 metres; and,
- .5 Maximum building height shall be 12 metres.

12.2113.3 for the purposes of Exception 2113:

- .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 2113.2.

12.2114 Exception 2114

12.2114.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in PE – Exception 2676;
- .2 a place of worship.

12.2114.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall not exceed 1,440 square metres in gross floor area.
- .2 a minimum of 45 parking spaces shall be provided for a place of worship.

12.2115 Exception 2115

12.2115.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in PE – Exception 157;
- .2 a place of worship.

12.2115.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall only be permitted within an industrial mall and shall not exceed 550 square metres in gross floor area.
- .2 a minimum of 13 parking spaces shall be provided for a place of worship.

12.2116 Exception 2116

12.2116.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in PE – Exception 186; and,
- .2 a place of worship.

12.2116.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall only be permitted within an industrial mall and shall not exceed 265 square metres in gross floor area;
- .2 a maximum of 52 seats shall be used for a place of worship containing seats in the main worship area.
- .3 parking for a place of worship shall be calculated at 1 space for every 4 seats, or where no seat is provided, 8.4 square metres of worship area or portion thereof.

12.2117 Exception 2117

12.2117.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in an GE zone;
- .2 a place of worship.

12.2117.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall only be permitted within an industrial mall and shall not exceed 850 square metres in gross floor area;
- .2 a minimum of 19 parking spaces shall be provided for a place of worship.

12.2118 Exception 2118

12.2118.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in PE – Exception 225;
- .2 a place of worship.

12.2118.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall only be permitted within an industrial mall and shall not exceed 400 square metres in gross floor area.
- .2 a maximum of 120 seats shall be used for a place of worship containing seats in the main worship area.
- .3 parking for a place of worship shall be calculated at 1 space for every 4 seats, or where no seat is provided, 8.4 square metres of worship area or portion thereof.

12.2119 Exception 2119

12.2119.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in Exception 2119.1(1)(a) or the purposes permitted in Exception 2119.1(1)(b), but not both:
 - .a The uses permitted in the PE Zone; or
 - .b A place of worship,

12.2119.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 6,500 square metres.
- .2 Minimum Interior Side Yard Width:
 - .a Northerly Property Line: 5.5 metres
 - .b Southerly Property Line: 9.0 metres
- .3 Minimum Rear Yard Depth: 20 metres
- .4 Maximum Coverage of Buildings and Structures: 50 percent of the lot area
- .5 Minimum Landscaped Open Space:
 - .a 4.5 metres abutting the front property line, except at approved access locations;
 - .b 1.0 metre along the southerly property line;
 - .c 0.0 metres along the northerly property line; and,
 - .d 12 metres abutting the rear property line.
- .6 Maximum Building Height: 2 Storeys.
- .7 Truck loading facilities shall not be permitted in the front yard.
- .8 Outside storage of goods, material, equipment or refuse shall not be permitted.

12.2119.3 for the purposes of Exception 2119:

- .1 A Place of Worship shall be subject to the following requirements and restrictions:
 - .a Maximum Gross Floor Area: 3700 square metres;
 - .b Maximum Worship Area: 1150 square metres;
 - .c Parking shall be provided and maintained in accordance with Section 4.1 of this By-law and subject to the following:
 - .i Minimum on-site parking spaces: 80;

- .ii The remainder of the required parking spaces associated with the place of worship may be accommodated off-site provided that these required spaces are located on lands within 150 metres of the place of worship;
- .iii Required parking for the place of worship shall not include the provision of parking spaces on municipal roads;
- .d The parking or storage of oversized motor vehicles or motor vehicles not associated with the place of worship is prohibited for on-site and off-site parking areas;
- .e One residential unit with up to 4 guest rooms shall be permitted;
- .f All other provisions of Exception 2119.2 that do not conflict with the provisions of Exception 2119.3 shall apply

12.2120 Exception 2120

12.2120.1 The lands shall only be used for the following purposes:

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

12.2120.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard;
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard;
- .3 On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .4 Minimum rear yard depth shall be 7.0 metres; and,
- .5 Maximum building height shall be 12 metres.

12.2120.3 for the purposes of Exception 2120:

- .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 2120.2.

12.2121 Exception 2121

12.2121.1 The lands shall only be used for the following purposes:

- .1 A parking lot.

12.2122 Exception 2122

12.2122.1 The lands shall only be used for the following purposes:

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

12.2122.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 400 square metres;
- .b Corner Lot – 475 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 15.0 metres;
- .b Corner Lot – 18.0 metres;

.3 Minimum Lot Depth: 27.0 metres;

.4 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 5.5 metres to the front of a garage where the garage door faces the street;
- .c 3.0 metres to a garage where the garage door faces an interior lot line;
- .d the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;
- .e a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
- .f a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;
- .g a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,
- .h a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;

.5 Minimum Exterior Side Yard:

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

- .c a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;
- .d a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,
- .e 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 7.5 metres;
- .b 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres;

.8 Maximum Building Height: 9.5 metres;

.9 Minimum Floor Space Area: 148.0 square metres;

.10 Garage Control:

- .a where a two car garage has the garage doors facing the interior side yard, the garage may project 6.8 metres into the front yard beyond the porch or front wall of a dwelling;
- .b the maximum garage door width for a lot width greater than 15.0 metres, shall be 55% of the dwelling unit width;
- .c the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; 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.

.11 Shall also 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 2122.2

12.2122.3 for the purposes of Exception 2122:

.1 for the purposes of Exceptions 2122, 2123, 2124, 2125 and 2126:

- .a Balcony shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with floor level more than 0.60 metres above adjacent grade;
- .b Patio shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with the floor level equal or less than 0.6 metres above adjacent grade;

- .c Terrace shall mean a flat roof or platform, uncovered and unenclosed, adjoining a building and having access from the second floor;
- .d Loft shall mean the upper most floor level of a building with its floor area no more than 50% of the floor area immediately below it; in the case of a two (2) storey dwelling; and not more than 50% of the building area (including garage) immediately below it; in the case of a one (1) storey dwelling; and,
- .e For the purposes of calculating minimum floor area and ceiling heights, lofts shall not be included.
- .f For the purposes of calculating number of storeys, lofts shall not be included."

12.2123 Exception 2123

12.2123.1 The lands shall only be used for the following purposes:

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

12.2123.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 400 square metres;
- .b Corner Lot – 475 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 15.0 metres;
- .b Corner Lot – 18.0 metres;

.3 Minimum Lot Depth: 27.0 metres;

.4 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 5.5 metres to the front of a garage where the garage door faces the street;
- .c the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;
- .d a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
- .e a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;
- .f a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,
- .g a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 5.5 metres to a garage door;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;

- .d a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;
- .e a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,
- .f 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 7.5 metres;
- .b 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres;

.8 Maximum Building Height:

- .a 11.5 metres for a two storey building;
- .b 9.5 metres for a one storey building;

.9 Minimum Floor Space Area:

- .a 241 square metres for a two storey building;
- .b 148 square metres of a one storey building;

.10 A garage is permitted to be accessed from the exterior side yard;

.11 Garage Control:

- .a the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and
- .b 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.

12.2123.3 for the purposes of Exception 2123.:

.1 for the purposes of Exceptions 2122, 2123, 2124, 2125 and 2126:

- .a Balcony shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with floor level more than 0.60 metres above adjacent grade;
- .b Patio shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with the floor level equal or less than 0.6 metres above adjacent grade;

- .c Terrace shall mean a flat roof or platform, uncovered and unenclosed, adjoining a building and having access from the second floor;
- .d Loft shall mean the upper most floor level of a building with its floor area no more than 50% of the floor area immediately below it; in the case of a two storey dwelling; and not more than 50% of the building area (including garage) immediately below it; in the case of a one storey dwelling; and,
- .e For the purposes of calculating minimum floor area and ceiling heights, lofts shall not be included.
- .f For the purposes of calculating number of storeys, lofts shall not be included.

12.2124 Exception 2124

12.2124.1 The lands shall only be used for the following purposes:

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

12.2124.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 400 square metres;
- .b Corner Lot – 475 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 15.0 metres;
- .b Corner Lot – 18.0 metres;

.3 Minimum Lot Depth: 27.0 metres;

.4 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 5.5 metres to the front of a garage where the garage door faces the street;
- .c the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;
- .d a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
- .e a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;
- .f a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,
- .g a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 5.5 metres to a garage door;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;

- .d a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;
- .e a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,
- .f 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: 7.5 metres;

- .a 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres;

.8 Maximum Building Height:

- .a 11.5 metres for a two storey building;
- .b 9.5 metres for a one storey building;

.9 Minimum Floor Space Area:

- .a 241 square metres for a two storey building;
- .b 148 square metres of a one storey building;

.10 A garage is permitted to be accessed from the exterior side yard;

.11 Garage Control:

- .a the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and
- .b 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.

12.2124.3 for the purposes of Exception 2124:

.1 for the purposes of Exceptions 2122, 2123, 2124, 2125 and 2126:

- .a Balcony shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with floor level more than 0.60 metres above adjacent grade;
- .b Patio shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with the floor level equal or less than 0.6 metres above adjacent grade;

- .c Terrace shall mean a flat roof or platform, uncovered and unenclosed, adjoining a building and having access from the second floor;
- .d Loft shall mean the upper most floor level of a building with its floor area no more than 50% of the floor area immediately below it; in the case of a two storey dwelling; and not more than 50% of the building area (including garage) immediately below it; in the case of a one storey dwelling; and,
- .e For the purposes of calculating minimum floor area and ceiling heights, lofts shall not be included.
- .f For the purposes of calculating number of storeys, lofts shall not be included.”

12.2125 Exception 2125

12.2125.1 The lands shall only be used for the following purposes:

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

12.2125.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 475 square metres;
- .b Corner Lot – 550 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 18.0 metres;
- .b Corner Lot – 21.0 metres;

.3 Minimum Lot Depth: 27.0 metres;

.4 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 5.5 metres to the front of a garage where the garage door faces the street;
- .c 3 metres to a garage where the garage door faces an interior lot line;
- .d the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;
- .e a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
- .f a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;
- .g a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,
- .h a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 5.5 metres to a garage door;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;

- .d a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;
- .e a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,
- .f 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 7.5 metres;
- .b 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres;

.8 Maximum Building Height:

- .a 11.5 metres for a two storey building;
- .b 9.5 metres for a one storey building;

.9 Minimum Floor Space Area:

- .a 278 square metres for a two storey building;
- .b 167 square metres of a one storey building;

.10 A garage is permitted to be accessed from the exterior side yard;

.11 Garage Control:

- .a Where a two car garage has the garage doors facing the interior side yard, the garage may project 6.8 metres into the front yard beyond the porch or front wall of a dwelling;
- .b The maximum garage door width for a lot width greater than 18.0 metres, shall be 55% of the dwelling unit width;
- .c The garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; 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.

12.2125.3 for the purposes of Exception 2125:

.1 for the purposes of Exceptions 2122, 2123, 2124, 2125 and 2126:

- .a Balcony shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with floor level more than 0.60 metres above adjacent grade;
- .b Patio shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with the floor level equal or less than 0.6 metres above adjacent grade;
- .c Terrace shall mean a flat roof or platform, uncovered and unenclosed, adjoining a building and having access from the second floor;
- .d Loft shall mean the upper most floor level of a building with its floor area no more than 50% of the floor area immediately below it; in the case of a two (2) storey dwelling; and not more than 50% of the building area (including garage) immediately below it; in the case of a one storey dwelling; and,
- .e For the purposes of calculating minimum floor area and ceiling heights, lofts shall not be included.
- .f For the purposes of calculating number of storeys, lofts shall not be included."

12.2126 Exception 2126

12.2126.1 The lands shall only be used for the following purposes:

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

12.2126.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 500 square metres;
- .b Corner Lot – 600 square metres;

.2 Minimum Lot Width:

- .a Interior Lot – 19.0 metres;
- .b Corner Lot – 23.0 metres;

.3 Minimum Lot Depth: 27.0 metres;

.4 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 5.5 metres to the front of a garage where the garage door faces the street;
- .c 3.0 metres to a garage where the garage door faces an interior lot line;
- .d the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;
- .e a porch and/or balcony, with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
- .f a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;
- .g a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,
- .h a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;

.5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 5.5 metres to a garage door;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;

- .d a porch or balcony, with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;
- .e a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,
- .f 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 7.5 metres;
- .b 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;

.7 Minimum Interior Side Yard Width:

- .a 1.2 metres;

.8 Maximum Building Height:

- .a 11.5 metres for a two storey building;
- .b 9.5 metres for a one storey building;

.9 Minimum Floor Space Area:

- .a 278 square metres for a two storey building;
- .b 167 square metres of a one storey building;
- .c A garage is permitted to be accessed from the exterior side yard;

.10 Garage Control:

- .a where a two car garage has the garage doors facing the interior side yard, the garage may project 6.8 metres into the front yard beyond the porch or front wall of a dwelling;
- .b the maximum garage door width for a lot width greater than 19.0 metres, shall be 55% of the dwelling unit width;
- .c the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; 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.

12.2126.3 for the purposes of Exception 2126:

.1 for the purposes of 2122, 2123, 2124, 2125 and 2126:

- .a Balcony shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with floor level more than 0.60 metres above adjacent grade;
- .b Patio shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with the floor level equal or less than 0.6 metres above adjacent grade;
- .c Terrace shall mean a flat roof or platform, uncovered and unenclosed, adjoining a building and having access from the second floor;
- .d Loft shall mean the upper most floor level of a building with its floor area no more than 50% of the floor area immediately below it; in the case of a two storey dwelling; and not more than 50% of the building area (including garage immediately below it; in the case of a one storey dwelling; and, .
- .e For the purposes of calculating minimum floor area and ceiling heights, lofts shall not be included.
- .f For the purposes of calculating number of storeys, lofts shall not be included."

12.2127 Exception 2127

12.2127.1 The lands shall only be used for the following purposes:

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

12.2127.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Cumulative Garage Door Width of an Attached Garage - 5.05 metres.
- .2 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 2.4 metres, and eaves and cornices of the projected balcony or porch may project an additional 0.6 metres into the minimum front yard or exterior side yard.
- .3 Bay windows and bow windows and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.
- .4 Minimum Interior Garage Parking Space - 5.4 metres by 2.7 metres.

12.2128 Exception 2128

12.2128.1 The lands shall only be used for the following purposes:

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

12.2128.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard;
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard;
- .3 Minimum lot width for a corner lot shall be 13 metres;
- .4 Minimum exterior side yard width shall be 2.5 metres; and,
- .5 Maximum building height shall be 12 metres.

12.2128.3 for the purposes of Exception 2128:

- .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 2128.2.

12.2129 Exception 2129

12.2129.1 The lands shall only be used for the following purposes:

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

12.2129.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum exterior side yard width of 3.5 metres;
- .2 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required frontyard and exterior side yard;
- .3 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard;
- .4 On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .5 If an interior lot is greater than or equal to 14.0 metres, the maximum interior garage width shall be 6.1 metres;
- .6 Minimum lot width for a corner lot shall be 14 metres; and,
- .7 Maximum building height shall be 12 metres..

12.2129.3 for the purposes of Exception 2129:

- .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 2129.2

12.2030 Exception 2030

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

- .1 An office;
- .2 A research and development facility in conjunction with an office;
- .3 A hotel;
- .4 A conference centre;
- .5 A bank, trust company or financial institution;
- .6 Only in conjunction with the uses permitted in Exception 2030.1(1) to 2030.1(4), the following accessory uses:
 - .a A retail establishment having no outside storage;
 - .b A convenience store or grocery store;
 - .c A dry cleaning and laundry establishment;
 - .d A dining room restaurant, a take-out restaurant;
 - .e A service shop;
 - .f A personal service shop, but excluding a massage or body rub parlour;
 - .g A printing or copying establishment;
 - .h A commercial, technical or recreational school;
 - .i A community club;
 - .j A health or fitness centre;
 - .k A day nursery;
 - .l A park, playground or outdoor recreational facility;
 - .m An animal hospital;
 - .n A banquet hall;
 - .o A pharmacy;
 - .p A tool and equipment rental establishment;
 - .q An art gallery;
 - .r A private school; and,
 - .s Purposes accessory to other permitted purposes.

12.2030.2 The following uses shall not be permitted:

- .1 A retail warehouse;
- .2 A warehouse and distribution facility;
- .3 An adult video store;
- .4 An adult book store;
- .5 An adult entertainment parlour; and,
- .6 A drive through facility.

12.2030.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 2.5 metres;
- .2 Maximum Front Yard Depth:
 - .a For buildings located within 50.0 metres of Steeles Avenue, the Maximum Front Yard Setback shall be 6.0 metres; and,
 - .b For buildings located more than 50 metres from Steeles Avenue, the Maximum Front Yard Setback in Exception 2030.3(1) shall not apply;
- .3 Minimum setback to all other lot lines: 2.0 metres;
- .4 Minimum Building Height:
 - .a 3 storeys for any portion of a building located within 20 metres of Steeles Avenue; and,
 - .b 2 storeys for any portion of a building located more than 20 meters but less than or equal to 100 metres from Steeles Avenue;
- .5 Maximum encroachment into the minimum required front yard setback for canopies and patios shall be 2.5 metres;
- .6 Minimum Landscaped Open Space, except at approved access locations:
 - .a A width of 2.7 metres abutting Steeles Avenue;
 - .b A width of 3.0 metres along a side yard and rear yard where a building is located within 5 metres of the property boundary; and,
 - .c 0 metres abutting all other zone boundaries or lot lines;
- .7 Minimum Ground Floor Height: 4.5 metres;
- .8 Maximum Building Gross Floor Area: 3,203 square metres;
- .9 Minimum Building Gross Floor Area: 3,000 square metres;
- .10 A Minimum Building Gross Floor Area of 2,000 square metres shall be located within 70.0 metres of Steeles Avenue;

- .11 Uses permitted in Exception 2030.1(6), which may or may not be located in a freestanding building, shall be limited to a total combined maximum Gross Floor Area of 1,290 square metres;
- .12 The openings for waste disposal, service and loading facilities of any buildings shall be screened from public view from a public street;
- .13 All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a main building;
- .14 Minimum Parking Requirement: 1 space per each 30.8 square metres of gross floor area, or portion thereof;
- .15 Minimum Front Yard Setback to a Transformer: 1.0 metre;
- .16 A day care or day nursery use may include rooftop outdoor play areas; and,
- .17 Outside storage shall not be permitted.

12.2030.4 for the purposes of Exception 2030:

- .1 All lands zoned OC- Exception 2030 shall be treated as one lot for zoning purposes.
- .2 A '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 place of worship.
- .3 A 'Retail Warehouse' shall mean a building or structure, or part of a building or structure, in excess of 1,858 square metres occupied by a single user where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

12.2131 Exception 2131

12.2131.1 The lands shall only be used for the following purposes:

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

12.2131.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Lot Area: 130 square metres (Interior Lot);
- .2 Minimum Lot Depth: 23 metres;
- .3 Minimum Dwelling Unit Width: 6.0 metres;
- .4 Minimum Interior Side Yard Width: 0.75 metres;
- .5 Minimum Exterior Side Yard Width: 1.5 metres;
- .6 Minimum Rear Yard Depth: 6.0 metres; and,
- .7 Maximum Building Height: 12.6 metres.
- .8 The provisions of Section 5.2.Q.1 of this By-law shall not apply.

12.2131.3 for the purposes of Exception 2131:

- .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 2131.2

12.2132 Exception 2132

12.2132.1 The lands shall only be used for the following purposes:

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

12.2132.2 The lands shall be subject to the following requirements and restrictions:

- .1 No building or structure including accessory structures and swimming pools (above or below grade) shall be located within 10.5 metres of the rear lot line: and
- .2 Minimum rear yard depth – 15 metres

12.2133 Exception 2133

12.2133.1 The lands shall only be used for the following purposes:

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

12.2133.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum lot area – 620 square metres;
- .2 Minimum lot depth – 44.5 metres;
- .3 Minimum front yard depth – 4.5 metres;
- .4 Minimum interior side yard width – 1.2 metres on one side of the dwelling and 3.5 metres on the other side of the dwelling;
- .5 Minimum rear yard depth – 15 metres
- .6 An attached garage shall not be permitted;
- .7 Maximum driveway width – 3.0 metres in the front yard and 6.0 metres in the rear yard; and
- .8 Maximum gross floor area of detached garage – 54 square metres.

12.2134 Exception 2134

12.2134.1 The lands shall only be used for the following purposes:

- .1 a retail establishment having no outside storage
- .2 a dining room restaurant, a convenience restaurant, a take-out restaurant
- .3 a convenience store or grocery store
- .4 a community club
- .5 an animal hospital
- .6 a service shop
- .7 a personal service shop
- .8 a bank, trust company and finance company
- .9 an office, excluding a medical office
- .10 a dry cleaning and laundry distribution station
- .11 a dry cleaning and laundry establishment
- .12 a printing and/or copying establishment
- .13 a health or fitness centre
- .14 a religious institution, including an associated place of public assembly
- .15 a day nursery
- .16 a commercial school
- .17 a library
- .18 an art gallery
- .19 an art studio

12.2134.2 The following purposes shall not be permitted:

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

12.2134.3 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this by-law, Ashby Field Road shall be deemed to be the front lot line.
- .2 Minimum Front Yard Depth: 4.5 metres
- .3 Minimum Building Setback Abutting Bovaird Drive West: 4.5 metres
- .4 Minimum Building Setback Abutting Kilrea Way: 6.0 metres
- .5 Maximum Building Height: 2 storeys
- .6 Minimum Landscaped Open Space:
 - .a a 4.5 metre wide landscaped open space area shall be provided along Bovaird Drive West except at approved access locations.
 - .b a 4.5 metre wide landscaped open space area shall be provided along Ashby Field Road except at approved access locations.
 - .c a 3.0 metre wide landscaped open space area shall be provided along Kilrea Way except at approved access locations.
- .7 A stacking lane for a drive-through facility shall not be located between any building and street.
- .8 All garbage and refuse storage shall be enclosed and screened from the street.
- .9 All restaurant refuse storage shall be enclosed in a climate controlled area within the building.
- .10 No outside storage of goods, materials or machinery shall be permitted.
- .11 Parking shall be provided and maintained in accordance with Section 4.1 of the Zoning By-law.

12.2134.4 for the purposes of Exception 2134:

- .1 Shall also be subject to the requirements and restrictions of the HC zone and all of the general provisions of this by-law, which are not in conflict with the ones set out in Exception 2134.3.

12.2135 Exception 2135

12.2135.1 The lands shall only be used for the following purposes:

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

12.2135.2 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 metre into any front yard, exterior side yard or rear yard.

12.2136 Exception 2136

12.2136.1 The lands shall only be used for the following purposes:

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

12.2136.2 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 metre into any front yard, exterior side yard or rear yard.

12.2137 Exception 2137

12.2137.1 The lands shall only be used for the following purposes:

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

12.2137.2 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 metre into any front yard, exterior side yard or rear yard.

12.2138 Exception 2138

12.2138.1 The lands shall only be used for the following purposes:

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

12.2138.2 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 metre into any front yard, exterior side yard or rear yard.

12.2139 Exception 2139

12.2139.1 The lands shall only be used for the following purposes:

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

12.2139.2 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 metre into any front yard, exterior side yard or rear yard.

12.2140 Exception 2140

12.2140.1 The lands shall only be used for the following purposes:

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

12.2140.2 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 metre into any front yard, exterior side yard or rear yard.

12.2141 Exception 2141

12.2141.1 The lands shall only be used for the following purposes:

- .1 Stacked townhouse dwellings;
- .2 Back-to-back stacked townhouse dwellings; and,
- .3 Purposes accessory to other permitted purposes.

12.2141.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum number of residential units on one lot shall not exceed 100 dwelling units;
- .2 For zoning purposes, the front lot line shall be the lot line abutting Goreway Drive;
- .3 Minimum front yard depth: 6.0 metres;
- .4 Minimum side yard width: 3.0 metres;
- .5 Minimum exterior side yard width: 3.0 metres;
- .6 Minimum rear yard depth: 3.0 metres;
- .7 Notwithstanding Section 3.10, the maximum permitted encroachment into any yard is 2.1 metres: sunken patios, porches (covered or uncovered) and stairs;
- .8 The following shall be permitted in a minimum yard: walkways, hard and soft landscaping, retaining walls, stairways, driveways and parking areas;
- .9 The minimum setback to a daylight triangle exceeding 10 metres by 10 metres shall be 1.5 metres;
- .10 A garbage enclosure shall be a permitted encroachment in a side yard to within 0.5 metres of a property line;
- .11 Maximum Lot Coverage: 30%;
- .12 Minimum Landscape Open Space: 30%; and,
- .13 Minimum Parking Requirements: 127 parking spaces including tandem parking spaces shall be provided for both residents and visitors; and,
- .14 Maximum Floor Space Index: 1.1.

12.2141.3 For the purposes of Exception 2141:

- .1 Shall also be subject to the requirements and restrictions relating to the R3L zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2141.2.

12.2142 Exception 2142

12.2142.1 The lands shall only be used for the following purposes:

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

12.2142.2 The lands shall be subject to the following requirements and restrictions:

- .1 No building or structure shall be located closer than 30 metres to the Canadian National Railway property line.

12.2143 Exception 2143

12.2143.1 The lands shall only be used for the following purposes:

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

12.2143.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Exterior Side Yard Width: 3.0 metres
- .2 Maximum Interior Garage Width: 58% of the dwelling unit width"

12.2144 Exception 2144

12.2144.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in a R2 zone; and,
- .2 Dwelling, Dual Frontage Townhouse

12.2144.2 The lands shall be subject to the following requirements and restrictions:

- .1 Nothing in this by-law shall prevent the use of land or the use or erection of a temporary building or structure for the purpose of a sales or rental office and associated parking, on the lands identified on Schedule A to this by-law as R2- Exception 2154, R2- Exception 2145 and R2- Exception 2144 provided that draft plan approval has been granted and sales are exclusively for these lands, until such time as the work has been discontinued for a period of one year or is finished;
- .2 Minimum Lot Area per dwelling unit: 125 square metres;
- .3 Minimum Lot Width: 5.5 metres;
- .4 Minimum Yard Setback from a Principle Building:
 - .a The front wall of a dwelling unit: 3.0 metres;
 - .b The rear wall of a dwelling unit: 4.5 metres to a lot line;
 - .c The side wall of a dwelling unit:
 - .i 1.5 metres to a lot line not zoned in the same zoning category and 0.75 metres to a lot line zoned in the same zoning category;
 - .ii 0.9 metres to a private walkway and a visitor parking space;
- .5 Maximum Building Height: 12.6 metres;
- .6 For zoning purposes, the front lot line shall be deemed to be Goreway Drive;
- .7 Minimum Landscaped Open Space: 27 square metres;
- .8 For the purpose of providing visitor parking all lands zoned R2- Exception 2154, R2- Exception 2145 and R2-Exception 2144 shall be treated as one lot;

12.2144.3 for the purposes of Exception 2144:

- .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 2144.2.

12.2145 Exception 2145

12.2145.1 The lands shall only be used for the following purposes:

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

12.2145.2 The lands shall be subject to the following requirements and restrictions:

- .1 Nothing in this by-law shall prevent the use of land or the use or erection of a temporary building or structure for the purpose of a sales or rental office and associated parking, on the lands identified on Schedule A to this by-law as R2- Exception 2154, R2- Exception 2145 and R2-Exception 2144 provided that draft plan approval has been granted and sales are exclusively for these lands, until such time as the work has been discontinued for a period of one year or is finished;
- .2 Minimum Lot Area per dwelling unit: 125 square metres;
- .3 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres;
 - .b Exterior Lot: 6.0 metres;
- .4 Minimum Yard Setback from a Principle Building:
 - .a The front wall of a dwelling unit: 3.0 metres;
 - .b The rear wall of a dwelling unit: 6.0 metres;
 - .c The side wall of a dwelling unit:
 - .i 1.4 metres to a public road and a private road;
 - .ii 1.5 metres to a lot line not zoned in the same zoning category and 0.75 metres to a lot line zoned in the same zoning category;
 - .iii 0.75 metres to a private walkway and a visitor parking space;
- .5 Maximum Building Height: 12.6 metres; and,
- .6 For the purpose of providing visitor parking all lands zoned R2- Exception 2154, R2- Exception 2145 and R2-Exception 2144 shall be treated as one lot;
- .7 The provisions of Section 5.2.Q.1 of this By-law shall not apply.

12.2145.3 for the purposes of Exception 2145:

- .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 2145.2

12.2146 Exception 2146

12.2146.1 The lands shall only be used for the following purposes:

- .1 A detached dwelling unit;
- .2 A place of worship, only within and in conjunction with a detached dwelling unit; and
- .3 No uses, structures or facilities accessory to a place of worship shall be permitted.

12.2146.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.20 hectares;
- .2 Minimum Front Yard Depth: 11.8 metres
- .3 Minimum Interior Side Yard Width: 2.0 metres
- .4 Minimum Exterior Side Yard Width: 14.0 metres
- .5 Minimum Parking Aisle Width: 6.0 metres
- .6 Minimum Landscaped Open Space:
 - .a 2.9 metres abutting Steeles Avenue West;
 - .b 4.0 metres abutting Upper Churchville Road, except at an approved access location;
- .7 Maximum Gross Floor Area for a place of worship: 150 square metres, of which the net worship area shall not exceed 75 square metres;
- .8 Minimum Parking Spaces:
 - .a 15 Spaces for a place of worship; and
 - .b 2 spaces for a detached dwelling unit.

12.2147 Exception 2147

12.2147.1 The lands shall only be used for the following purposes:

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

12.2147.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum building height: 11.0 metres;
- .2 On lots greater than 14.0 metres wide, the maximum interior garage door width shall not exceed 57% of the dwelling unit width;
- .3 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .4 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard.

12.2148 Exception 2148

12.2148.1 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum interior garage width shall not exceed 9.0 metres;
- .2 The minimum rear yard depth of 7.5 metres may be reduced to 4.0 metres to a garage provided a minimum landscaped open space area of 90 square metres is provided and shall be not located within the front yard or exterior side yard;
- .3 The minimum setback between a main building and the street line rounding at the corner shall be 4.0 metres;
- .4 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .5 A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .8 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .9 A detached garage shall not exceed 45 square metres

12.2149 Exception 2149

12.2149.1 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum interior garage width shall not exceed 9.0 metres;
- .2 The minimum rear yard depth of 7.5 metres may be reduced to 4.0 metres to a garage provided a minimum landscaped open space area of 90 square metres is provided and shall be not located within the front yard or exterior side yard;
- .3 The minimum setback between a main building and the street line rounding at the corner shall be 4.0 metres;
- .4 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .5 A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .8 The maximum building height of a single detached dwelling shall not exceed 10.9 metres;
- .9 A detached garage shall not exceed 45 square metres.

12.2150 Exception 2150

12.2150.1 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum interior garage width shall not exceed 9.0 metres;
- .2 The minimum rear yard depth of 7.5 metres may be reduced to 4.0 metres to a garage provided a minimum landscaped open space area of at least 90 square metres is provided and shall be not located within the front yard or exterior side yard;
- .3 The minimum setback between a main building and the street line rounding at the corner shall be 4.0 metres;
- .4 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .5 A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .8 The maximum building height of a single detached dwelling shall not exceed 10.9 metres;
- .9 A detached garage shall not exceed 45 square metres.

12.2151 Exception 2151

12.2151.1 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum interior garage width shall not exceed 6.1 metres on a corner lot;
- .2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .3 A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres;
- .7 The maximum cumulative garage door width of an attached garage shall be 5.05 metres for lots greater than or equal to 11.6 metres but less than 12.5 metres; and,
- .8 A detached garage shall not exceed 45 square metres.

12.2152 Exception 2152

12.2152.1 The lands shall be subject to the following requirements and restrictions:

- .1 The longer lot line that abuts Poppy Hills Road shall be the front lot line;
- .2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .3 A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .7 A detached garage shall not exceed 45 square metres.

12.2153 Exception 2153

12.2153.1 The lands shall be subject to the following requirements and restrictions:

- .1 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .2 A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .5 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .6 A detached garage shall not exceed 45 square metres.

12.2154 Exception 2154

12.2154.1 The lands shall only be used for the following purposes:

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

12.2154.2 The lands shall be subject to the following requirements and restrictions:

- .2 Nothing in this by-law shall prevent the use of land or the use or erection of a temporary building or structure for the purpose of a sales or rental office and associated parking, on the lands identified as R2-Exception 2154, R2-Exception 2145 and R2-Exception 2144 provided that draft plan approval has been granted and sales are exclusively for these lands, until such time as the work has been discontinued for a period of one year or is finished;
- .3 Minimum Lot Area per dwelling unit: 125 square metres;
- .4 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres;
 - .b Exterior Lot: 6.0 metres;
- .5 Minimum Yard Setback from a Principle Building:
 - .a The front wall of a dwelling unit: 3.0 metres;
 - .b The rear wall of a dwelling unit: 6.0 metres;
 - .c The side wall of a dwelling unit:
 - .i 1.4 metres to a public road and a private road;
 - .ii 1.5 metres to a lot line not zoned in the same zoning category and 0.75 metres to a lot line zoned in the same zoning category;
 - .iii 0.75 metres to a private walkway and a visitor parking space;
- .6 Maximum Building Height: 12.6 metres; and,
- .7 For the purpose of providing visitor parking all lands zoned R2-Exception 2154, R2-Exception 2145 and R2-Exception 2144 shall be treated as one lot.

12.2154.3 for the purposes of Exception 2154:

- .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 2154.2.

12.2155 Exception 2155

12.2155.1 The lands shall be subject to the following requirements and restrictions:

- .1 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .2 A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .5 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .6 A detached garage shall not exceed 45 square metres.

12.2156 Exception 2156

12.2156.1 The lands shall be subject to the following requirements and restrictions:

- .1 Where a garage door faces an interior side yard the setback to the garage shall be 4.5 metres;
- .2 A garage may face the flankage lot line;
- .3 The maximum interior garage width shall be 6.1 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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .7 A detached garage shall not exceed 45 square metres.

12.2157 Exception 2157

12.2157.1 The lands shall be subject to the following requirements and restrictions:

- .1 The shortest lot line opposite the street shall be deemed to be the rear lot line
- .2 The minimum rear yard depth shall be 6.0 metres;
- .3 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .7 A detached garage shall not exceed 45 square metres.

12.2158 Exception 2158

12.2158.1 The lands shall be subject to the following requirements and restrictions:

- .1 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .2 A garage may face the flankage lot line;
- .3 Interior lots with a lot width greater than 14.0 metres shall have a maximum interior garage width of 6.1 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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres;
- .7 On lots greater than or equal to 11.6 metres in width but less than 12.5 metres in width shall have a cumulative garage width not to exceed 5.05 metres; and,
- .8 A detached garage shall not exceed 45 square metres.

12.2159 Exception 2159

12.2159.1 The lands shall only be used for the following purposes:

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

12.2159.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 130 square metres for an Interior Lot;
- .2 Minimum Lot Depth: 23 metres;
- .3 Minimum Dwelling Unit Width: 6.0 metres;
- .4 Minimum Interior Side Yard Width: 0.75 metres;
- .5 Minimum Exterior Side Yard Width: 1.5 metres;
- .6 Minimum Rear Yard Depth: 6.0 metres; and,
- .7 Maximum Building Height: 12.6 metres.

12.2159.3 for the purposes of Exception 2159:

- .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 2159.2.

12.2160 Exception 2160

12.2160.1 The lands shall be subject to the following requirements and restrictions:

- .1 where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .2 a garage may face the flankage lot line;
- .3 interior lots with a lot width greater than 14.0 metres shall have a minimum interior garage width of 6.1 metres
- .4 the maximum interior garage width shall not exceed 6.1 metres on a corner lot;
- .5 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;
- .6 bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .7 the maximum building height of a single detached dwelling shall not exceed 10.9 metres
- .8 on lots greater than or equal to 11.6 metres in width but less than 12.5 metres in width shall have a cumulative garage width not to exceed 5.05 metres; and,
- .9 a detached garage shall not exceed 45 square metres.

12.2161 Exception 2161

12.2161.1 The lands shall be subject to the following requirements and restrictions:

- .1 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .2 A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .5 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .6 a detached garage shall not exceed 45 square metres.

12. 2162 Exception 2162

12. 2162.1 The lands shall only be used for the following purposes:

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

12. 2162.2 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum cumulative occupancy load for a school use and all other principal or associated accessory uses shall be 1170 persons, in association with a principal building having a minimum gross floor area of 3827 square metres and a maximum of 6 portable classrooms.
- .2 Notwithstanding Exception 2162.2(1), the maximum cumulative occupancy load may be exceeded for the purpose of permitting occasional special events accessory to the school use, including but not limited to, parent-teacher interviews, assemblies, and graduation ceremonies.

12.2162.3 The Holding (H)

- .1 Until such time as the Holding Symbol (H) has been removed the lands zoned I1(H) – Exception 2920 shall be subject to the following requirements and restrictions:
 - .a The maximum cumulative occupancy load for a school use and all other principal or associated accessory uses shall be 1060 persons, in association with a principal building having a minimum gross floor area of 2392 square metres and a maximum of 13 portable classrooms with a combined maximum gross floor area of 936 square metres;
 - .b Notwithstanding Exception 2162.3(1)(a), the maximum cumulative occupancy load may be exceeded for the purpose of permitting occasional special events accessory to the school use, including but not limited to, parent-teacher interviews, assemblies, and graduation ceremonies.
- .2 The Holding Symbol (H) - shall not be removed until such time as the principal building has been increased in size to a minimum gross floor area of 3827 square metres in association with an approved site plan demonstrating the ability of the site to accommodate: the increased maximum occupancy load; the increased gross floor area of the main building; and the number and location of any portable classrooms.

12.2163 Exception 2163

12.2163.1 The lands shall be subject to the following requirements and restrictions:

- .1 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .2 A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .5 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

12.2164 Exception 2164

12.2164.1 The lands shall be subject to the following requirements and restrictions:

- .1 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .2 A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .5 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .6 A detached garage

12.2165 Exception 2165

12.2165.1 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum setback between a main building and lands zoned R1 shall be 10.0 metres;
- .2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .3 A garage, with a door that faces the interior side yard, shall not be included within the maximum permitted interior garage width;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .7 A detached garage shall not exceed 45 square metres.

12.2166 Exception 2166

12.2166.1 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum setback between a main building and lands zoned R1 shall be 10.0 metres;
- .2 The lot line abutting Compassion Crescent shall be the front lot line;
- .3 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .4 A garage, with a door that faces the interior side yard, shall not be included within the maximum permitted interior garage width;
- .5 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;
- .6 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .7 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .8 A detached garage shall not exceed 45 square metres.

12.2167 Exception 2167

12.2167.1 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum interior garage width shall be 6.1 metres;
- .2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 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, rear, or exterior side yard;
- .4 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .5 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .6 A detached garage shall not exceed 45 square metres.

12.2168 Exception 2168

12.2168.1 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum setback between a main building and lands zoned R1 shall be 10.0 metres;
- .2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .3 A garage, with a door that faces the interior side yard, shall not be included within the maximum permitted interior garage width;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .7 A detached garage shall not exceed 45 square metres.

12.2169 Exception 2169

12.2169.1 The lands shall only be used for the following purposes:

- .1 A cemetery shall be permitted in addition to the uses of the NS zone.

12.2170 Exception 2170

12.2170.1 The lands shall only be used for the following purposes:

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

12.2170.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Cumulative Garage Door Width of an attached garage - 5.05 metres.
- .2 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 2.4 metres, and eaves and cornices of the projected balcony or porch may project an additional 0.6 metres into the minimum front yard or exterior side yard.
- .3 Bay windows and bow windows and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law.
- .4 Minimum Interior Garage Parking Space - 5.4 metres by 2.7 metres.
- .5 Minimum Rear Yard Depth – 7.5 metres, and 0.6 metres only to a maximum one-storey high, attached garage and only in conjunction with a minimum of 42 square metres of landscaped open space provided on the lot in an area exclusive of the front yard and exterior side yard.

12.2171 Exception 2171

12.2171.1 The lands shall only be used for the following purposes:

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

12.2171.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 2.4 metres, and eaves and cornices of the projected balcony or porch may project an additional 0.6 metres into the minimum front yard or exterior side yard.
- .2 Minimum Front Yard Depth - 4.0 metres but 6.0 metres to the front of a garage.
- .3 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 6.10 of the By-law.
- .4 Maximum Building Height - 11.3 metres.
- .5 Minimum Interior Garage Parking Space – 5.4 metres by 2.7 metres.

12.2172 Exception 2172

12.2172.1 The lands shall only be used for the following purposes:

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

12.2172.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth - 4.0 metres but 6.0 metres to the front of a garage.
- .2 A garage facing the flankage lot line is permitted provided that the garage door is setback a minimum of 6.0 metres from the flankage lot line and that the garage door does not exceed a cumulative garage door width of 5.5 metres.
- .3 Minimum Rear Yard Depth on a Corner Lot – 7.5 metres, and 0.6 metres only to a maximum one-storey high, attached garage and only in conjunction with a minimum of 42 square metres of landscaped open space provided on the dwelling unit lot in an area exclusive of the front yard and exterior side yard.
- .4 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 2.4 metres, and eaves and cornices of the projected balcony or porch may project an additional 0.6 metres into the minimum front yard 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.
- .6 Maximum Building Height - 11.3 metres.
- .7 A parking space a minimum of 5.4 metres by 2.7 metres shall be provided in the garage and the maximum interior garage width shall not apply.

12.2173 Exception 2173

12.2173.1 The lands shall only be used for the following purposes:

.1 shall on be used for the purposes permitted by the R2 zone;

12.2173.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard Depth - 4.0 metres but 6.0 metres to the front of a garage.

.2 A garage facing the flankage lot line is permitted provided that the garage door is setback a minimum of 6.0 metres from the flankage lot line and that the garage door does not exceed a cumulative garage door width of 5.5 metres.

.3 Minimum Rear Yard Depth on a Corner Lot – 7.5 metres, and 0.6 metres only to a maximum one-storey high, attached garage and only in conjunction with a minimum of 42 square metres of landscaped open space provided on the dwelling unit lot in an area exclusive of the front yard and exterior side yard.

.4 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 2.4 metres, and eaves and cornices of the projected balcony or porch may project an additional 0.6 metres into the minimum front yard 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.

.6 Maximum Building Height - 11.3 metres.

.7 A parking space a minimum of 5.4 metres by 2.7 metres shall be provided in the garage and the maximum interior garage width shall not apply.

.8 Minimum Exterior Side Yard Width – 1.5 metres

12.2174 Exception 2174

12.2174.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by the I1 zone; or
- .2 the purposes permitted by R1 zone.

12.2174.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes permitted by 2174.1(1), the requirements and restrictions of the I1 zone, and
 - .a Minimum setback from Countryside Drive - 14.0m for all buildings and structures; or
- .2 For the purposes permitted by 2174.1(2), the requirements and restrictions of the R1 – Exception 2127 zone, and
 - .a Minimum setback from Countryside Drive - 14.0m for all buildings and structures.

12.2175 Exception 2175

12.2175.1 The lands shall only be used for the following purposes:

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

12.2175.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.4 hectares
- .2 Minimum Lot Width: 30 metres
- .3 Maximum Front Yard Depth: 20 metres
- .4 Minimum Dwelling Separation: 15 metres
- .5 Maximum Lot Coverage: 10%, excluding permitted accessory structures
- .6 Minimum Landscaped Open Space: 70 % of the front yard with a minimum of 75% of that area to be maintained as permeable landscaping capable of supporting the growth of vegetation, such as grass, trees, shrubs, flowers or other plants and shall not include materials such as rocks or stones.
- .7 Maximum Driveway Width Between the Street Edge and a Point 10 metres from the Street Edge: 6 metres
- .8 On lots that are permitted semicircular driveways (meaning those lots that are permitted two accesses to a street (or streets) where a driveway is connected between the two accesses, each access shall have a maximum driveway width of 6 metres between the street edge and a point 10 metres from the street edge.

12.2176 Exception 2176

12.2176.1 The lands shall only be used for the following purposes:

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

12.2176.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without cold cellar may project into the minimum required front yard or minimum required exterior side yard by a maximum of 1.8 metres, and eaves and cornices may project an additional 0.6 metres into the minimum required front yard or minimum required exterior side yard.
- .2 Bay windows or box-out windows with or without foundations and including eaves and cornices may project a maximum of 1.5 metres into the minimum required front yard or minimum required exterior side yard.

12. 2177. Exception 2177

12.2177.1 The lands shall only be used for the following purposes:

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

12.2177.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area shall be 530 square metres;
- .2 Minimum Lot Depth shall be 12.5 metres;
- .3 Minimum Rear Yard Depth shall be 2.0 metres;
- .4 Maximum Building Coverage: 30%;
- .5 Maximum Building Height: 11.0 metres;
- .6 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;
- .7 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;
- .8 The holding (H) symbol shall not be removed until a permanent road connection (Monkton Circle and Beechmont Drive) to James Potter Road is constructed to the satisfaction of the Commissioner of Planning, Design and Development; and,
- .9 Until the holding (H) symbol is removed, no buildings or structures shall be permitted.

12.2178 Exception 2178

12.2178.1 The lands shall only be used for the following purposes:

- .1 Townhouse dwelling units.

12.2178.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum number of bedrooms in any dwelling unit: 2;
- .2 Maximum floor area per dwelling unit above established grade shall be 165 square metres;
- .3 Maximum building height not to exceed two storeys or 10.6 metres, whichever is lesser;
- .4 The front face of a dwelling unit shall have a minimum setback of 4.5 metres from the limits of a private road;
- .5 A porch shall have a minimum setback of 3.0 metres from the limits of a private road;
- .6 A garage shall have a minimum setback of 6.0 metres from the front face of a garage to the limits of the private road;
- .7 Minimum Outdoor Living Area: 30 square metres per dwelling unit;
- .8 A minimum of 2.0 parking spaces per dwelling unit;
- .9 No visitor parking spaces are required;
- .10 The minimum rear yard setback for a dwelling located on the north side of Lacorra Way shall be 9 metres.

12.2178.3 for the purposes of Exception 2178:

- .1 For the purpose of this by-law a Private Road shall mean a road which is not owned and maintained by The Corporation of the City of Brampton, The Regional Municipality of Peel, or by the Crown in Right of Ontario.
- .2 For the purpose of this by-law the Limits of a Private Road shall mean the paved surface of a roadway, including any associated curb or sidewalk.

12.2179 Exception 2179

12.2179.1 The lands shall be subject to the following requirements and restrictions:

- .1 The lands designated R2(H) - Exception 2179 shall be subject to the following requirements and restrictions while the (H) is in effect for the subject lands:
 - .a Shall be used for a single detached dwelling
 - .b The east face of a dwelling unit shall have a minimum setback of 2 metres;
 - .c The north face of a dwelling unit shall have a minimum setback of 8 metres;
 - .d The west face of the dwelling unit shall have a minimum rear yard setback of 14 metres;
 - .e The south face of a dwelling unit shall have a minimum setback of 20 metres.

12.2179.2 The Holding (H):

- .1 The Holding (H) symbol shall not be removed until the Toronto and Region Conservation Authority has indicated to the City that they are satisfied that potential flooding can be properly mitigated and have no objection with further residential development occurring on the subject lands.
- .2 Once the Holding (H) symbol has been lifted, the lands designated R2 - Exception 2179 shall be subject to the following requirements and restrictions:
 - .a Shall be used for a townhouse dwelling, semi-detached dwelling and single detached dwelling to an overall maximum of 3 dwelling units;
 - .b The minimum interior side-yard setback shall be 2 metres;
 - .c Notwithstanding Exception 2179.2(2)(b) the north face of a dwelling unit shall have a minimum side yard setback of 8 metres;
 - .d The minimum rear yard setback shall be 2 metres;
 - .e The minimum front yard setback shall be 10 metres.

12.2180 Exception 2180

12.2180.1 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum setback between a Main Building and lands zoned R1 shall be 10 metres;
- .2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .5 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .6 A detached garage shall not exceed 45 square metres.

12. 2181 Exception 2181

12.2181.1 The Holding (H):

- .1 Shall be only used for a place of worship while the H is in place.
- .2 The holding symbol shall only be removed once the following has occurred:
 - .a
 - .i After five years has passed from the date of assumption of the plan of subdivision which created the subject parcel (File 21T-09002B); or,
 - .ii After confirmation has been received that the Commissioner of Planning Design and Development is satisfied that the Brampton Faith Coalition has advised in writing, that the site is not required; or,
 - .iii Confirmation has been received that the Commissioner of Planning Design and Development is satisfied that in recognition of the community benefits, an alternative process has been formalized to facilitate the valuation of the property in a similar manner as the underlying methodology/formula used to calculate the Educational Development Changes and based on which schools site are presently purchased, and after 5 years has passed from the date of registration of the plan of subdivision which created the subject parcel (File 21T-09002B)
 - and
 - .b The holding symbol shall only be removed after confirmation is received that the commissioner of Planning Design and Development is satisfied that:
 - .i The landowner has provided evidence that the site will not be a viable place of worship; and,
 - .ii Sufficient justification has been provided that demonstrates how residential development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines.
 - .3 Once the Holding (H) symbol has been lifted, the lands designated I1- Exception 2181 can be used for those purposes, requirements and restrictions permitted in a R1 – Exception 2160

12.2182 Exception 2182

12.2182.1 The lands shall only be used for the following purposes:

.1 Uses permitted in a R1 zone.

12.2182.2 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or porch, with or without a foundation or cold cellar, may encroach into the minimum required front yard or exterior side yard by a maximum of 1.8 metres but not closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;

.2 Bay windows, bow windows and box-out windows, with or without a foundation or cold cellar, may encroach a maximum of 1.0 metres into the minimum required front yard, rear yard and exterior side yard, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows, and box-out windows;

.3 The minimum lot width of a lot abutting a daylighting triangle shall be 13.0 metres;

.4 The minimum building setback to a daylighting/rounding shall be 1.2 metres;

.5 The maximum building height shall be 11.6 metres;

.6 For the purposes of Exception 2182.2.5, building height shall mean the vertical distance measured from the average finished grade at the front elevation to:

- .a In the case of a flat roof, the highest point of the roof surface;
- .b In the case of a mansard roof, the deck line; or,
- .c In the case of a peaked, gabled, hip, or gabled roof, the mean height level between eaves and ridge.

.7 For the purpose of Exception 2182.2, the front lot line of a corner lot shall be deemed to be the lot line equal to or greater than 11.0 m but less than 30.0 metres.

12.2182.3 for the purposes of Exception 2182:

.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 2182.2.

12.2183 Exception 2183

12.2183.1 The lands shall only be used for the following purposes:

- .1 a street townhouse dwelling
- .2 purposes accessory to the permitted use

12.2183.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot – 110 square metres
 - .b Corner Lot – 150 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 5.3 metres
 - .b Corner Lot – 7.3 metres
- .3 Minimum Lot Depth: 22.0 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .d 3.5 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width:
 - .a 2.0 metres
 - .b 1.0 metre to a porch with or without foundation or cold cellar
- .6 Minimum Rear Yard Depth:
 - .a 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
 - .b A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres
 - .b 0.0 metres between common shared wall

- .8 Maximum Building Height: 14.0 metres
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .10 The following shall apply to garages:
 - .a The maximum permitted cumulative garage door width is:
 - .i 2.5 metres on a dwelling unit less than 6.0 metres in width
 - .ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.
 - .b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.
- .11 Maximum Lot Coverage: No requirement

12.2184 Exception 2184

12.2184.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling having frontage on a private lane
- .2 purposes accessory to the permitted use

12.2184.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot – 110 square metres
 - .b Corner Lot – 150 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 5.3 metres
 - .b Corner Lot – 7.3 metres
- .3 Minimum Lot Depth: 22.0 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .d 3.5 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width:
 - .a 2.0 metres
 - .b 1.0 metre to a porch with or without foundation or cold cellar
 - .c 0.5 metres to a parking space
- .6 Minimum Rear Yard Depth:
 - .a 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
 - .b A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres

- .b 0.0 metres between common shared wall
- .8 Maximum Building Height: 14.0 metres
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .10 The following shall apply to garages:
 - .a The maximum permitted cumulative garage door width is:
 - .i 2.5 metres on a dwelling unit less than 6.0 metres in width
 - .ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.
 - .b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.
- .11 Maximum Lot Coverage: No requirement
- .12 Minimum outdoor private open space area exclusive of open space areas on dwelling unit lots: 700 square metres
- .13 Minimum number of visitor parking spaces: 40 spaces within the lands zoned R2- Exception 2184, exclusive of the lands of the dwelling unit lots
- .14 For the purpose of this section, the private lane is treated as a public road for zoning purposes and the front and flankage lot lines shall be the curb line of the private lane.

12.2185 Exception 2185

12.2185.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling having frontage on a private lane
- .2 purposes accessory to the permitted use

12.2185.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot – 110 square metres
 - .b Corner Lot – 150 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 5.3 metres
 - .b Corner Lot – 7.3 metres
- .3 Minimum Lot Depth: 22.0 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .d 3.5 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width:
 - .a 2.0 metres
 - .b 1.0 metre to a porch with or without foundation or cold cellar
 - .c 0.5 metres to a parking space
- .6 Minimum Rear Yard Depth:
 - .a 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
 - .b A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres

- .b 0.0 metres between common shared wall
- .8 Maximum Building Height: 14.0 metres
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .10 The following shall apply to garages:
 - .a The maximum permitted cumulative garage door width is:
 - .i 2.5 metres on a dwelling unit less than 6.0 metres in width
 - .ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.
 - .b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.
- .11 Maximum Lot Coverage: No requirement
- .12 Minimum number of visitor parking spaces: 19 spaces within the lands zoned R2- Exception 2185, exclusive of the lands of the dwelling unit lots
- .13 For the purpose of this section, the private lane is treated as a public road for zoning purposes and the front and flankage lot lines shall be the curb line of the private lane.

12.2186 Exception 2186

12.2186.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling having frontage on a private lane
- .2 purposes accessory to the permitted use

12.2186.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot – 110 square metres
 - .b Corner Lot – 150 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 5.3 metres
 - .b Corner Lot – 7.3 metres
- .3 Minimum Lot Depth: 22.0 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .d 3.5 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width:
 - .a 2.0 metres
 - .b 1.0 metre to a porch with or without foundation or cold cellar
 - .c 0.5 metres to a parking space
- .6 Minimum Rear Yard Depth:
 - .a 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
 - .b A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.
- .7 Minimum Interior Side Yard Width:

- .a 1.2 metres, which may be reduced to 0.8 metres to a porch with or without a foundation or cold cellar
- .b 0.0 metres between common shared wall

.8 Maximum Building Height: 14.0 metres

.9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.10 The following shall apply to garages:

- .a The maximum permitted cumulative garage door width is:
 - .i 2.5 metres on a dwelling unit less than 6.0 metres in width
 - .ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.
- .b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.

.11 Visitor Parking: No requirement

.12 Maximum Lot Coverage: No requirement

12.2186.3 for the purposes of Exception 2186:

.1 The private lane is treated as a public road for zoning purposes and the front and flankage lot lines shall be the curb line of the private lane.

12.2187 Exception 2187

12.2187.1 The lands shall only be used for the following purposes:

- .1 a street townhouse dwelling
- .2 a street townhouse dwelling used for display purposes or a model home, including a sales office, for a period not exceeding 5 years from the date of enactment (or Ontario Municipal Board approval) of this by-law
- .3 purposes accessory to the permitted use

12.2187.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot – 110 square metres
 - .b Corner Lot – 150 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 5.3 metres
 - .b Corner Lot – 7.3 metres
- .3 Minimum Lot Depth: 22.0 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .d 3.5 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width:
 - .a 2.0 metres
 - .b 1.0 metre to a porch with or without foundation or cold cellar
- .6 Minimum Rear Yard Depth:
 - .a 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
 - .b 3.75 metres only for the westerly most dwelling unit within this zone
 - .c A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.

- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres
 - .b 0.0 metres between common shared wall
- .8 Maximum Building Height: 14.0 metres
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .10 The following shall apply to garages:
 - .a The maximum permitted cumulative garage door width is:
 - .i 2.5 metres on a dwelling unit less than 6.0 metres in width
 - .ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.
 - .b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.
- .11 Maximum Lot Coverage: No requirement

12.2188 Exception 2188

12.2188.1 The lands shall only be used for the following purposes:

- .1 a rear lane townhouse dwelling
- .2 purposes accessory to the permitted use

12.2188.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot – 105 square metres
 - .b Corner Lot – 145 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 4.8 metres
 - .b Corner Lot – 6.8 metres
- .3 Minimum Lot Depth: 22.0 metres
- .4 Minimum Front Yard Depth:
 - .a 3.65 metres
 - .b 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .c 3.0 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width:
 - .a 2.0 metres
 - .b 1.0 metre to a porch with or without foundation or cold cellar
 - .c 0.5 metres to a parking space
- .6 Minimum Rear Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 3.0 metres to the porch with or without foundation or cold cellar
 - .d 3.0 metres to a balcony or terrace
 - .e 3.0 metres to the bay/box/bow window with or without foundation
- .7 Minimum Interior Side Yard Width:

- .a 1.2 metres
- .b 0.0 metres between common shared wall

.8 Maximum Building Height: 15.0 metres

.9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.10 Maximum Garage Door Width: 3.7 metres

.11 Maximum Lot Coverage: No requirement

.12 Visitor Parking: No requirement

.13 Minimum Rear Yard Balcony or Terrace Space: 7.5 square metres

.14 Direct access from the front yard to the rear yard is not required.

12.2188.3 for the purposes of Exception 2188:

- .1 For the purposes of this Exception, the front lot line shall be the lot line abutting Heart Lake Road
- .2 For the purpose of this Exception, the rear and flankage lot lines shall be the curb line of the private lane.

12.2189 Exception 2189

12.2189.1 The lands shall only be used for the following purposes:

- .1 a street townhouse dwelling
- .2 purposes accessory to the permitted use

12.2189.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 120 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot - 5.3 metres
 - .b Corner Lot – 7.3 metres
- .3 Minimum Lot Depth: 23 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .d 3.5 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width: 2.0 metres
- .6 Minimum Rear Yard Depth: 7.0 metres
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres
 - .b 0.0 metres between common shared wall
- .8 Maximum Building Height: 12.5 metres
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .10 The following shall apply to garages:
 - .a The maximum permitted cumulative garage door width is:
 - .i 2.5 metres on a dwelling unit less than 6.0 metres in width i

- .ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.
- .11 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.
- .12 Maximum Lot Coverage: No requirement

12.2190 Exception 2190

12.2190.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling having frontage on a private lane
- .2 purposes accessory to the permitted use

12.2190.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 120 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 5.3 metres
 - .b Corner Lot – 7.3 metres
- .3 Minimum Lot Depth: 23.0 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .d 3.5 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width:
 - .a 2.0 metres
 - .b 1.0 metre to a porch with or without foundation or cold cellar
 - .c 0.5 metres to a parking space
- .6 Minimum Rear Yard Depth: 7.0 metres
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres
 - .b 0.0 metres between common shared wall
- .8 Maximum Building Height: 14.0 metres
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .10 The following shall apply to garages:

- .a The maximum permitted cumulative garage door width is:
 - .i 2.5 metres on a dwelling unit less than 6.0 metres in width
 - .ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width
- .b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit

.11 Maximum Lot Coverage: No requirement

.12 Minimum outdoor private open space area exclusive of open space areas on dwelling unit lots: 670 square metres

.13 Minimum number of visitor parking spaces: 19 spaces within the lands zoned R2- Exception 2190, exclusive of the lands of the dwelling unit lots

.14 For the purpose of this Exception, the private lane is treated as a public road for zoning purposes and the front and flankage lot lines shall be the curb line of the private lane.

12.2191 Exception 2191

12.2191.1 The lands shall only be used for the following purposes:

- .1 a rear lane townhouse dwelling
- .2 purposes accessory to the permitted use

12.2191.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot – 105 square metres
 - .b Corner Lot – 145 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 4.8 metres
 - .b Corner Lot – 6.8 metres
- .3 Minimum Lot Depth: 22.0 metres
- .4 Minimum Front Yard Depth:
 - .a 3.65 metres
 - .b 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .c 3.0 metres to a balcony
 - .d 3.0 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width:
 - .a 2.0 metres
 - .b 1.0 metre to a porch with or without foundation or cold cellar
- .6 Minimum Rear Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 3.0 metres to the porch with or without foundation or cold cellar
 - .d 3.0 metres to a balcony or terrace
 - .e 3.0 metres to the bay/box/bow window with or without foundation
- .7 Minimum Interior Side Yard Width:

- .a 1.2 metres
- .b 0.0 metres between common shared wall

.8 Maximum Building Height: 13.0 metres

.9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

.10 Maximum Garage Door Width: 3.7 metres

.11 Maximum Lot Coverage: No requirement

.12 No more than 9 dwelling units shall be attached

.13 Visitor Parking: No requirement

.14 Minimum Rear Yard Balcony or Terrace Space: 7.5 square metres

.15 For the purposes of this Exception, the front lot line shall be the lot line abutting Heart Lake Road

.16 For the purpose of this Exception, the rear and flankage lot lines shall be the curb line of the private lane.

12.2192 Exception 2192

12.2192.1 The lands shall only be used for the following purposes:

- .1 An office;
- .2 A research and development facility in conjunction with an office;
- .3 Accessory uses in conjunction with the uses permitted in Exception 12.2192.1.1 to 12.2192.1.2; and,
- .4 The following other permitted uses:
 - .a A retail establishment;
 - .b A convenience store or grocery store, to a maximum of 1,858 square metres for one or more uses;
 - .c A dry cleaning and laundry establishment;
 - .d A dining room restaurant;
 - .e A take-out restaurant;
 - .f A service shop;
 - .g A personal service shop, but excluding a massage or body rub parlour;
 - .h A printing or copying establishment;
 - .i A university, college, commercial, technical or recreational school;
 - .j A community club;
 - .k A health centre or fitness centre;
 - .l A day nursery;
 - .m An animal hospital;
 - .n A hotel which may include a conference centre;
 - .o A bank, trust company or financial institution;
 - .p A theatre;
 - .q An automotive retail store; and
 - .r Accessory uses to the permitted uses contained in Exception 12.2192.1.4 of this By-law.
- .5 Notwithstanding the permitted uses listed in 12.2192.1, any use located at or above the second storey shall be Limited to the following permitted uses:
 - .a An office;

- .b A research and development facility in conjunction with an office;
- .c A university, college commercial, technical or recreational school;
- .d A health centre or fitness centre; and
- .e A bank, trust company or financial institution.

12.2192.2 The following uses shall not be permitted:

- .1 A retail warehouse;
- .2 A warehouse;
- .3 A supermarket;
- .4 An adult video store; and
- .5 A adult entertainment parlour.

12.2192.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: For buildings located within 54.5 metres of Steeles Avenue West, the Minimum Front Yard Setback shall be 4.5 metres; and,
- .2 Maximum Front Yard Depth:
 - .a For buildings located within 54.5 metres of Steeles Avenue West, the Maximum Front Yard Setback shall be 7.5 metres; and,
 - .b For buildings located beyond 54.5 metres from Steeles Avenue West, there shall Be no Maximum Front Yard Setback;
- .3 Minimum Building Setback to all other lot lines: 6.0 metres except that where a lot line abuts an Agricultural or Floodplain zone the minimum requirement is 0.0 metres;
- .4 Minimum Building Height:
 - .a 3 storeys for any portion of a building Located within 24.5 metres of Steeles Avenue West;
 - .b 5 storey for hotel building;
 - .c 6 storeys for any other building; and
 - .d 1 storey for all other locations.
- .5 Notwithstanding the minimum building height required in Exception 12.2192.3.4, there is no minimum building height requirement for an accessory parking structure;
- .6 Maximum encroachment into the Minimum Required Front Yard Setback For canopies, porches and patios shall be 2.5 metres;

- .7 Continuous Building Wall: A building wall or walls at grade shall be a Minimum of 50 per cent of the entire available frontage facing Steeles Avenue West. Available frontage shall be the total frontage excluding Driveways and pedestrian sidewalks;
- .8 Minimum Landscaped Open Space, except at approved access locations:
 - .a A width of 6.0 metres abutting Steeles Avenue West and which may be reduced to 4.5 metres when the area between a building and lot line are exclusively landscaped and not used for parking and/or driveway purposes; and,
 - .b 0.0 metres abutting all other zone boundaries
- .9 Minimum Ground Floor Height: 4.5 metres
- .10 The openings for waste disposal, service and loading facilities of any Buildings shall be screened from public view from a public street;
- .11 All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;
- .12 Parking: The minimum parking requirements set out in the general provisions of the By-law shall apply, except where an above ground and/or below ground Parking structure is provided, in which case a 10 per cent parking Reduction shall be applied to the parking requirements for the associated use;
- .13 With the exception of seasonal display of goods associated with a permitted retail establishment with an associated garden centre, outside storage shall not be permitted;
- .14 Notwithstanding the requirements above, the minimum setbacks for parking structures below established grade shall be 0.0 metres, including associated structures; and,
- .15 A surface parking lot shall not be permitted within:
 - .a 50.0 metres of Steeles Avenue, unless it is required in association with the parking requirements for a building that is located within 50.0 metres of Steeles Avenue; and,
 - .b 100.0 metres of Mississauga Road, unless it is required in Association with the parking requirements for a building that is Located within 100.0 metres of Mississauga Road.
- .16 All lands zoned OC-2192 and OC-20 shall be treated as one lot for zoning purposes.

12.2192.4 for the purposes of Exception 2192:

- .1 A “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 my include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a place of worship.
- .2 A “Retail Warehouse” shall mean a building or structure or part of a building or structure having a minimum gross leasable floor area of 1860 square metres, where the building or structure, or part

of the building or structure is occupied by a single user, and where the use is the warehousing and retailing of goods and materials to the general public. A retail warehouse shall not include a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet.

.3 An “Automotive Retail Store” shall mean a retail establishment selling automotive parts and supplies as well as camping goods, garden supplies, tools, buildings supplies excluding lumber and other household supplies, and which is not a retail warehouse.

12.2193 Exception 2193

12.2193.1 The lands shall only be used for the following purposes:

- .1 a service station;
- .2 a gas bar;
- .3 a motor vehicle washing establishment
- .4 a dining room restaurant, convenience restaurant, take-out restaurant;
- .5 banquet facilities;
- .6 a community club;
- .7 a tool and equipment rental establishment within an enclosed building;
- .8 a retail establishment having no outside storage;
- .9 a convenience store;
- .10 a personal service shop;
- .11 a dry cleaning and laundry distribution station;
- .12 a bank, trust company and finance company;
- .13 an office;
- .14 an animal hospital; and
- .15 purposes accessory to the other permitted purposes;

12.2193.2 The following uses are specifically prohibited:

- .1 an adult entertainment parlour;
- .2 an adult video store;
- .3 an adult book store;
- .4 a massage or body rub parlour;
- .5 an amusement arcade; and,
- .6 a garden centre sales establishment.

12.2193.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Building Setback- 0 metres to a Natural System or Open Space zone.
- .2 Minimum Building Setback to the easterly property boundary – 3 metres.

- .3 Minimum Building Setback to the northerly property boundary – 1.5 metres.
- .4 Minimum Landscaped Open Space – 3.0 metres along Airport Road, except at approved vehicular access locations.
- .5 all garbage and refuse storage including any containers for the storage of recyclable materials shall be enclosed within the building.
- .6 no outside storage shall be permitted.
- .7 Maximum building height – two storeys.

12.2194 Exception 2194

12.2194.1 The lands shall only be used for the following purposes:

- .1 Flood and erosion control.
- .2 Any conservation area or purposes.

12.2195 Exception 2195

12.2195.1 The lands shall only be used for the following purposes:

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

12.2195.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum side yard width between the building and the lot line abutting the gateway/entry feature block shall be 3.0 metres. Encroachments into the minimum side yard width shall be permitted in accordance with Section 3.10 of the By-law.

12.2196 Exception 2196

12.2196.1 The lands shall only be used for the following purposes:

- .1 An office;
- .2 A research and development facility in conjunction with an office;
- .3 A hotel;
- .4 A conference centre;
- .5 Only in conjunction with the uses permitted in Exception 2196.1(1) to 2196.1(4), the following purposes:
 - .a A bank, trust company or financial institution;
 - .b A retail establishment having no outside storage;
 - .c A convenience store;
 - .d A dry cleaning and laundry establishment;
 - .e A dining room restaurant, a take-out restaurant;
 - .f A service shop;
 - .g A personal service shop, but excluding a massage or body rub parlour;
 - .h A printing or copying establishment;
 - .i A commercial school;
 - .j A community club;
 - .k A health or fitness centre; and,
 - .l A day nursery.
- .6 A park and playground;
- .7 The purposes permitted by the NS zone;
- .8 A warehouse; and
- .9 The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use.
- .10 Accessory
 - .a An associated educational use;
 - .b An associated office;

- .c A retail outlet operated in connection with a particular purpose permitted by Exception 2196.1(8) and (9), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and
- .d Purposes accessory to the other permitted purposes.

12.2196.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 2.0 hectares;
- .2 Minimum Lot Width: 60 metres;
- .3 Minimum Front Yard Depth: 6 metres;
- .4 Minimum Lot Depth: 45 metres
- .5 Minimum Interior Side Yard Width, abutting a residential zone, for zone, for uses permitted in Exception 2196.1(1) to 2196.1(7): 9.0 metres;
- .6 Minimum Interior Side Yard Width, abutting a residential zone, for uses permitted in Exception 2196.1(8) to 2196.1(9): 21.0 metres;
- .7 Minimum Rear Yard Depth: 6 metres
- .8 Minimum building setback to a lot line abutting Highway 407 and Transitway right-of-way; 14.0 metres;
- .9 Minimum Building Setback to a Natural System or Open Space zone: 5.0 metres;
- .10 Maximum Building Height: 13.8m, except for an office or hotel;
- .11 Minimum Building Height: 9.5 metres
- .12 Minimum Landscaped Open Space, except at approved driving location:
 - .a A width of 3.0 metres, in the front, rear, interior side, and exterior side yards;
- .13 Uses permitted in Exception 2196.1(5) shall be limited to a maximum of 20% of gross floor area of the building in which it is located.
- .14 Uses permitted in Exception 2196.1(1) shall not be less than the lesser of:
 - .a 10% of the total gross floor area; or
 - .b 1,858 square metres.
- .15 Uses permitted in Exception 2196.1(7) shall be subject to the requirements and restrictions contained within the NS zone category;
- .16 The openings for waste disposal, service and loading facilities of any buildings shall not face a residential zone or Highway 407, and otherwise, shall be screened from public view from any other public street;

- .17 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be screen within an enclosure;
- .18 Outside storage shall not be permitted.

12.2196.3 for the purposes of Exception 2196:

- .1 For the purpose of this by-law a “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..

12.2197 Exception 2197

12.2197.1 The lands shall only be used for the following purposes:

- .1 Dual Frontage Townhouse Dwelling; and
- .2 Townhouse Dwelling

12.2197.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the following requirements and restrictions:
 - .a Notwithstanding any other provision of the By-law, the width of a private road providing access from Bramalea Road may be reduced to a minimum of 3.75 metres provided that mutual access arrangements with the adjacent property to the north have been secured resulting in a total minimum width of 7.0 metres for two-way traffic;
 - .b Dual frontage townhouse dwellings shall be required within 25 metres of the lot line abutting Bramalea Road;
 - .c A common amenity area owned by a condominium corporation shall be provided having an area not less than 215 square metres;
 - .d Notwithstanding any other provision of the By-law, a residential driveway shall have a maximum width of 3.0 metres;
- .2 Dual Frontage Townhouse Dwellings shall also be subject to the following additional requirements and restrictions:
 - .a The lot line abutting Bramalea Road shall be deemed to be the front lot line for Zoning purposes;
 - .b Fencing shall be permitted in the front yard to a maximum height of 1.2 metres;
 - .c Garbage and recycling receptacles shall not be stored in the front yard, rear yard, or side yard;
 - .d Air conditioning units shall not be permitted in the front;
 - .e Notwithstanding any other provision of the By-law, direct pedestrian access from front to rear is not required;
 - .f Minimum Lot Area: 150 square metres per dwelling unit
 - .g Minimum Lot Width: Interior Lot: 6.0 metres Corner Lot: 6.5 metres
 - .h Minimum Yard Setbacks for a Principal Building:
 - .i the front wall of a dwelling unit:
 1. 3.0 metres to a lot line abutting a street

- .ii the rear wall of a dwelling unit:
 1. 4.5 metres to a lot line abutting a private road
 2. 6.0 metres between a garage door opening and a lot line abutting private road
- .iii The side wall of a dwelling unit
 1. 1.2 metres to a private road
 2. 1.2 metres to an amenity area
- .i Maximum Building Height 13 metres
- .j Minimum Landscaped Open Space: Other than approved driveway locations and permitted encroachments per 3.10 of this By-law, the areas of the front yard, rear yard and side yard of a dwelling shall only be used as landscaped open space
- .k The following shall not be permitted in the rear yard
 - .i Sheds or accessory structures
 - .ii Boats, trailers and/or seasonal recreational equipment
- .l Garage Control: The maximum garage door width per dwelling unit shall be 2.5 metres

.3 Townhouse Dwellings shall also be subject to the following additional requirements and restrictions:

- .a Minimum Lot Area: 120 square metres per dwelling unit;
- .b Minimum Lot Width:
 - .i Interior Lot: 6.0 metres
 - .ii Corner Lot: 6.5 metres
- .c Minimum Yard Setbacks for a Principal Building:
 - .i the front wall of a dwelling unit:
 1. 4.5 metres to a lot line abutting a private road
 2. 6 metres between a garage door opening and a lot line abutting a private road
 - .ii the rear wall of a dwelling unit:
 1. 5.4 m to a rear lot line
 - .iii the side wall of a dwelling unit:
 1. 1.4 metres a private road or visitor parking lot
 2. 3 metres in all other instances
- .d Maximum Building Height 13.0 metres

- .e Minimum Landscaped Open Space:
 - .i Other than approved driveway locations and permitted encroachments per 6.13 of this By-law, the front yard and side yard of a dwelling shall only be used as landscaped open space
 - .ii Each dwelling unit shall have a minimum of 25 square metres of landscaped open space in the rear yard
- .f Garage Control: The maximum garage door width per dwelling unit shall be 2.5m
- .g Garbage and recycling receptacles shall not be stored in the front yard or the side yard

12.2198 Exception 2198

12.2198.1 The lands shall only be used for the following purposes:

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

12.2198.2 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum rear yard setback shall be 6 metres.

12.2199 Exception 2199

12.2199.1 The lands shall only be used for the following purposes:

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

12.2199.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot – 310.0 square metres;
- .b Corner Lot – 355.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.5 metres
- .b Corner Lot: 14.3 metres

.3 Minimum Lot Depth: No minimum required;

.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 cold cellar may encroach 1.0 metres into the minimum front yard;
- .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; and
- .h 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage;

.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 5.5 metres to a garage door facing the exterior side yard;
- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e 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;
- .f 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;
- .g 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;
- .h 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
- .i for corner lots with a 1.2 metres 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 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 walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres to an accessory building and/or 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 not exceeding one storey; 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;
- .b 0.6 metres to a one storey garage;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d for two adjoining lots where an interior side yard setback of 0.6 metres to a one storey garage is allowed, then two adjacent interior side yards of 0.6 metres can be paired;

- .e 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;
- .f 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .g 0.6 metres to an accessory building; and
- .h 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 11.0 metres

.9 Minimum Landscaped Open Space:

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

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

.11 The following provisions apply to garages:

- .a the maximum cumulative garage door width for lots, with a width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
- .b for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
- .c a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard;
- .d 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;
- .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;

.12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

.13 The following shall apply to a bay, bow or box window:

- .a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding any other provision of the 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;

- .14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;
- .15 The driveway width shall not exceed the exterior width of the garage;

12.2199.3 for the purposes of Exception 2199:

- .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 2199.2.